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City of Asheville Staff Report

Planning and Zoning Commission Meeting Date: June 3, 2026

Staff Resources: Will Palmquist, AICP, Principal Planner; Stephanie Monson Dahl, Planning and Urban Design Director; Chris Collins, AICP, Assistant Director

Action Requested: Rezone the entire property at 99999 Deaverview Rd from Residential Multi-Family Medium Density (RM-8) to Residential Multi-Family High Density (RM-16).

Project Location and Contacts:

- 99999 Deaverview Rd (PIN 9628-16-9246)
- Owner: Deaverview Apartments LLC
- Applicant: Jayden Gurney

Summary of Petition:

- The applicant requests a rezoning of one property to the Residential Multi-Family High Density (RM-16) district.
- The subject property is currently vacant.
- The property is currently zoned Residential Multi-Family Medium Density (RM-8).
- The subject property is designated “Residential Neighborhood” on the city’s Future Land Use (FLU) Map. A change to the FLU Map is not required.

Staff Recommendation:

- Staff recommends approval of this rezoning request based on the reasons stated below.

Consistency with the Comprehensive Plan and Other Plans:

Living Asheville Comprehensive Plan (2018)

- The proposed rezoning supports a number of goals in the Living Asheville Comprehensive Plan, including:
    - **Increase and Diversify the Housing Supply** - by promoting zoning policies to encourage more housing (p. 179).
    - **Celebrate the Unique Identity of Neighborhoods Through Creative Placemaking** - by continuing to support contextually appropriate infill development and a variety of housing types (p. 153).

- The proposed rezoning is compatible with the Future Land Use designation of “Residential Neighborhood", which is proposed, in part, that “the types of housing in residential neighborhoods generally offer little variation of building types throughout the neighborhood, such as townhomes, duplexes or an apartment complex,” and that, “over time, residential neighborhoods can benefit from having more housing diversity” (p. 346).
- Residential Multi-Family High Density (RM-16) is cited as an appropriate zoning district within the “Residential Neighborhood” Future Land Use category.

Compatibility Analysis:

- The purpose of the Residential Multi-Family High Density (RM-16) district is, “to establish a high density per acre for single-family dwellings where public infrastructure is sufficient to support such development and to stabilize and protect the district's residential character in areas of existing high density single-family development while promoting a suitable environment for single-family living. Non-single-family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted” (UDO Sec. 7-8-4).
- The proposed rezoning is compatible with the surrounding land uses, including:
    - Existing group of four duplexes directly to the north of the subject property.
    - The larger surrounding residential neighborhood.

Council Vision 2036 Focus Area(s):

- This project is most closely aligned with the council goal of *A Well-Planned and Livable Community*.

Committee(s):

- N/A

Pro(s):

- Allows for slightly higher densities of multi-family residential development on smaller minimum lot sizes.

Con(s):

- None identified.

UDO District Comparison:

UDO Provision	**Residential Multi-Family Medium Density (RM-8) - *Existing***	**Residential Multi-Family High Density (RM-16) - *Proposed***
Allowed uses:	• Multi-Family • Single-Family Detached • Duplex • Townhouse • Accessory Dwelling Unit • Cottage Development • Limited public, institutional, and recreational uses	• Multi-Family • Single-Family Detached • Duplex • Townhouse • Accessory Dwelling Unit • Cottage Development • Limited public, institutional, and recreational uses
Density:	2 units for first 4,000 SF lot area and an additional unit for each additional 1,000 SF of lot area	2 units for first 2,500 SF lot area and an additional unit for each additional 1,000 SF of lot area
Lot Size Minimum:	Min. 4,000 s.f.	Min. 2,500 s.f.
Lot Width Minimum:	Min. 40’	Min. 40’
Building Height:	Max. 40’	Max. 40’
Building Setbacks:	Front: 15’, Side: 6’ min, Rear: 15’ min	Front: 15’, Side: 6’ min, Rear: 15’ min
Parking	Standard (1 per unit typically)	Standard (1 per unit typically)

Demographic Analysis:

Census Tract # 13

Race	*Tract*	*City of Asheville*
Total Population	*4,585*	*94,589*
White:	3,255 (71.0%)	71,669 (75.8%)
Black:	499 (10.9%)	9,938 (10.5)
Asian:	48 (1.0%)	1,512 (1.6%)
Native Hawaiian or Pacific Islander:	50 (1.0%)	268 (0.3%)
American Indian/Alaskan Native:	22 (0.5%)	357 (0.4%)

2+ Races:	377 (8.2%)	6,928 (7.3%)
Some Other Race:	334 (7.3%)	3,917 (4.1%)

Ethnicity	*Tract*	*City of Asheville*
Hispanic/Latino:	581 (15.5%)	7,657 (9.8%)
Not Hispanic/Latino:	3,168 (84.5%)	70,252 (90.2%)

Socioeconomic	*Tract*	*City of Asheville*
Educational Attainment (Bachelor's Degree or Higher)	44.5%	55.6%
Homeownership Rate	59.7%	52.85%
Median Household Income	$52,305	$66,032
Legacy Neighborhood Status	Not a Legacy Neighborhood	n/a

Climate Vulnerability Index Score

CVI Score: 17 out of 25* City of Asheville CVI Map	**17**
Climate Threats Overall Score	3
Individual threats relative to local risk (1-3)	
Flood Risk Score: 2	
Wildfire Risk Score: 2	
Landslide Risk Score: 1	
Heat Vulnerability Index	3
Energy Burden Score	4
CDC Vulnerability Score	4
* CVI score is calculated based on 5 factors each scaled 1-5 based on relative value within City of Asheville Census Block Groups.	

Suggested Motion to Approve:

- I move to recommend approval of the rezoning request for the property located at 99999 Deaverview Rd from Residential Multi-Family Medium Density (RM-8) to Residential Multi-Family High Density (RM-16) and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) Promotes zoning policies to encourage more housing; and, 2) Supports contextually appropriate infill development and a variety of housing types.

Attachment(s):

- This document contains the existing zoning map of 99999 Deaverview Rd - Exhibit A
- This document contains the proposed zoning map of 99999 Deaverview Rd - Exhibit A1
- This document contains the aerial imagery map of 99999 Deaverview Rd - Exhibit B
- This document contains the existing future land use map of 99999 Deaverview Rd - Exhibit C
- This document contains the draft ordinance - Draft Ordinance
- This document contains the rezoning application - Rezoning Application