East Village Grille Parking Lot

Conditional Zoning Petition

City Council
September 26, 2023

THE CITY OF ASHEVILLE

Exhibit B - Aerial Imagery



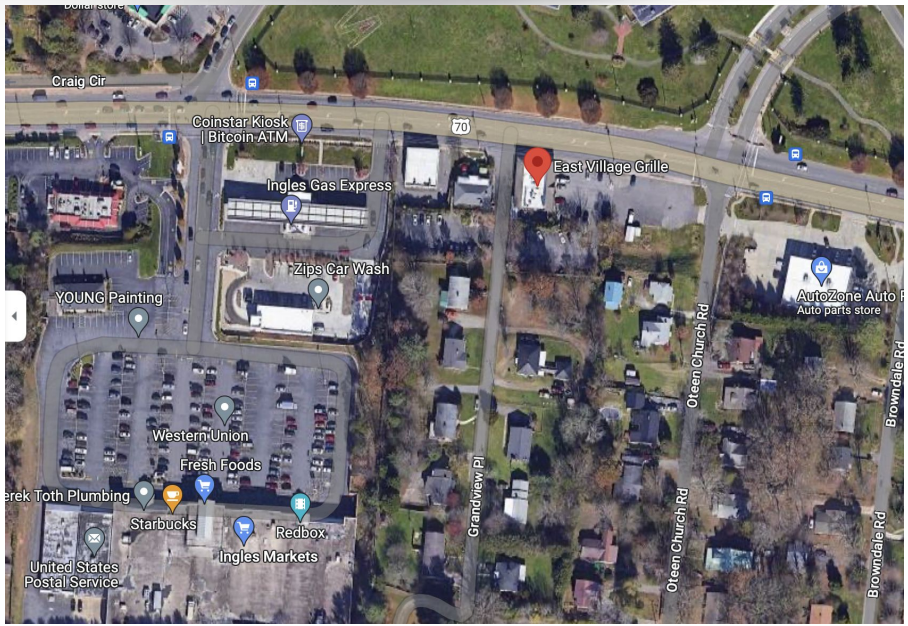

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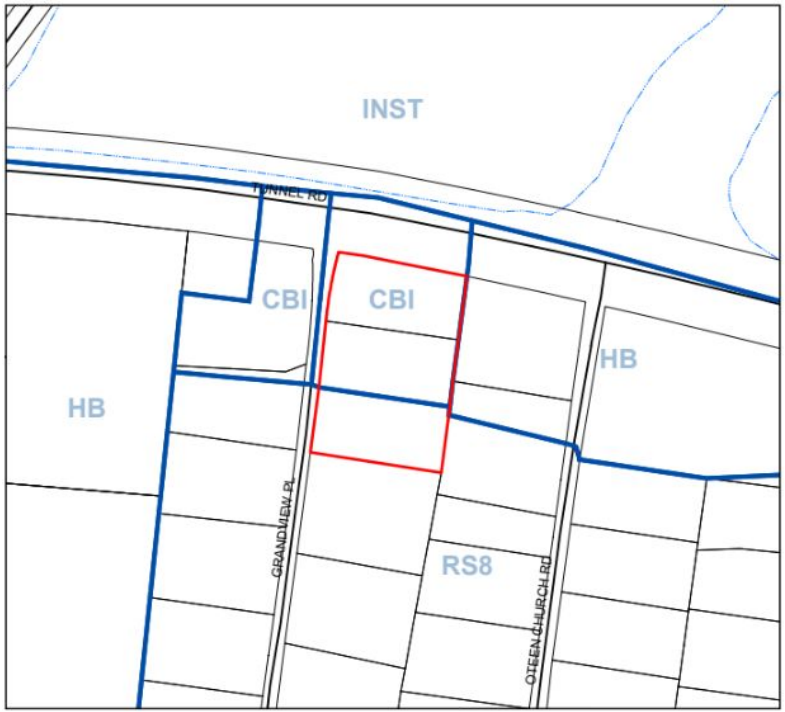
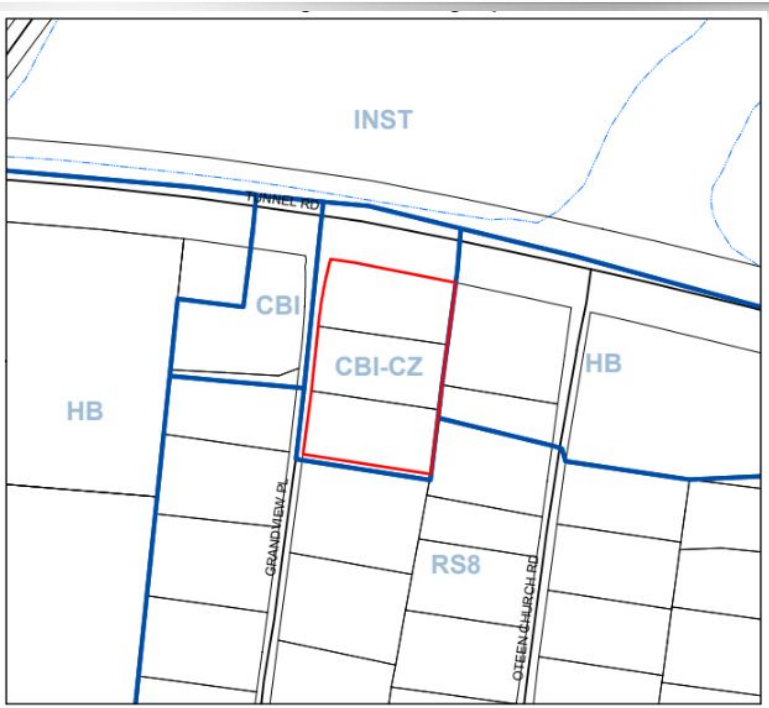
Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: Community Business I & RS-8



Proposed Zoning: CBI-CZ

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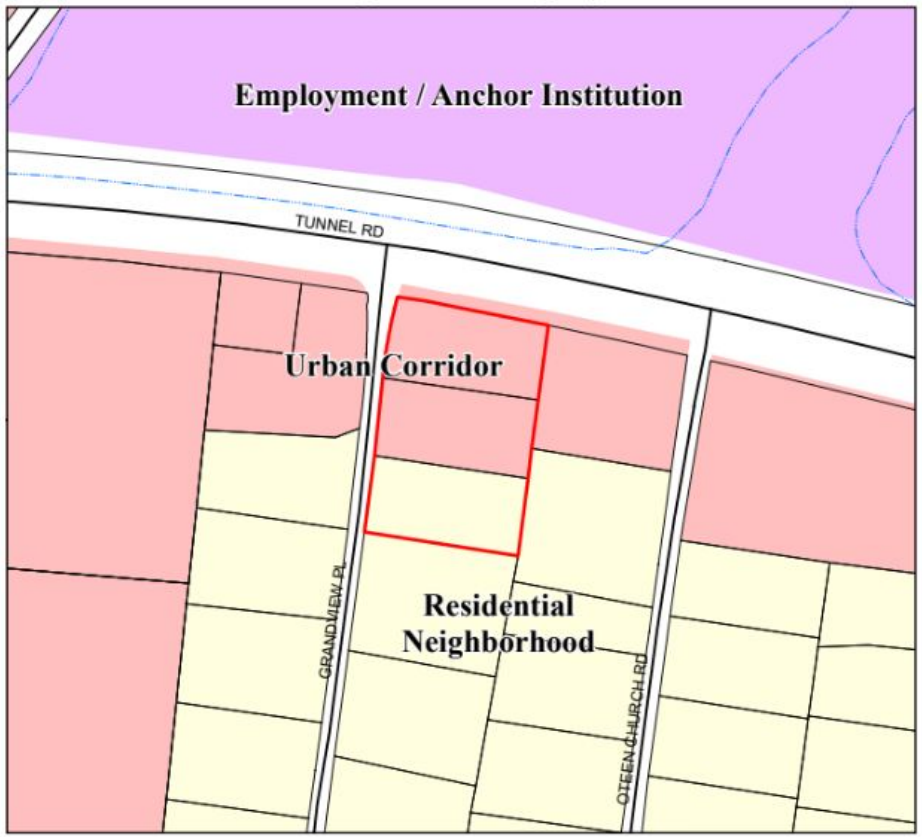
Exhibit C - Future Land Use



Ex. FLU designation: Urban Corridor & Residential Neighborhood.

No change in the FLU designation is recommended with proposed conditions and limitations on use of 4 Grandview Place.

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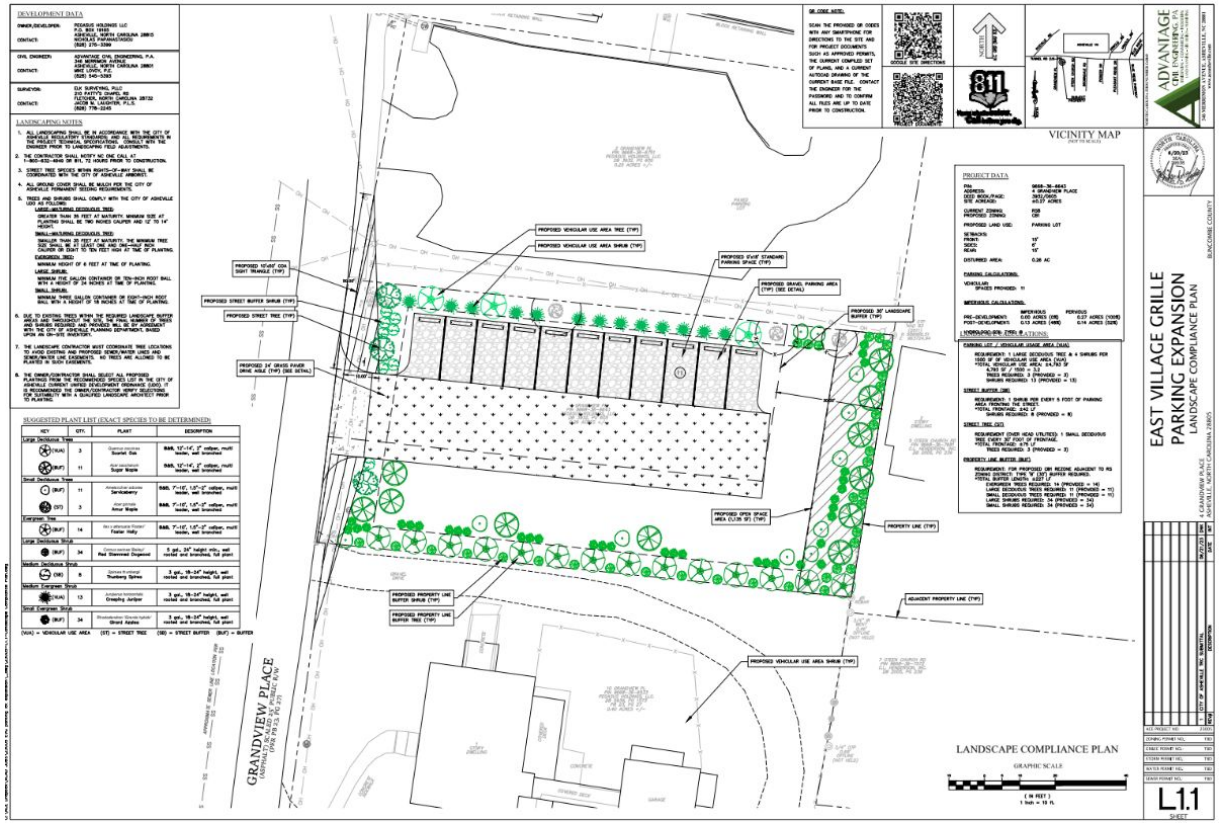
Site Plan



- 4 Grandview Place:
- The site is undeveloped in its current state.
- Surface parking is not an allowed use in the RS-8 district.
- Parking as a use would be linked to the related properties and not stand alone.
- All landscaping and 30’ buffer requirements have been met.
- Parking lot construction is entirely made of pervious pavement.
- 2 Grandview Place is an existing parking lot serving the East Village Grille.
- 1170 Tunnel Road is the site of East Village Grille and shows new bicycle parking and accessible spaces.

Conditions

- The use of parking on 4 Grandview Place property zoned Community Business I - Conditional Zone (CBI - CZ) is limited to surface parking to serve uses on the properties subject to the conditional zoning (2 Grandview Place & 1177 Tunnel Road). Other uses permitted on 4 Grandview Place are limited to permitted uses in the RS-8 district.
- Uses permitted on 2 Grandview Place & 1177 Tunnel Road are as permitted in the Community Business I district.

Review Process

- Technical Review Committee - July 17, 2023 - approved with conditions.
- Planning and Zoning Commission - August 2, 2023 - approved.
- City Council - September 26, 2023

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map as follows:
  - **Urban Corridor**: “is a workhorse street for transportation and commercial activity in Asheville, making up the major routes throughout the city.”
- Partially consistent with the Future Land Use map as follows:
  - **Residential Neighborhood**: “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.”

- 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.

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Comprehensive plan goals

Living Asheville Comprehensive Plan

- Supports a number of goals and strategies in the Plan:
  - Encourage responsible growth by prioritizing growth and development within designated growth areas.
  - Promote small and independent business by ensuring that zoning regulations support small business growth and a local maker-based economy.
  - 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.

Recommendation

- With the proposed project conditions that limit uses to a surface parking lot exclusive to the use of the adjacent parcels and future uses restricted to those permitted in the RS-8 district, staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning with the attached Exhibit E - Project Conditions.