THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: February 23, 2021

Subject: Initial Zoning (INZ) - 99999 Moorecrest 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 Multi-family, High Density (RM-16) and to assign the designation of Traditional Neighborhood on the City's Future Land Use map, to a 0.47 acre section of property to be voluntarily annexed into the City of Asheville.

Project Location and Contacts:

- The voluntary annexation petition includes a 0.47 acre portion of property located at 99999 Moorecrest Rd. (PIN 9629-80-7863) and is owned by Boomville Properties, LLC.
- Petitioner: Matthew Dyer.

Summary of Petition:

- The subject property is a 0.47 acre portion of a larger 1.33 acre parcel located off of Moorecrest Rd. in west Asheville.
- The majority of the parcel, approximately 0.86 acres, falls within the City's jurisdiction and the property owner has petitioned the City to annex the remaining 0.47 acres (under a separate public hearing to be heard by Council on February 23, 2021).
- The petitioner has also submitted a subdivision application for 12 new single-family home lots with road and utility service that includes the subject property along with a 0.76 acre parcel directly adjacent to the east.
- This application is on hold pending the outcome of this annexation request.
- Having all of the property in one jurisdiction will allow for consistent road, sanitation and public safety service to the new lots/homes.
- The properties have frontage along, and are accessed primarily from Moorecrest Rd. but are also located at the terminus of Oak Hill Circle.
- The 0.86 portion of the property, along with the adjacent 0.76 acre parcel, are currently zoned RM-16 and carry the designation of Traditional Neighborhood as shown on the City's Future Land Use map.
- The proposed initial zoning designation and Future Land Use map designation for the 0.47 acre piece would be consistent with these properties.
- The 0.47 acre property is currently zoned R-3 in Buncombe County, which is a residential zoning district that allows a range of housing types.

Comprehensive Plan Consistency:

- This proposal is consistent with the Living Asheville Comprehensive Plan in that the Traditional Neighborhood future land use designation is assigned to more compact and walkable residential areas that provides a range of housing types at a moderate density (4-8 units/acre) with the RM-16 zoning district identified as an appropriate zoning found within Traditional Neighborhood areas.
- This rezoning supports opportunity for infill housing in a moderately dense and strategically located neighborhood, thus aligning with key goals in the Livable Built Environment Plan section.

Compatibility Analysis:

- The purpose of the RM-16 zoning is to provide a full range of high density housing types located near employment centers, shopping facilities, roads and other urban infrastructure.
- The proposed RM-16 and Traditional Neighborhood designations are consistent with the portion of the property already located in the City, along with other properties located to the west, east and south of the subject property.
- Properties to the north that are located in Buncombe County are zoned R-3 which, similar to RM-16, is a residential district that allows high density single or multi-family residential.

Council Goal(s):

- A well-planned & livable community

Committee(s):

- The Planning & Zoning Commission reviewed the request at their February 3, 2021 meeting and voted unanimously (6:0) to approve the request (formal recommendation attached).

Pro(s):

- Assigns a designation consistent with the surrounding zoning and uses.
- Supports consistency with the zoning of the parent parcel.
- Allows opportunity for higher density infill housing in a locationally efficient area.

Con(s):

- None identified.

Suggested Motion:

- Motion to **approve** the initial zoning request to Residential Multi-family, High Density (RM-16) and Future Land Use map designation of Traditional Neighborhood, and find that the request is reasonable, is in the public interest and is consistent with the City's 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 are consistent with the balance of the property already located in the City; 2) allow opportunity for higher density residential infill development, and, 3) support the development of housing in a locationally efficient area.

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
- Voluntary Annexation Petition w/ Exhibits
- PZC Recommendation
- Ordinance