THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: February 28, 2023

Subject: Rezoning Request for 43 Redfern St

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 Institutional - Conditional Zoning (INST - CZ) to Residential Multi-Family Medium Density (RM-8).

Project Location and Contacts:

- The rezoning petition consists of a single property totalling 0.29 acres located at 43 Redfern St (PIN 9628-95-4517).
- Owner: West Asheville Baptist Church Inc

Summary of Petition:

- The applicant requests a rezoning of a single property to the Residential Multi-Family Medium Density (RM-8) District.
- The property is currently zoned Institutional - Conditional Zoning (INST - CZ) per a Conditional Use Permit adopted April 2004 (Ord. Nos. 3104 & 3105).
- The land use of the property is currently a single-family detached house that is used for activities associated with the West Asheville Baptist Church.
- The subject property is designated “Traditional Neighborhood” 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:
    - **Increase and Diversify the Housing Supply** - by promoting zoning policies to encourage more housing (p. 179)
    - **Celebrate the Unique Identity of Neighborhoods Through Creative Placemaking** - by preserving neighborhood identity with the development and maintenance of housing that is affordable to a wide-range of income levels (p. 154).
- The proposed rezoning is compatible with the Future Land Use designation of “Traditional Neighborhood” which is proposed, in part, as “diverse range of housing types and an intersecting street pattern with cross streets forming blocks” (p. 345).
- Residential Multi-Family Medium Density (RM-8) is cited as an appropriate zoning district within the Urban Corridor Future Land Use category.

Compatibility Analysis:

- The purpose of the RM-8 zoning district is, “to permit a full range of medium density multi-family housing types along with single-family detached and attached residences.”
- The proposed rezoning petition is compatible with the surrounding land uses, including:
    - Single-family houses, zoned RM-8, surrounding the subject property to the east, west, and south.
    - The West Asheville Community Center and West Asheville Public Library to the north.
    - Surface parking, owned by the West Asheville Baptist Church, directly to the east.
    - The West Asheville Baptist Church, further to the east across Lynndale Avenue.

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):

- Provides the opportunity for the property to be used for any use permitted in the Residential Multi-Family Medium Density (RM-8) district.
- Creates continuity in zoning along this block of Redfern St and in the larger West Asheville neighborhood.

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 rezoning request for the property located at 43 Redfern St from Institutional - Conditional Zoning (INST - CZ) to Residential Multi-Family Medium Density (RM-8) 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) promotes zoning policies to encourage more housing; and, 2) preserves neighborhood identity with the development and maintenance of housing that is affordable to a wide-range of income levels.

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)
(8) Ord. Nos. 3104 & 3105