THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: September 26, 2023

Subject: Conditional Zoning Request for 4 Grandview Pl, 2 Grandview Pl, and 1177 Tunnel Rd - East Village Grille Parking Expansion

Staff Resource(s): Stephanie Monson Dahl, Planning and Urban Design Director; Chris Collins, Land Development Division Manager; Will Palmquist, AICP, Principal Planner; Clay Mitchell, Urban Planner II

Action Requested: Adopt an ordinance to conditionally rezone the properties located at 4 Grandview Place, 2 Grandview Pl, and 1177 Tunnel Rd from Residential Single-Family High Density (RS-8) and Community Business I (CBI) to Community Business I - Conditional Zone (CBI-CZ).

Project Location and Contacts:

- The project site totals 0.87 acres located at 4 Grandview Pl, 2 Grandview Pl, and 1177 Tunnel Rd (PINs 9648-09-4109, 9648-09-3101, and 9648-09-1095)
- Owner: Pegasus Holdings LLC, Applicant: Eugene W. Ellison

Summary of Petition:

Project Site

- The project site consists of three properties totaling 0.87 acres located at 4 Grandview Pl, 2 Grandview Pl, and 1177 Tunnel Rd.
- The properties are currently zoned Residential Single-Family High Density (RS-8) and Community Business I (CB-I).
- The zoning of abutting and nearby properties include Community Business I (CBI) to the north along Tunnel Rd, Residential Single-Family High Density (RS-8) to the south, and Highway Business (HB) to the west and east along Tunnel Rd.
- The Living Asheville Comprehensive Plan designates the Future Land Use of the project site as “Urban Corridor” and “Residential Neighborhood”.
- The project sites consist of an existing restaurant use: the East Village Grille, a surface parking lot, and vacant property across the three parcels.

Overall Project Proposal

- The petitioner seeks a rezoning of the parcel at 4 Grandview Pl from from Residential Single-Family High Density (RS-8) to Community Business I - Conditional Zone (CBI - CZ) in order to construct additional parking to support the existing commercial use (East Village Grille) on the parcel to the north. Surface parking is not an allowed principal use within the RS-8 zoning district.
- The parcels at 2 Grandview Pl and 1177 Tunnel Rd are not proposed for any change of use and are included in the proposed rezoning in order to fulfill the ADA accessible parking space and bicycle parking requirements for the proposed surface parking lot at 4 Grandview Pl.
- The proposed Community Business I - Condition Zone (CBI-CZ) would allow for more diverse uses unless limited. Such uses allowed in the CBI zone include duplex, multi-family, and a wide range of impactful commercial uses that are not compatible with the surrounding single-family development.
- Project conditions that limit uses to a surface parking lot for the exclusive use of adjacent parcels and only to future uses that are permitted in the RS-8 district support a legislative finding that the conditional zoning is consistent with the Comprehensive Plan.
- As part of stormwater compliance, the applicant has considered adjacent common development parcels (1177 Tunnel Road and 2 Grandview Place) in order to assure required management of stormwater impacts.

Access, Sidewalks and Parking

- The project proposal includes detailed plans for a single-loaded 11 space parking lot. Spots face to the north - toward the adjacent parking lot and East Village Grille.
- Access to the site is shown via a single access point onto Grandview Place, a City-maintained

street.
- There are no sidewalks existing or proposed.
- The aisle and surface of the parking location is to be constructed with pervious pavers.

Landscaping
- A 30' landscape buffer is shown along the eastern and southern boundary of the parcel.
- Required street tree and street buffer plantings further screen the lot.
- Landscaping species selection and location should maximize reduction in noise and light-wash from vehicles entering and leaving the site given the nature of the restaurant use and the hours of operation.

Consistency with the Comprehensive Plan and Other Plans:
Living Asheville Comprehensive Plan (2018)
- The proposed rezoning supports the following goals in the Living Asheville Comprehensive Plan, including:
  - **Encourage Responsible Growth** - by providing infill development in targeted growth areas (p. 131).
  - **Enhance Parking Management Strategies** - by considering zoning strategies that locate surface parking areas to the rear of buildings in identified innovation districts and along transit-supportive corridors (p. 144).
  - **Promote Small and Independent Business, Entrepreneurship and the Maker Economy** - by supporting small business growth and a local maker-based economy (p. 195).
- The proposed rezoning is partially compatible with the Future Land Use designation of "Residential Neighborhood" which describes areas "Mainly consisting of single family housing, the types of housing in residential neighborhoods generally offer little variation of building types throughout the neighborhood, such as a townhomes, duplexes or an apartment complex." (p. 346).
  - Staff recommends against amending the Future Land Use map because the "Residential Neighborhood" designation of the property serves as a constraint on the future use of the parcel beyond just a parking lot serving specific abutting uses and properties. Wider and more intense commercial uses located adjacent to the neighborhood may not be appropriate in the future on this site.

Compatibility Analysis:
- The proposed surface parking lot is compatible with the surrounding land uses, including:
  - Commercial uses located along Route 70/Tunnel Road and parking on the parcel immediately to the north of the site.
  - Single-family residential neighborhoods located to the south, east and west of the project site.

Council Goal(s):
- This project is most closely aligned with the council goal of *A Well-Planned and Livable Community*.

Committee(s):
- Technical Review Committee (TRC) - July 17, 2023 - approved with conditions.
- Planning and Zoning Commission - August 2, 2023 - approved 4-0.

Staff Recommendation:
- Staff recommends approval of this rezoning request based on the reasons stated above.

Suggested Motion to Approve:

- I move to approve the conditional zoning request for the property located at 4 Grandview Pl, 2 Grandview Pl, and 1177 Tunnel Rd from Residential Single-Family High Density (RS-8) and Community Business I (CBI) to Community Business I - Conditional Zone (CBI-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) provides infill development in targeted growth areas; 2) locates surface parking areas to the rear of buildings in identified innovation districts and along transit-supportive corridors; and, 3) supports small business growth and a local maker-based economy.

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) Exhibit D - Site Plans
(6) Exhibit E - Project Conditions
(7) Ordinance
(8) TRC Staff Report
(9) PZC Recommendation