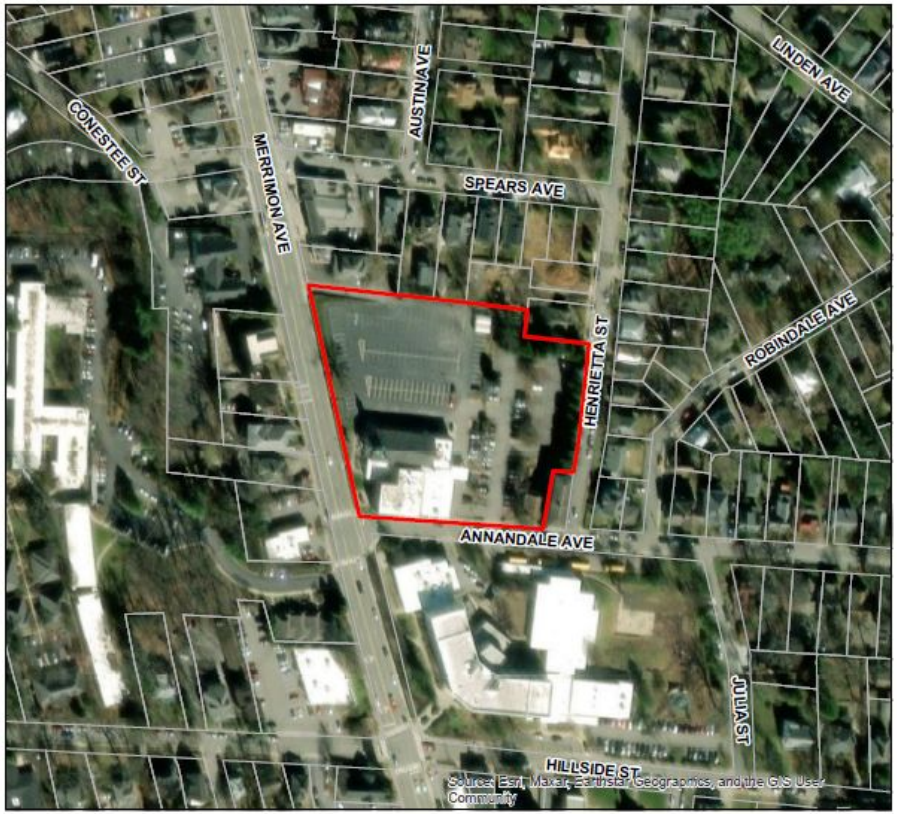
Brookstone Baptist Church

Conditional Zoning Petition

Asheville City Council
March 28, 2023

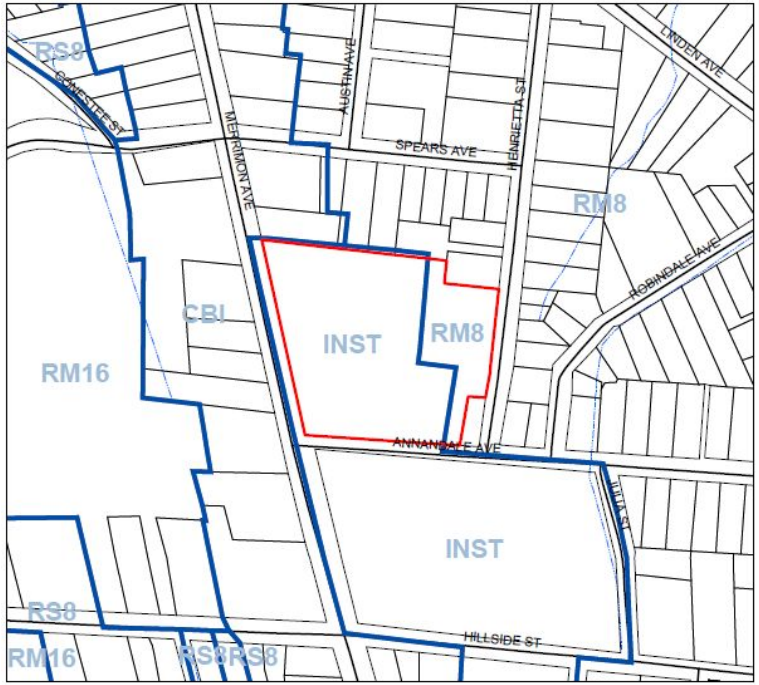
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Exhibit B - Aerial Imagery

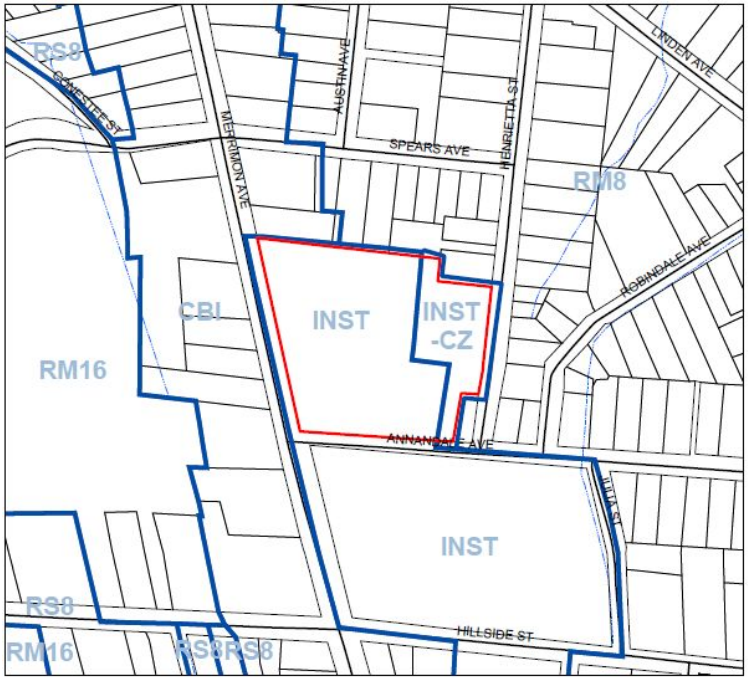


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Exhibit A & A1 - Existing & Proposed Zoning



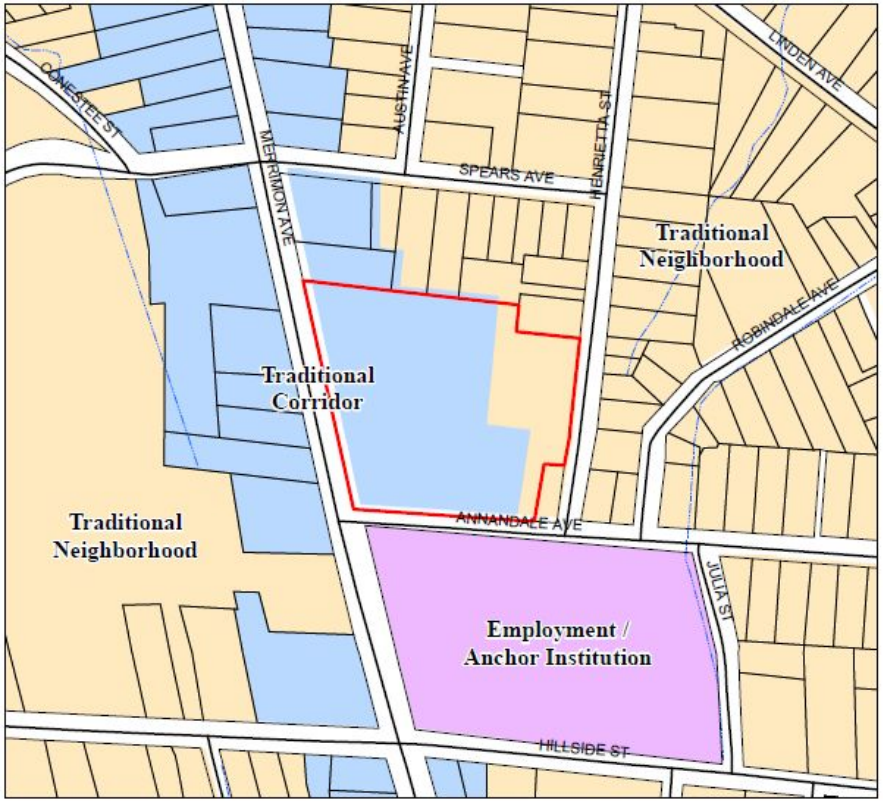
Current zoning: INST & RM-8



Proposed Zoning: INST & INST-CZ

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Exhibit C - Future Land Use



Ex. FLU designation: Traditional Corridor & Traditional Neighborhood

No change in the FLU designation is recommended.

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Site Plan

- Existing church buildings to remain zoned INST and adaptively re-used for office and similar uses
- Surface parking currently zoned RM-8, which is not an allowed use in that district, would remain parking for future uses
- Existing one-story single-family house structure on Annadale Ave to be used for office and similar uses
- No construction plans as part of this conditional zoning

Conditions

- The use of the portion of the property zoned Institutional - Conditional Zone (INST - CZ) is limited to surface parking to serve other uses on the property, with the exception of the existing one-story residential structure in the southeast corner of the site, which shall be permitted for the following principal uses which are allowed in the Institutional (INST) zoning district: residential, day care, offices, clinics, financial institutions, health & fitness facilities, and studios/galleries/workshops.

Review Process

- Planning & Zoning Commission (PZC) - March 1, 2023
  - Did not recommend approval, the motion to approve failed (vote: 1-6).

- The Commission expressed two main concerns about the proposed rezoning: 1) That the rezoning would remove residentially-zoned land near an existing neighborhood, and 2) That the rezoning did not include detailed site plans for what is being proposed at the property.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Partially consistent with the Future Land Use map
  - **Traditional Corridor**: “A roadway with a large variety of land uses including commercial, office and residential uses at a variety of scales. The commercial and mixed-use areas along a traditional corridor are typically flanked by residential neighborhoods on one or both sides of the street”
  - **Traditional Neighborhood**: “A diverse range of housing types and an intersecting street pattern with cross streets forming blocks” and, “Commercial uses will be inappropriate in a traditional neighborhood, with the exception of uses compatible within a residential context including homestays, bed and breakfast inns and appropriately designed neighborhood centers.”

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Supports a number of goals in the Plan:
  - Encourage responsible growth by prioritizing growth and development within designated growth areas.
  - Promote great architecture and urban design to enhance placemaking by promoting adaptive reuse as a means of conserving materials, history, and embodied energy in buildings.
  - 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

- Staff recommends **approval** of the proposed conditional zoning with the attached Exhibit E - Project Conditions.

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