Planning & Zoning Commission Meeting

Wednesday, September 2, 2026



THE CITY OF ASHEVILLE
NORTH CAROLINA

AGENDA

Administrative

- Land Acknowledgement.
- Approval of minutes from the August 5, 2026 meeting.
- Update from committee liaisons and workgroups.
- Report out on recent legislative and administrative actions.
- Recurring Comprehensive Plan & Development Regulations Update.

Public Hearings

- Zoning Map Amendments
  - Conditional Zoning: 99999 Tried Street

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ADMINISTRATIVE

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ADMINISTRATIVE

- Land Acknowledgement
- Minutes from 8/5/26
- Comprehensive Plan & Development Regulations Update Project
- Update from committee liaisons/workgroups
- Legislative/ Administrative Updates



Council Legislative Updates

- Rezoning for 23 Heritage Drive/ASPCA from RM-16 to HB.
  - Adopted Unanimously at the 8/25 City Council meeting
- Missing Middle Zoning Text Amendments
  - Eliminating Parking Minimums
    - Adopted Unanimously at the 8/25 City Council meeting
  - ADU's
    - Adopted Unanimously at the 8/25 City Council meeting
  - Duplexes
    - Adopted Unanimously at the 8/25 City Council meeting

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Comprehensive Plan & Development Regulations Update Project

Comp Plan & Development Regulations Update

- Request for Proposals (RFP) posted on March 20th
- Deadline for submissions: April 16th
- Anticipated project start date: September

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LEGISLATIVE PUBLIC HEARINGS

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Conditional Zoning



Location Map

99999 Tried Street

RS-8 CZ and RS-8 to RS-8 CZ

Quick Facts

- 18 Townhomes
- 5 Single-Family Detached Homes
- Previously approved in 2017

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Existing and Proposed Zoning Review



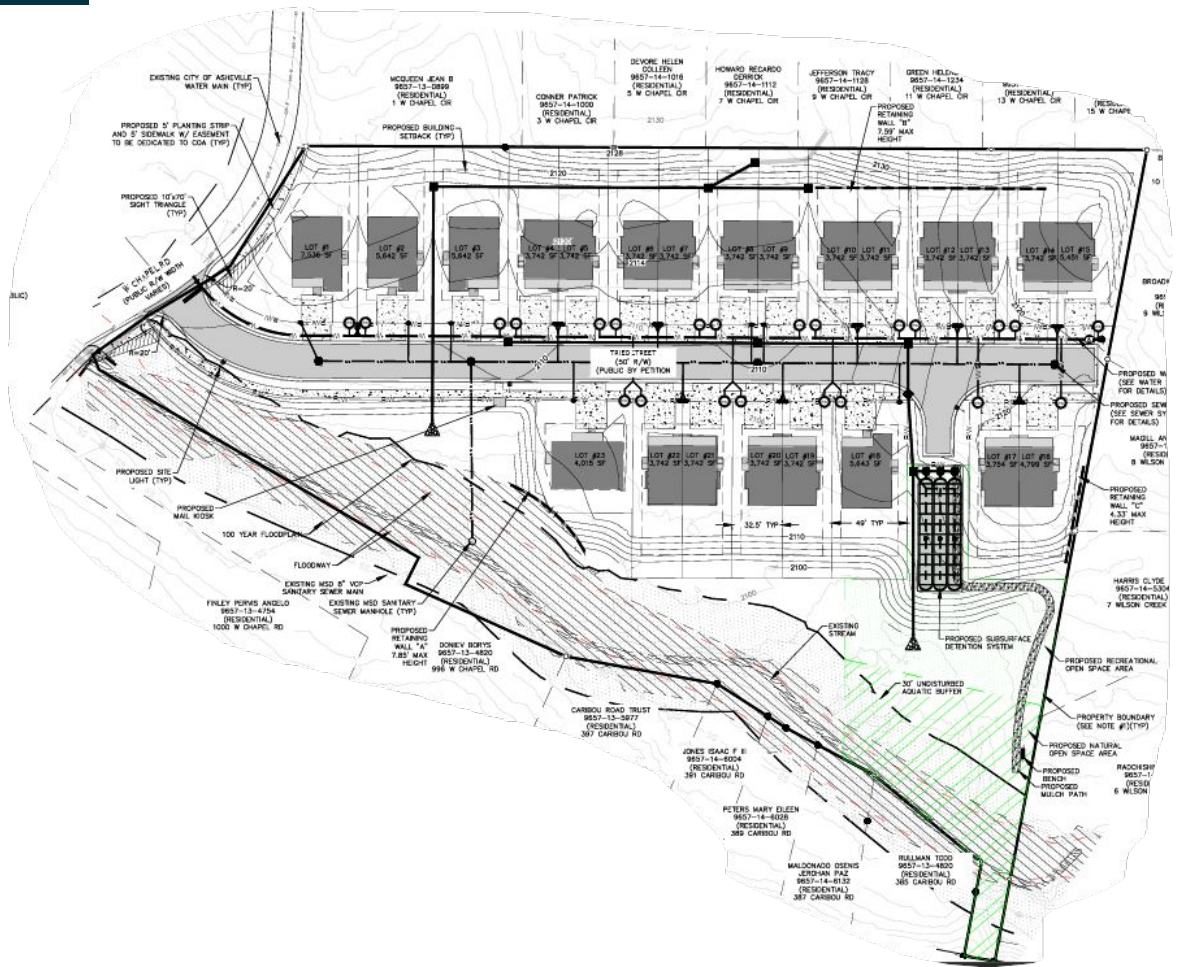
Existing Zoning



Proposed Zoning

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Site Plan



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Landscape Plan



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Elevations


TOWNHOME


TOWNHOME


SINGLE FAMILY
FRONT ELEVATION


TOWNHOME

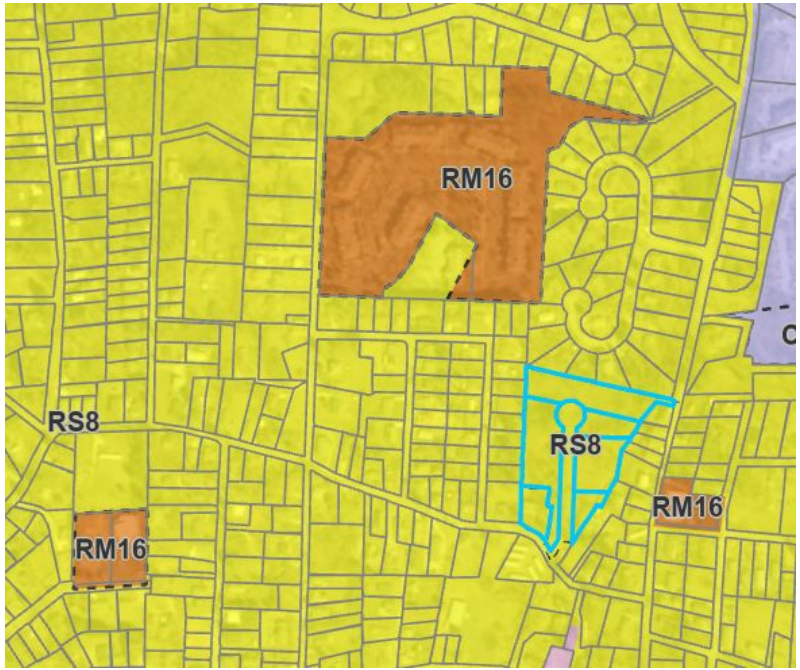
Technical Modifications

The Project includes technical modifications:

1) 0’ interior side setbacks for townhouse lots.
2) Reduction of minimum lot size to 3,742 square feet
3) Reduction of minimum lot width to 32 feet.

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Existing and Proposed Zoning Review

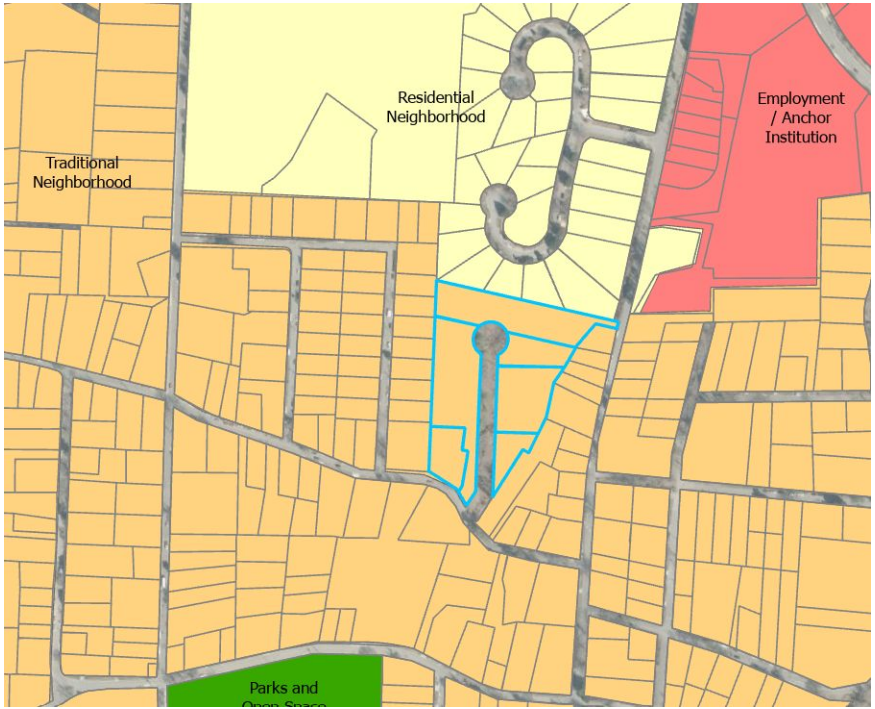


Existing & Surrounding Zoning Districts

Compliance	Element
✓	Compatible with Surrounding Zoning
	Compatible with Future Land Use
	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

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Future Land Use Review



Future Land Use Map

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

The proposed development is compatible with the Future Land Use designation of “Traditional Neighborhood” which is proposed, in part, as “a mix of housing types such as single family with accessory dwelling units, duplexes, townhomes and multifamily apartments usually located seamlessly together”

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Infrastructure Review

Transportation
- No TIA required

Water
- Letter of Commitment for water service issued.

Sewer
- Wastewater Allocation Approval issued.

Stormwater
- Detailed stormwater review and approval pending CZ approval.

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
✓	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

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Comprehensive Plan Review

Theme	Referenced Goal	Strategy	Consistency
A Livable Built Environment	Encourage Responsible Growth	Ensure that new development has the appropriate infrastructure to support it.	✓
A Resilient Economy	Facilitate Real Estate Development that Maximizes Public Benefit	Establish accessible and well-connected commercial nodes consistent with strategies outlined in the plan's growth areas.	✓

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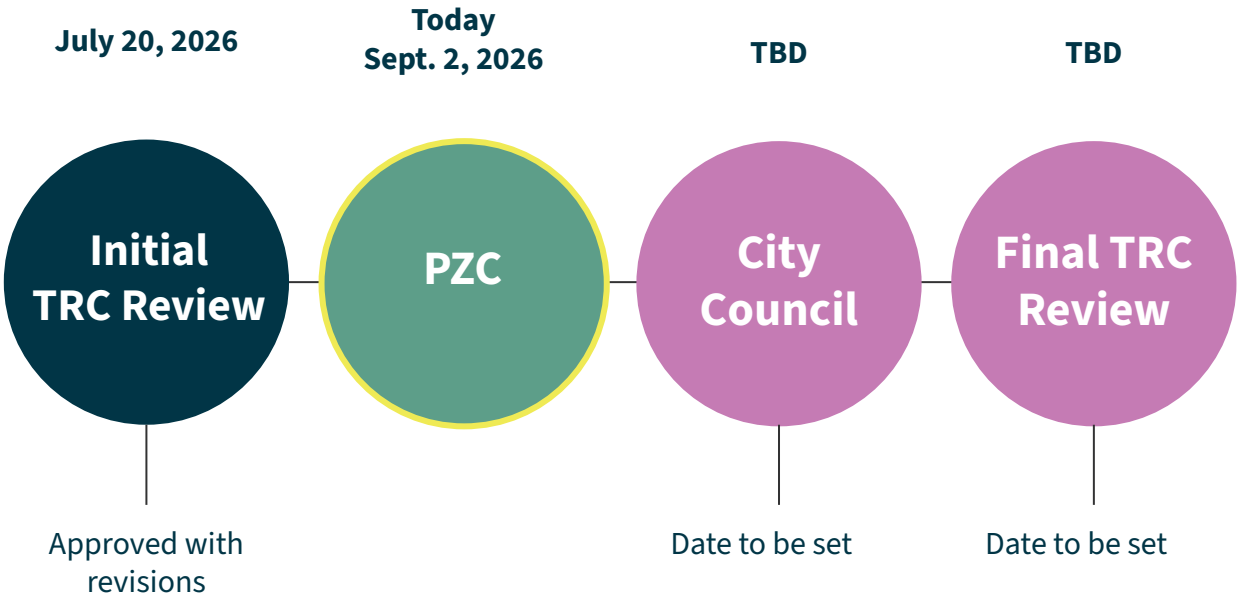
Staff Recommendation

Staff recommends approval of the zoning amendment request.

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
✓	Is/Will be Served by Infrastructure
✓	Meets Goals of the Comprehensive Plan

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Required Reviews



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Discussion / Questions

Suggested Motion to Approve:

I move to recommend approval of the conditional zoning request for the property located at 99999 Tried Street and 990 W Chapel Road from Residential Single-Family High Density (RS-8) and Residential Single-Family High Density Conditional Zone (RS-8 CZ) to Residential Single-Family High Density Conditional Zone (RS-8 CZ) 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) Prioritizes greater densities of development overall, throughout the city as appropriate; and 2) Increases the supply of housing, including affordable housing, in proximity to schools, transit and parks.

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