Princess Anne Hotel
301 E. Chestnut St

Conditional Zoning Amendment Petition

Will Palmquist, AICP

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Exhibit B - Aerial Imagery



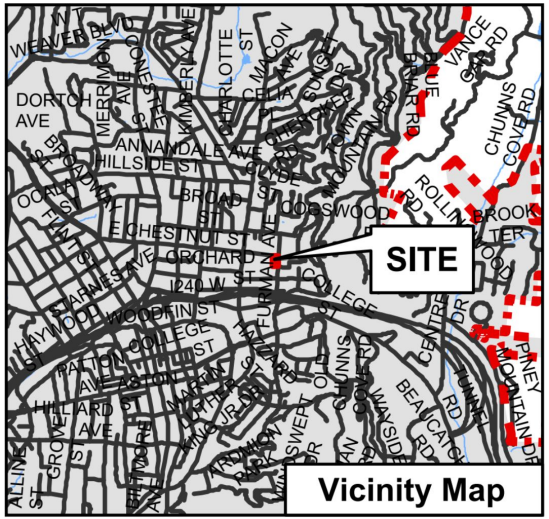

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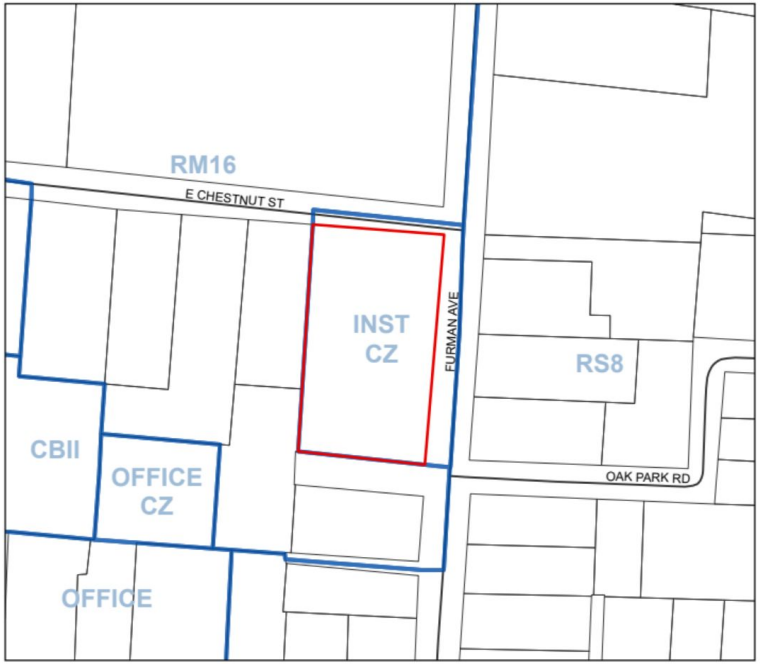
Exhibit A - Existing Zoning Map



Current: INST - CZ

Exhibit C - Existing Future Land Use



Existing FLU designation: Neighborhood Centers

No change in the FLU designation is required.

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Background

- The existing conditional zoning ordinance (2018), and prior ordinance (2006), permitted the use of the site for a 16-room hotel.
- The applicant is requesting an amendment to the existing conditional zoning on the site to allow for additional uses in conjunction with the existing hotel and restaurant uses.
- There are no planned additions or expansions of the existing structure.
- All other relevant conditions from the existing conditional zoning are included in the new project conditions, including those relating to off-street parking, sidewalks, and landscaping.

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Project Conditions

- The Project Conditions would allow for these land uses:
  - A 16-guestroom hotel
  - Eating/drinking establishments
  - Dwelling units
  - Retail sales
  - Barber shops & beauty salons
  - Special functions or events not to exceed 75 persons no more than four times per month.

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Review Process

- Planning & Zoning Commission (PZC) - July 1, 2026: Approved (Vote 5:0)

Comprehensive Plan

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use designation of “Neighborhood Centers” which is described, in part, as “a small development or corner store within a neighborhood or along a corridor with nonresidential community focused commercial activity and, sometimes, limited residential uses as a component of the commercial development. The commercial uses may include a restaurant, pub, small retail or office, religious institution or community center placed within the neighborhood fabric for the convenience of residents of the neighborhood serving as a focal point for the area.” (p. 340).

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Comprehensive Plan

Living Asheville Comprehensive Plan

- Supports a number of goals in the Living Asheville Comprehensive Plan, including:
  - **Increase Mixed-Use Development Along Transit Corridors** - by incentivizing redevelopment, especially mixed-use development that contains housing, within identified transit-supportive centers (p. 135).
  - **Promote Great Architecture and Urban Design to Enhance Placemaking** - by promoting adaptive reuse as a means of conserving materials, history, and embodied energy in buildings (p. 140).
  - **Celebrate the Unique Identity of Neighborhoods Through Creative Placemaking** - by encouraging planning strategies that support the development of locally-focused neighborhood amenities, including restaurants, pubs, and other neighborhood services.(p. 154).

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Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning amendment.

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