THE CITY OF ASHEVILLE

**STAFF REPORT**

**Council Meeting Date:** December 14, 2021

**Subject:** Initial Zoning (INZ) - 99999 Sweeten Creek Rd.

**Staff Resource(s):** Todd Okolichany, AICP, LEED AP ND, Planning & Urban Design Director; Shannon Tuch, RLA, Principal Planner

**Action Requested:** Assign an initial zoning designation of 'Residential Single-family, Low Density' (RS-2) and to assign the designation of 'Parks / Open Space on the city's Future Land Use (FLU) map, to a 10.88 acre parcel that is to be voluntarily annexed into the City of Asheville.

**Project Location and Contacts:**

- The voluntary annexation petition includes a10.88 acre parcel located at 99999 Sweeten Creek Rd. (PIN 9656-23-4325).
- Owner/Petitioner: City of Asheville.

**Summary of Petition**:

- The City of Asheville acquired the subject property on September 27, 2021 for the purpose of expanding parks and recreation facilities in an area that is underserved by these facilities.
- This property is located in Buncombe County but contiguous to the City of Asheville.
- It is preferred that city owned property be located within the city's jurisdiction; therefore, an annexation of the subject property is proposed.
- Newly annexed property must be assigned a zoning designation within 60 days of annexation.
- The subject property is currently zoned R3 in Buncombe County but is adjacent to city zoned RS-2 properties to the west.
- Assigning a designation that is consistent with adjacent zoning ensures compatibility with surrounding properties.
- Parks and recreation facilities are permitted in most zoning districts, including all residential zoning districts.
- The Future Land Use map of the Living Asheville Comprehensive Plan includes a designation titled, "Parks / Open Space" which is intended to include a, "wide variety of different park facilities, active and passive open space, and greenways".
- There is a separate but related council report addressing the requested voluntary annexation (see attachments).

**Comprehensive Plan Consistency:**

- This proposal is consistent with the Living Asheville Comprehensive Plan in that it will,
  1) support orderly growth and development by assigning a zoning and land use designation that is compatible with surrounding properties (pp. 345-347); and,
  2) promote access to well-maintained parks and open space for all (pp.74-75 & 212-213).

**Compatibility Analysis:**

- The purpose of the RS-2 zoning is to support low density, single-family development that stabilizes and protects the residential character but also notes that, "non single-family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted" (UDO Sec. 7-8-3.a).

- To the north, the property is buffered by the Blue Ridge Parkway which is unzoned federal land.
- To the south, the subject property is bounded by existing soccer fields currently zoned R2 in Buncombe County.
- To the west, a 100 foot wide railroad right-of-way separates the subject property from an adjacent RS-2/RS-4 single-family residential community that is located within the City of Asheville jurisdiction.
- To the east is a large (312 acre), undeveloped parcel zoned R-2, which allows single-family development with densities similar to those found in the city's RS-2 and RS-4 zoning districts.

**Council Goal(s):**
- A Well-Planned and Livable Community

**Committee(s)**:
- Planning & Zoning Commission - November 3, 2021 (see attached recommendation)

**Pro(s):**
- Assigns a designation consistent with the surrounding zoning and uses.
- Assigns a designation that allows parks and recreation facilities.

**Con(s):**
- None identified.

**Suggested Motion:**
- Motion to approve the initial zoning request to Residential Single-family, Low Density (RS-2) and a Future Land Use map designation of Parks / Open Space, and find that the request is reasonable, is in the public interest and is consistent with the Comprehensive Plan and other adopted plans in the following ways: the initial zoning will, 1) support orderly growth and development by assigning a zoning and land use designation that is compatible with surrounding properties; and, 2) assist in locating parks and recreation facilities in parts of the city currently underserved by these facilities.

**Attachment(s)**
- Exhibit A - Existing Zoning Map
- Exhibit A1 - Proposed Zoning Map
- Exhibit B - Aerial Map
- Exhibit C - Existing Future Land Use Map
- Exhibit C1 - Proposed Future Land Use Map
- Ordinance
- PZC Recommendation
- CC Staff Report - Voluntary Annexation