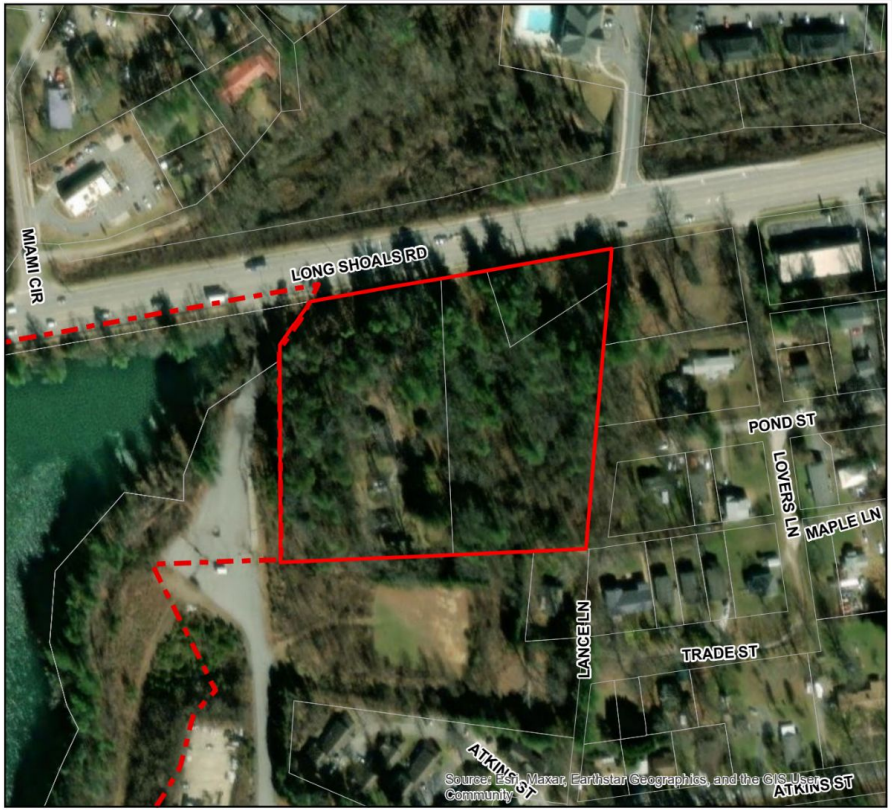
35 Long Shoals Rd Rezoning

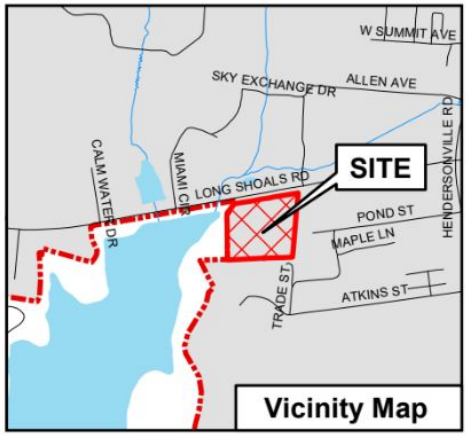
Rezoning Petition

Asheville City Council
April 25, 2023

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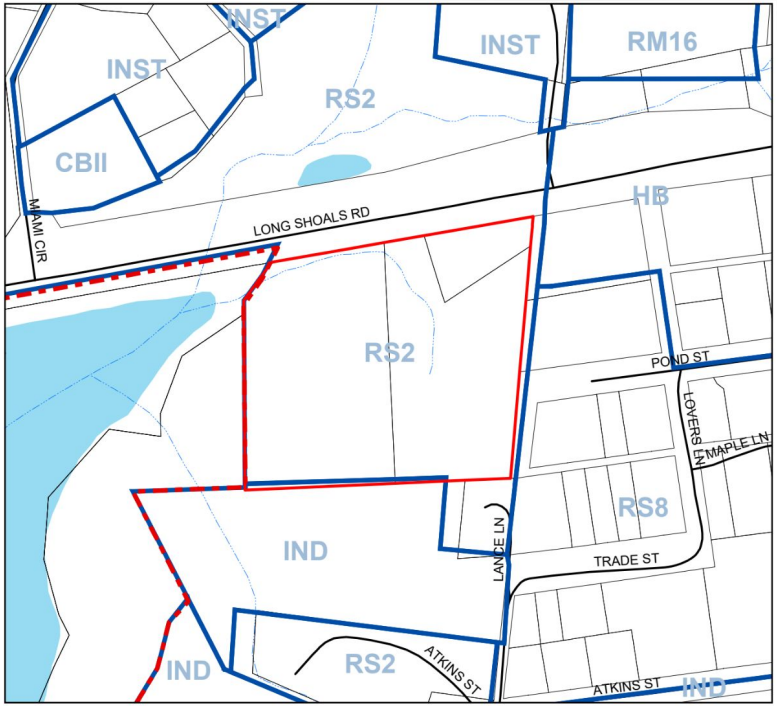
Exhibit B - Aerial Imagery



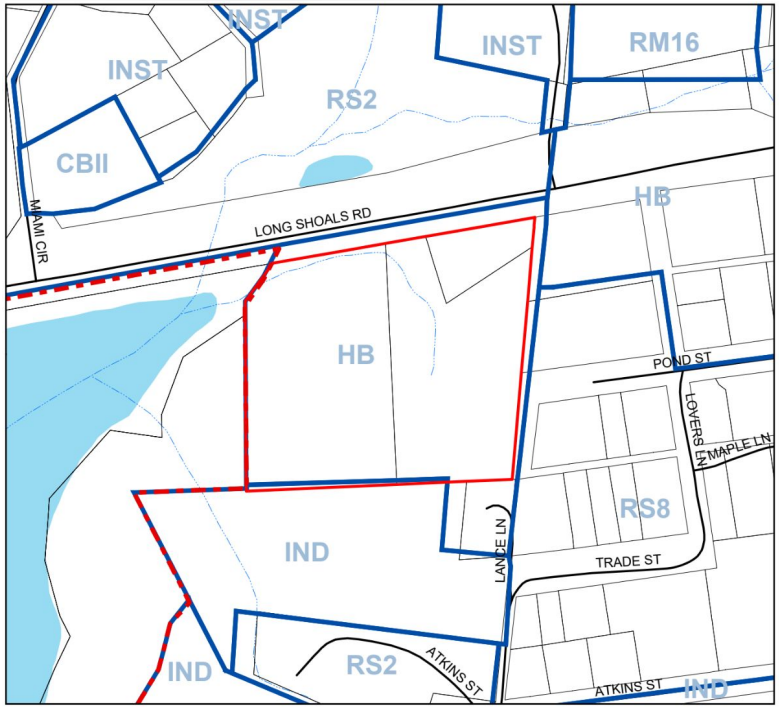


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Exhibit A & A1 - Existing & Proposed Zoning



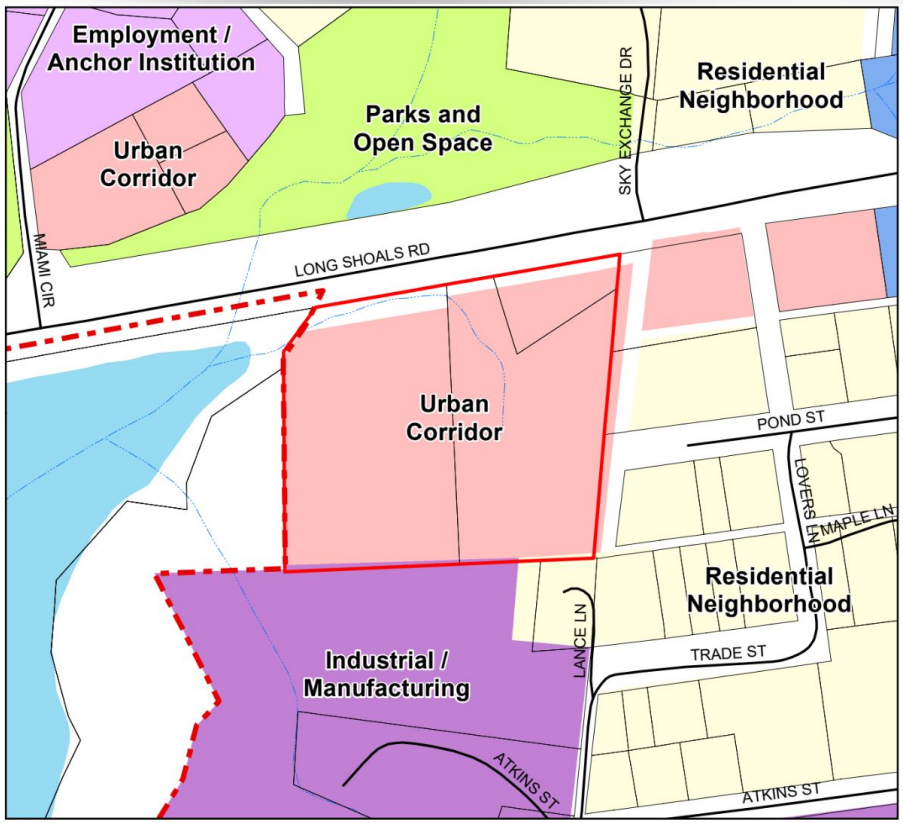
Current zoning: RS-2



Proposed Zoning: HB

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Exhibit C - Existing Future Land Use



Ex. FLU designation: Urban Corridor

No change in the FLU designation is required.

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Allowed Land Uses in the HB District

- Residential: single-family, duplexes, and multi-family
- Institutional: public services, schools
- Recreational: community centers, parks
- Food/Beverage/Entertainment: restaurants, movie theaters, etc.
- Lodging: bed and breakfast inns, homestays
- Office: offices, radio and television studios, etc.
- Retail/Service: personal services, gasoline sales, grocery stores, motor vehicle sales and service, etc.
- Industrial: industrial uses (light), wholesale sales, crematories (accessory to a funeral home)
- Other: agriculture, antenna, crematories (animal), live-work units, outdoor storage, parking lots, recycling collection centers, telecommunications, and drive-through facilities

Review Process

- Planning & Zoning Commission (PZC) - April 5, 2023
  - Approved (Vote 4:1).
  - The main concern expressed by the dissenting Commissioner was that the Highway Business (HB) district allows for a broad array of permitted uses, including drive-thru facilities, which may not be the right character for this commercial corridor.

Pros & Cons

Pros

- Provides greater development potential along a major thoroughfare seeing a lot of growth and redevelopment.
- Opportunity to create a more uniform character between the eastern and western sections of Long Shoals Rd.

Cons

- Potential conflict with adjacent single-family dwellings, which is somewhat mitigated by the orientation and siting of the residential structures and requirements for vegetated buffers between HB and RS zoning districts.

Compatibility Analysis

Compatible with most of the surrounding land uses, including:

- Highway Business (HB) zoned property to the east along Long Shoals Rd consisting of a variety of retail and service uses.
- Industrial - Conditional Zoning (IND-CZ) zoned property directly to the south of the subject properties.
- Residential multi-family developments to the north of the subject properties along Long Shoals Rd.
- Commercial Business II (CBII) and Residential Expansion - Conditional Zoning (RES EXP-CZ) zoned properties further to the west along Long Shoals Rd, consisting of existing retail and service uses, as well as planned multi-family residential uses.

Slightly incompatible with the adjacent single-family dwellings zoned RS-2 and RS-8 and located directly to the east and southeast of the subject properties.

- The potential for conflict between the existing dwellings and any future use at the proposed Highway Business (HB) zoned properties is partially mitigated by: 1) The geometry of the residential lots and the siting of the structures, and 2) Requirements for properties zoned Highway Business (HB) to provide a 30 foot-wide vegetated buffer adjacent to properties zoned RS.

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Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Urban Corridor”): “...redevelopment in the form of mixed-use residential, commercial and office uses that place emphasis on pedestrian-friendly amenities and infrastructure.”
- Supports a number of goals in the Plan:
  - Prioritizes growth and development within designated growth areas.
  - Establishes accessible and well-connected commercial nodes consistent with strategies outlined in the plan’s growth areas.
  - Promotes development in the growth areas identified in Living Asheville as a way of ensuring new development maximizes fiscal returns to the city.

Recommendation

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

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