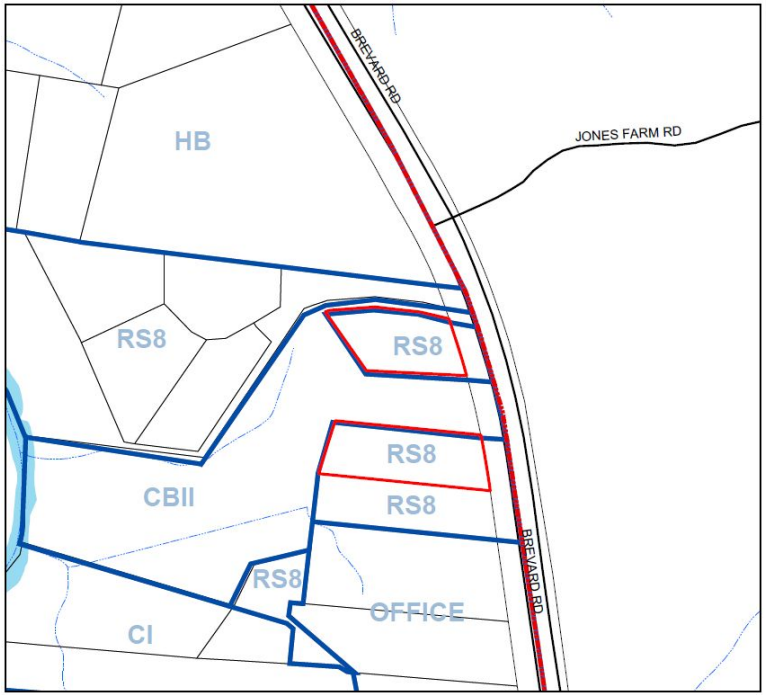
645 & 651 Brevard Rd Rezonings

Rezoning Petitions

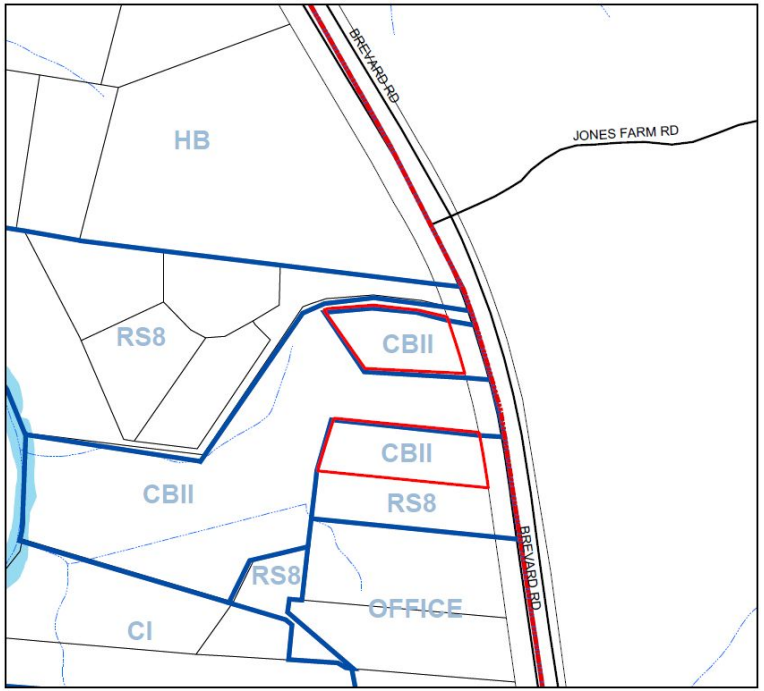
Asheville City Council
September 13, 2022

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Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: RS-8



Proposed Zoning: CBII

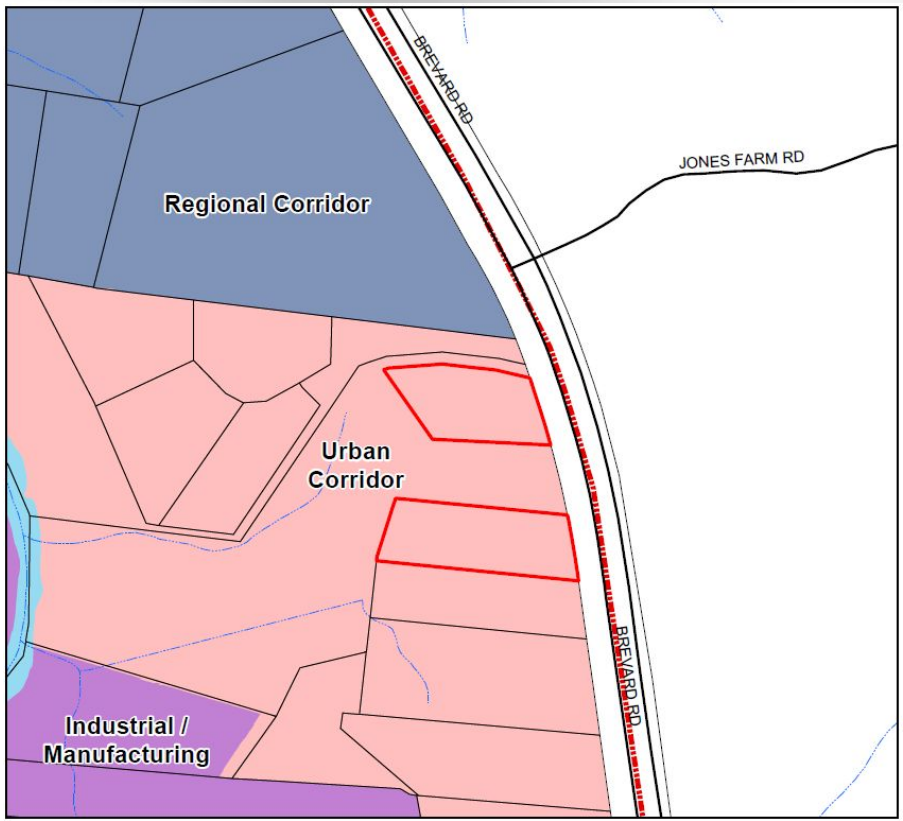
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Exhibit B - Aerial Imagery



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Exhibit C & C1 - Future Land Use



Ex. FLU designation: Urban Corridor

No change in the FLU designation is required.

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Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Urban Corridor”) promoting 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;
  - Encouraging large scale land assemblage where possible, particularly along corridors;
  - Establishes accessible and well-connected commercial nodes consistent with strategies outlined in the plan’s growth areas.

Allowed Land Uses in the CBII 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, etc.
- Industrial: industrial uses (light), crematories (accessory to a funeral home)
- Other: agriculture, antenna, crematories (animal), live-work units, outdoor storage, parking lots, recycling collection centers, telecommunications

Review Process

- Planning & Zoning Commission (PZC) - August 3, 2022
  Approved (Vote: 7:0).

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Recommendation

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

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