THE CITY OF ASHEVILLE

STAFF REPORT

City Council Meeting Date: May 25, 2021

Subject: Rezoning for 99999 Glendale Ave.

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

Action Requested: Rezone a single parcel from Residential Multi-family, High Density (RM-16) to Commercial Industrial (CI) and amend the Future Land Use Map from Traditional Neighborhood to Urban Corridor.

Project Location and Contacts:

- The rezoning petition consists of a single parcel approximately 1.59 acres located at 99999 Glendale Ave. (PIN 9658-21-4847) and are owned by Glendale Avenue Qualified Opportunity Zone Business LLC.
- Petitioner: Todd Fowler

Summary of Petition:

- The subject property is currently zoned RM-16.
- There are no overlays or other special zoning designations assigned to this property.
- The 1.59 acre parcel is surrounded entirely by CI zoned properties and is an "island" of RM-16 zoning.
- The property is undeveloped.
- The property has frontage on Glendale Ave., a City maintained street.
- Secondary access can be secured via Springvale Ave. which is a privately maintained street that does not currently meet the City's standard for street/road infrastructure.
- Improvements to this right-of-way may, or may not be required, depending on the future development.
- Adjacent parcels to the west provide access to McArthur Ln., another City maintained street.
- While the subject property is 1.59 acres the property owner owns six additional parcels on either side of the subject property, all zoned CI.
- When combined all seven parcels total approximately 4.39 acres and will be better positioned for redevelopment.
- The subject property and surrounding parcels are located in a Qualified Census Tract (Opportunity Zone) and is also classified as a Difficult Development Area (DDA).
- Asheville's Opportunity Zones are mapped here.

Comprehensive Plan Consistency:

- This rezoning supports the opportunity for infill development that could include a mix of uses in a strategically located area, thus aligning with key goals in the *Livable Built Environment* Plan section.

Compatibility Analysis:

- The purpose of the RM-16 zoning district is, *"to permit a full range of high density multi-family housing types along with limited institutional, public and commercial uses appropriate within high density residential areas. It is intended that this district be located near employment centers,*

shopping facilities, roads and other urban infrastructure capable of handling the demand generated by high density residential development."

- There is little high density housing in the area with the nearest multi-family project approximately ⅓ of a mile from the subject property and somewhat isolated.
- Low-moderate density single-family housing is in closer proximity but separated by other CI zoned properties.
- The purpose of the CI zoning district is, *"to provide areas for a wide range of commercial and industrial uses including: light manufacturing, wholesale, warehousing, services, retail sales, offices, and residential uses. The district is established where environmental conditions and urban infrastructure are adequate to support commercial and industrial development."*
- There is a moderate amount of infill, renovation and reinvestment in the commercial properties along Glendale Ave. and further into the adjacent River district area.
- The property is currently designated "Traditional Neighborhood" in the Future Land Use map of the Living Asheville Comprehensive Plan, which describes an area focused on walkable areas with a mix of housing. This is likely due to the undeveloped nature of this and surrounding properties and the goal for more residential infill. Currently, neighborhood amenities such as sidewalks, parks, schools, community centers etc. are limited or do not exist.
- The proposed CI zoning allows housing as well as other non-residential uses; therefore, a rezoning would not preclude the opportunity to include housing with future development should the property owner choose to pursue it.
- The property is on the edge of the "Traditional Neighborhood" area and adjacent to other properties designated "Town Center" and "Urban Corridor" both of which contemplate a mix of uses.
- Should this rezoning be supported, staff would recommend a change in the Future Land Use Designation from "Traditional Neighborhood" to "Urban Corridor".

Council Goal(s):

- A well-planned & livable community

Committee(s):

- The Planning & Zoning Commission reviewed this proposed amendment at their April 7, 2021 (public hearing) and May 5, 2021 (vote) meetings and voted unanimously (6:0) to approve the amendment (formal recommendation attached).

Fiscal Impact:

- There is no direct fiscal impact.

Suggested Motion:

- I move to **approve** the rezoning request from Residential Multi-family, High Density (RM-16) to Commercial Industrial (CI) with an amendment to the Future Land Use Map of the Living Asheville Comprehensive Plan from Traditional Neighborhood to Urban Corridor thereby assigning zoning and land use designations that are more compatible with the surrounding properties and find that the request is reasonable, is in the public interest and is consistent with the Comprehensive Plan and other adopted plans, and meets the development needs of the community in that the rezoning will, 1) assign a zoning designation that will better support future infill development in a locationally efficient area; and, 2) remove an unusual zoning condition that can be a barrier to future development.

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