THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: September 13, 2022

Subject: Rezoning Request for 645 Brevard Rd

Staff Resource(s): Todd Okolichany, AICP, LEED AP ND, Planning & Urban Design Director;
Will Palmquist, AICP, Principal Planner

Action Requested: Adoption of an ordinance to rezone a single property located at 645 Brevard Road from Residential Single-Family High Density (RS-8) to Community Business II (CBII).

Project Location and Contacts:

- The rezoning petition consists of a single property totalling 0.61 acres located at 645 Brevard Road (PIN 9627-93-8311).
- Owner: Anderson Brevard RE #2 LLC

Summary of Petition:

- The applicant requests a rezoning of a single property to the Community Business II (CBII) District.
- The property is currently zoned Residential Single-Family High Density (RS-8) and is located within Manufactured Housing Community Overlay (MH-CO) and Manufacturing Housing Overlay (MH-O) districts.
- The land use of the property is currently a single-family house.
- This request relates to another rezoning petition for a property with the same applicant but different owner further to the south at 651 Brevard Road.
- Directly to the south of the subject property is a large parcel (PIN 9627-93-4086 and 5.12 acres) which is zoned Community Business II (CBII) and owned by the same entity.
- 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 development 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).
    - **Increase Mixed-Use Development Along Transit Corridors** - by encouraging large scale land assemblage where possible, particularly along corridors (p. 136).
    - **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).
- Community Business II (CBII) is cited as an appropriate zoning district within the Urban Corridor Future Land Use category.
- The Community Business II (CBII) district allows for a variety of residential and commercial uses, some of which having specific requirements and limitations, including but not limited to:
    - Residential: single-family, duplexes, townhouses, multi-family, ADUs
    - Institutional: assisted living, day care centers, police and fire stations, libraries and museums, schools, vocational and tech schools
    - Recreational: arboretums, community centers, parks
    - Food/Beverage/Entertainment: eating and drinking establishments, microbreweries, nightclubs, movie theaters, recreational uses (indoor and outdoor)

- Lodging: bed and breakfast inns, boardinghouses, homestays
- Office: home occupations, offices, radio and television studios, research and technology production
- Retail/Service: barber shops, car washes, clinics, veterinary offices, financial institutions, funeral establishments, gasoline sales, grocery stores, hardware stores, health and fitness facilities, laundry and dry cleaning, motor vehicle service facilities, pharmacies, artist studios, tailors, tattoo parlors
- Industrial: crematories (human), industrial uses (light)
- Other: agriculture, antenna, crematories (animal), live-work units, outdoor storage, parking lots, recycling collection centers, telecommunications

Compatibility Analysis:

- The purpose of the CBII zoning district is, "to provide areas for medium-to-high-density business and service uses serving several residential neighborhoods," as well as, "designed to be located primarily along minor and major thoroughfare streets which serve multiple residential neighborhoods."
- The proposed rezoning petition is compatible with the surrounding land uses, including:
  - Highway Business (HB) zoned property to the north along Brevard Rd consisting mostly of automobile dealerships.
  - Community Business II (CBII) zoned property directly to the south of the subject property.
  - Property further to the south zoned Office and Community Business II
  - To the east of the subject property, across Brevard Rd, is a large tract of land associated with the Biltmore Estate.

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) - August 3, 2022 - approved, 7:0.

Pro(s):

- Provides the opportunity for more intensive and efficient use of land along a major highway corridor.

Con(s):

- Encourages demolition of an existing single-family house.

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 645 Brevard Road from Residential Single-Family High Density (RS-8) to Community Business II (CBII) 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; 2) encourages large scale land assemblage along a corridor; and, 3) establishes well connected commercial nodes in a growth area.

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 (8/3/22)