234 Hendersonville Rd Rezoning

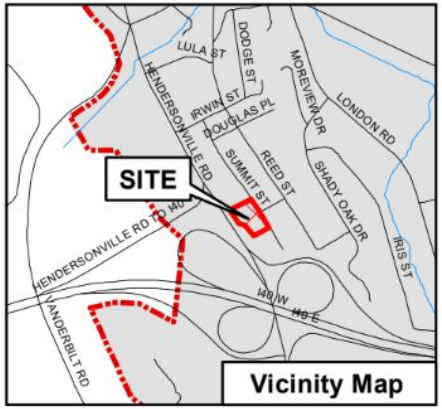
Rezoning Petition

Asheville City Council
February 28, 2023

THE CITY OF ASHEVILLE

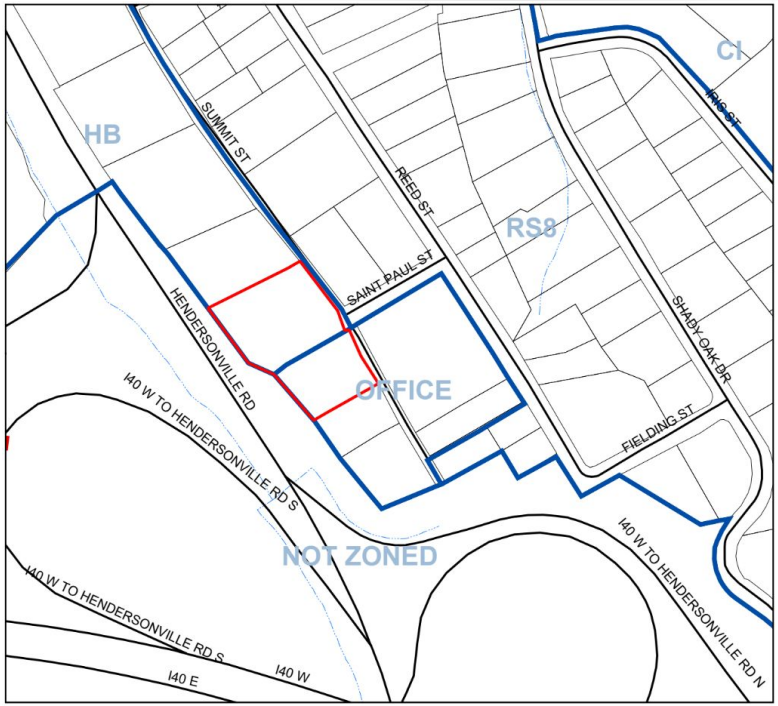
Exhibit B - Aerial Imagery



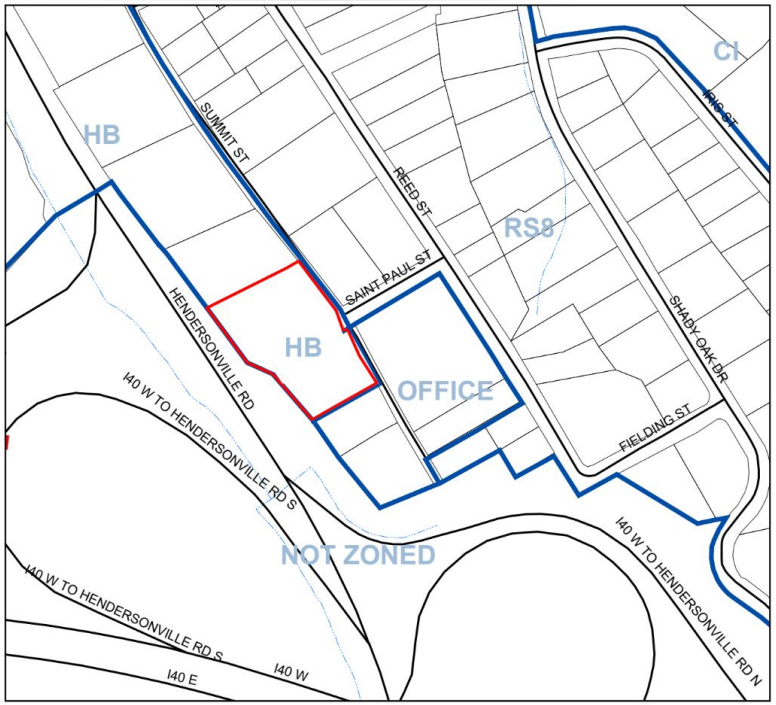


THE CITY OF ASHEVILLE

Exhibit A & A1 - Existing & Proposed Zoning



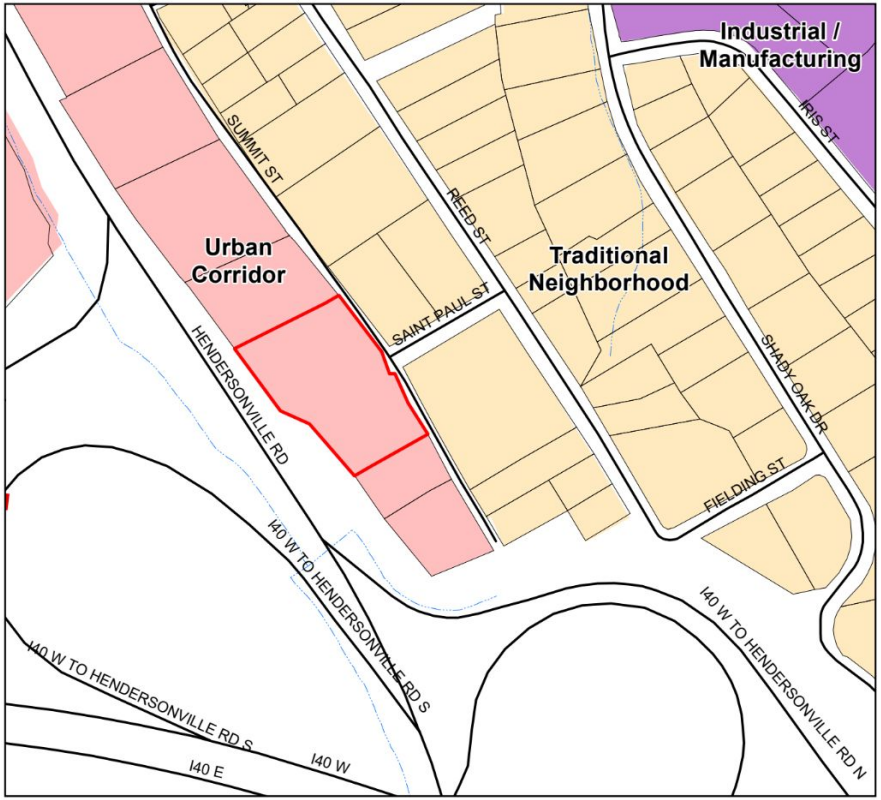
Current zoning: HB & OFF



Proposed Zoning: HB

THE CITY OF ASHEVILLE

Exhibit C & C1 - Future Land Use



Ex. FLU designation: Urban Corridor

No change in the FLU designation is required.

THE CITY OF ASHEVILLE

Review Process

- Planning & Zoning Commission (PZC) - February 1, 2023
  - Approved.

THE CITY OF ASHEVILLE

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Urban Corridor”): “...to address the needs of commercial development along major thoroughfares. Automobile oriented development is prevalent within this district and a wide range of commercial uses is permitted.”
- Supports a number of goals in the Plan:
  - Encourage responsible growth by prioritizing growth and development within designated growth areas.
  - 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.

Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends **approval** of the rezoning.

THE CITY OF ASHEVILLE