23 Heritage Drive

Rezoning Petition

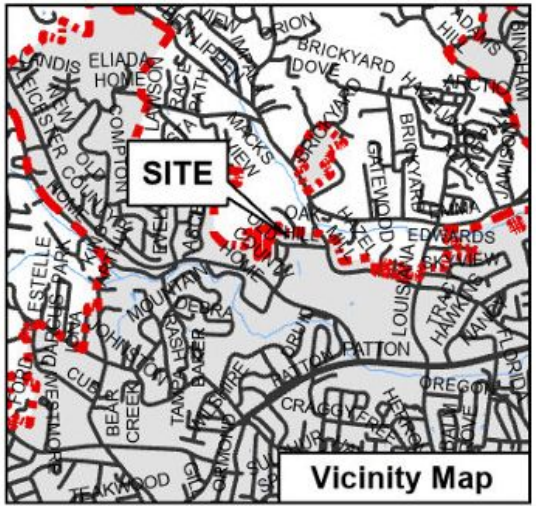
Clay Mitchell, PhD

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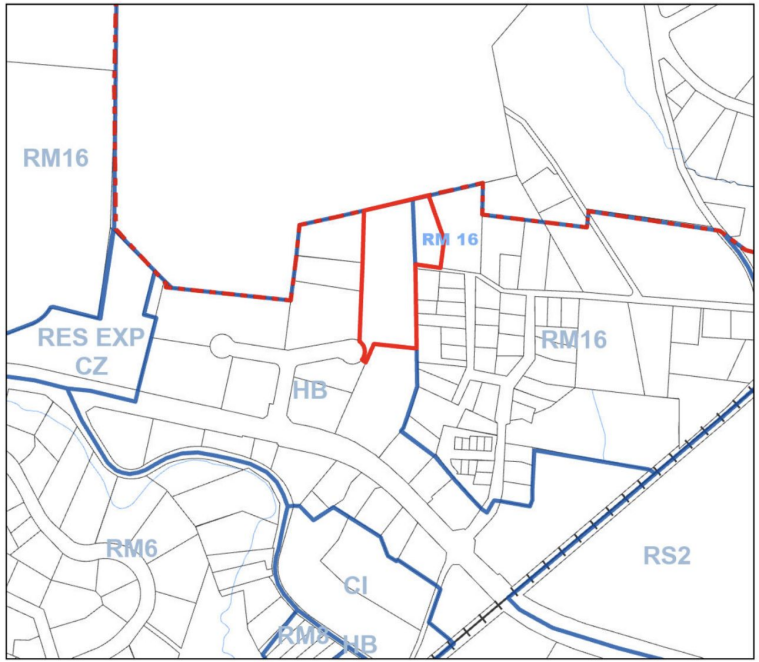
Exhibit B - Aerial Imagery



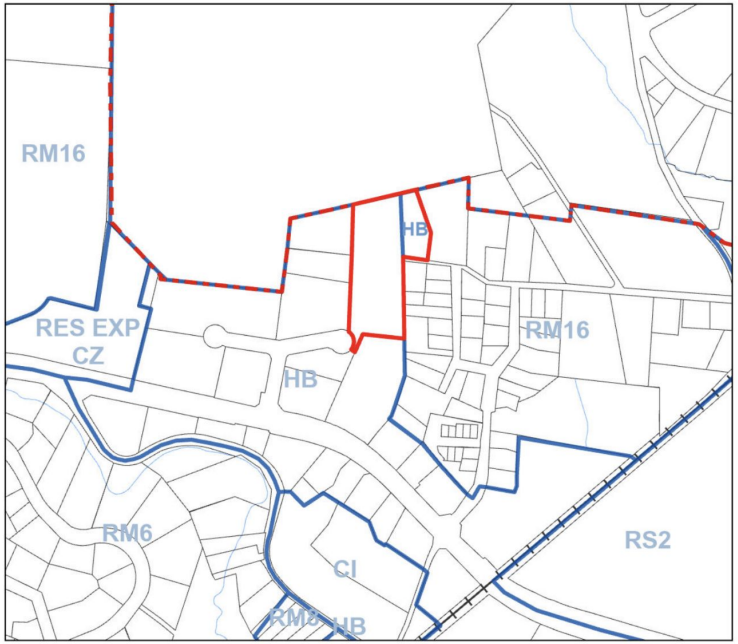


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Exhibit A & A1 - Exist. & Prop. Zoning



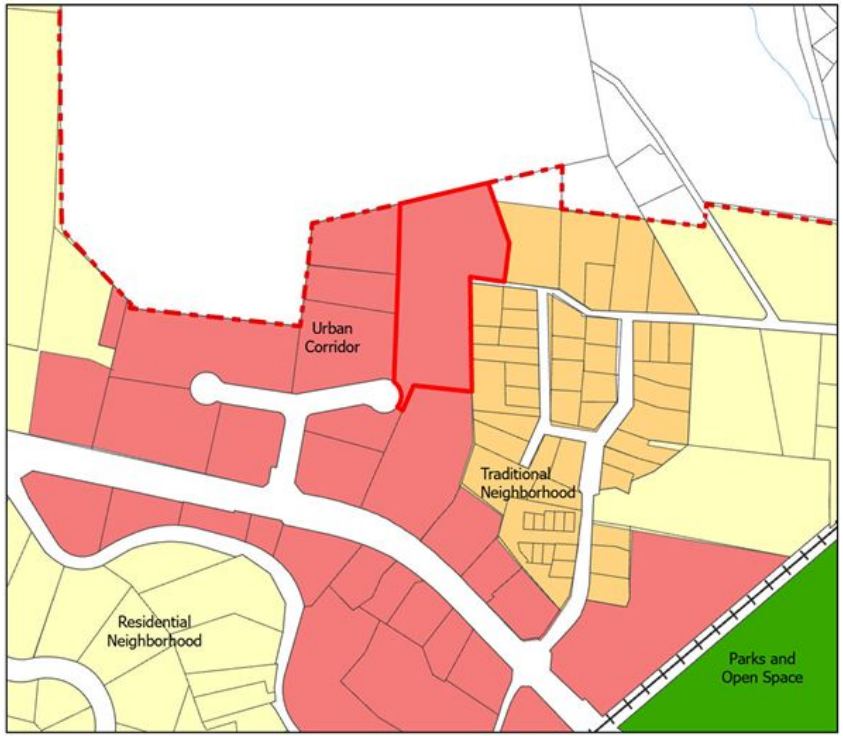
Current: RM-16



Proposed: HB

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Exhibit C - Existing Future Land Use



Existing FLU designation: Urban Corridor

No change in the FLU designation is required.

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Review Process

- Planning & Zoning Commission (PZC) - October 5, 2026: Approved (Vote 7:0)

Zoning District Comparison

UDO Provision	Residential Multi-Family High Density (RM-16) - *Existing*	Highway Business (HB) - *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 • Wide range of commercial and business uses.
Density:	2 units for first 2,500 SF lot area and an additional unit for each additional 1,000 SF of lot area	None.
Lot Size Minimum:	Min. 2,500 s.f.	None.
Lot Width Minimum:	Min. 40’	Min. 100’
Building Height:	Max. 40’	Max. 60’
Building Setbacks:	Front: 15’, Side: 6’ min, Rear: 15’ min	Front: 35’, Side: 0’ min, Rear: 10’ min
Landscape Buffer	None.	20’-wide Type A buffer adjacent to Residential Multi-Family Zoning.

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Pros & Cons

Pro(s)

- Allows for consistent land use with remaining parcel for commercial use.

Con(s)

- None identified.

Compatibility Analysis

- The purpose of the Highway Business District (HB) district is, “to address the needs of commercial development along major thoroughfares, permitting a wide range of commercial uses. Development which enhances the function of the thoroughfare and is sensitive to the appearance of the corridor is essential within this district. These major corridors are the gateways to Asheville and often define the first image of the city.” (UDO Sec. 7-8-16).

- The proposed rezoning is **compatible** with the surrounding land uses, including:
  - The existing use on the property itself.
  - The larger surrounding commercial properties in the immediate proximity of the subject site.
  - Development of the parcel will require the establishment and maintenance of a landscape buffer pursuant to UDO Sec. 7-11-3.

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Comprehensive Plan

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use designation of “Urban Corridor", which is described, in part, that “over time urban corridors could see infill redevelopment in the form of mixed-use residential, commercial and office uses that place emphasis on pedestrian-friendly amenities and infrastructure” (p. 344).
- Highway Business (HB) is cited as an appropriate zoning district within the “Residential Neighborhood” Future Land Use category.

- Supports the following goal in the Plan:
  - **Encourage Responsible Growth** - by ensuring that new development has the appropriate infrastructure to support it (p. 132).
  - **Facilitate Real Estate Development that Maximizes Public Benefit** - by establishing accessible and well-connected commercial nodes consistent with strategies outlined in the plan’s growth areas (p. 201).

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Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends approval of the proposed rezoning.

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