THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: January 27, 2026

Subject: Rezoning for 22 Broad St

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

Action Requested: Adoption of an ordinance to rezone the entire property at 22 Broad St from Residential Multi-Family Medium Density (RM-8) to Community Business I (CBI).

Project Location and Contacts:

- The rezoning petition consists of one property totalling 0.19 acres and located at 22 Broad St (PIN 9649-43-3868).
- Owner: Kimberly Winters & Mathes Horner Mennell

Summary of Petition:

- The applicant requests a rezoning of one property to the Community Business I (CBI) District.
- The subject property is the site of an existing single-family house.
- The property is currently zoned Residential Multi-Family Medium Density (RM-8).
- The subject property is designated “Traditional Corridor” 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.

Comprehensive Plan Consistency:

- The proposed rezoning supports a number of goals in the Living Asheville Comprehensive Plan including:
  - **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).
- The proposed rezoning is compatible with the Future Land Use designation of “Traditional Corridor” which is described, in part, as “a roadway with a large variety of land uses including commercial, office and residential uses at a variety of scales. The commercial and mixed-use areas along a traditional corridor are typically flanked by residential neighborhoods on one or both sides of the street. The development pattern along a traditional corridor most closely resembles a “main street” with buildings located close to the street” (p. 343).
- Community Business I (CBI) is cited as an appropriate zoning district within the “Traditional Corridor” Future Land Use category.

Compatibility Analysis:

- The purpose of the Community Business I (CBI) district is, “to provide areas for medium-density business and service uses serving several residential neighborhoods. This community business center may serve as a workplace for many residents in the surrounding neighborhoods and should be sensitive to a significant pedestrian population, but also provide for adequate and safe vehicular access. The Community Business I District is designed to be located primarily along streets which serve multiple residential neighborhoods” (UDO Sec. 7-8-12).
- The proposed rezoning petition is compatible with the surrounding land uses, including:
  - Commercial uses in the nearby vicinity along Broad St, Liberty St, and Merrimon Ave, many of which are located within former single-family residences.
  - Single-family residential neighborhoods generally surrounding the subject property.

Council Goal(s):

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

Committee(s):

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

Pro(s):

- Allows for a wider array of commercial, office, and retail uses at the subject property.
- Encourages the preservation and conversion of the existing residential structure on the subject property into a different, commercial-oriented use.
- Is consistent with the development pattern along this section of Broad St.

Con(s):

- None identified.

UDO District Comparison

UDO Provision	**Residential Multi-Family Medium Density (RM-8) - *Existing***	**Community Business I (CBI) - *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 ● Limited public, institutional, and recreational uses ● **Commercial, office, and retail uses**
Density:	2 units for first 4,000 SF lot area and an additional unit for each additional 1,000 SF of lot area	None.
Lot Size Minimum:	Min. 4,000 s.f.	None.
Lot Width Minimum:	Min. 40’	None.
Building Height:	Max. 40’	Max. 40’
Building Setbacks:	Front: 15’, Side: 6’ min, Rear: 15’ min	Front: 0’-15’, Side: 0’, Rear: 0’
Parking	Standard (1 per unit typically)	None required for residential uses and most commercial uses.

Suggested Motion to Approve:

- I move to approve the rezoning request for the property located at 22 Broad St from Residential Multi-Family Medium Density (RM-8) to Community Business I (CBI) 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) Ensures that new development has the appropriate infrastructure to support it; and, 2) Establishes accessible and well-connected commercial nodes consistent with strategies outlined in the plan’s growth areas.

Attachment(s)

(1) Exhibit A - Existing Zoning Map
(2) Exhibit A1 - Proposed Zoning Map
(3) Exhibit B - Aerial Imagery Map
(4) Exhibit C - Existing Future Land Use Map
(5) Ordinance
(6) Rezoning Application
(7) PZC Recommendation
(8) Draft PZC Action Minutes (1/7/26)