City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** May 13, 2025

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** June 24, 2025 (tentative)

4. **Subject:** Zoning Text Amendment to Section 7-11-8 to reinsert sections 7-11-8(c), (d), (e), and (f) which were inadvertently removed during the recent zoning text amendment adopted in Ord. No. 5127 on March 11, 2025.

5. **Action Requested:** Public hearing to consider approval of zoning text amendment to the Unified Development Ordinance (UDO), Chapter 7 of the Asheville Code of Ordinances, to reinsert sections 7-11-8(c), (d), (e), and (f) which were inadvertently removed during the recent zoning text amendment adopted in Ord. No. 5127 on March 11, 2025.

6. **Note if time sensitive, and why:** Time sensitive in order to reinstate provisions of the UDO specifying when new sidewalks are required and when fee-in-lieu of sidewalk construction can be administered.

7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the zoning text amendment - not applicable.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
    - Planning & Zoning Commission (PZC) - met on June 4, 2025 and Voted 6-0 to approve the amendment.

10. **Identify key issues:**
    - Ordinance 5127 was adopted on March 11, 2025 and amended portions of the Unified Development Ordinance (UDO) regarding project level thresholds, site compliance requirements, and new sidewalk construction requirements.
    - These changes to sidewalk requirements (UDO section 7-11-8) were intended to eliminate the requirement for new sidewalks when a building was vacant for a period of more than 180 days.
    - The ordinance re-adopted UDO section 7-11-8 in its entirety, but only included subsections 7-11-8(a) and (b), while inadvertently removing sections 7-11-8(c), (d), (e), and (f).
    - This proposed zoning text amendment will restore the sections removed inadvertently to what existed prior to the adoption of Ordinance 5127, while retaining the intended change to not require sidewalks when the use of a building has ceased for a period of more than 180 days.