THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: February 28, 2023

Subject: Rezoning Request for 234 Hendersonville Rd

Staff Resource(s): Ben Woody, Assistant City Manager; Will Palmquist, AICP, Principal Planner

Action Requested: Adoption of an ordinance to rezone a single property from Office (OFF I) and Highway Business (HB) to Highway Business (HB).

Project Location and Contacts:
- The rezoning petition consists of a single property totalling 1.19 acres located at 234 Hendersonville Rd (PIN 9647-77-5785).
- Owner: Milan Biltmore Two Inc

Summary of Petition:
- The applicant requests a rezoning of a single property to the Highway Business (HB) District.
- The property is currently zoned Office (OFF I) and Highway Business (HB) and is in the Hotel Overlay District allowing large and small hotels.
- The land use of the property is currently a hotel operated by Clarion Inn.
- The subject property is designated "Urban Corridor" on the city's Future Land Use (FLU) Map.
    - A change in the FLU designation will not be required.

Comprehensive Plan Consistency:
- The proposed rezoning supports a number of goals in the Living Asheville Comprehensive Plan including:
    - **Encourage Responsible Growth** - by prioritizing growth and development within designated growth areas (p. 131).
    - **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 development is compatible with the Future Land Use designation of "Urban Corridor" which is proposed, in part, as "redevelopment in the form of mixed-use residential, commercial and office uses that place emphasis on pedestrian-friendly amenities and infrastructure" (p. 344).
- Highway Business (HB) is cited as an appropriate zoning district within the Urban Corridor Future Land Use category.

Compatibility Analysis:
- The purpose of the Highway Business (HB) zoning district is, "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."
- The proposed rezoning petition is compatible with the surrounding land uses, including:
    - Highway Business (HB) zoned property to the north along Hendersonville Rd with similar uses such as lodging, restaurants, and fuel stations.
    - Office (OFF I) zoned property directly to the south and east along Hendersonville Rd.

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) - February 1, 2023 - approved, 4:0.

Pro(s):

- Creates continuity in zoning along this section of Hendersonville Rd as the property will no longer be split-zoned.

Con(s):

- n/a.

Staff Recommendation:

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

Suggested Motion to Approve:

- Motion to approve the conditional zoning request for the property located at 234 Hendersonville Rd from Office (OFF I) and Highway Business (HB) to Highway Business (HB) 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) prioritizes growth and development within designated growth areas; 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) PZC Recommendation
(7) PZC Draft Action Minutes (2/1/23)