THE CITY OF ASHEVILLE

STAFF REPORT

City Council Meeting Date: July 14, 2020

Subject: Rezoning for 99999 Courtland Ave. (portion of), 99999 Gudger St., & 99999 Woodside Pl. (RS-8).

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

Action Requested: Rezone three properties from Urban Village (UV) to Residential Single-family, High Density (RS-8).

Background:

- The rezoning petition consists of three separate parcels with a combined area of approximately 0.40 acres located at 99999 Courtland Ave., 99999 Gudger St., and 99999 Woodside Pl. (PINs 9649-11-0689; 1622 & 0671) and are owned by Mahan Kalpa Khalsa Trust and 1031 Beckstrom LLC.
- The subject properties are 0.28, 0.06 and 0.06 acres respectively. The largest parcel is split-zoned but is predominantly zoned Urban Village (UV) with a very small portion zoned RS-8. The two smaller lots are both zoned UV in their entirety.
- The larger 0.28 acre parcel is located within the Montford Historic District. No changes to the Historic District overlay or the boundary is proposed. The Asheville Buncombe Historic Resources Commission granted preliminary subdivision plat approval earlier this year.
- The properties have frontage along, and are accessed from, Gudger St. and/or Woodside Pl.
- The properties were included in a large rezoning application from 2007 that included 51 lots totalling 9.89 acres that were intended to be combined for the purpose of executing a large, mixed-use development. The masterplan was approved but never implemented and has subsequently expired; however, the UV zoning designation remains in place.
- The UV zoning requires the approval of a masterplan involving a minimum of five acres. Without a rezoning, the properties cannot be developed individually.
- The expiration of the former plan, combined with the condition of numerous individually owned parcels, reduces the likelihood that an urban village would ever be developed.
- The proposed RS-8 zoning would allow for the three properties to be recombined and redivided in a more efficient manner to allow for single-family residential development.
- The purpose of the UV zoning is to create a high-quality, mixed use development that contributes to the place-making character of the built environment and that is economically vital and pedestrian-oriented with an organized layout that encourages the full range of access by patrons and users. Without a masterplan that meets these criteria, the UV zoning is ineffective.
- The purpose of the RS-8 zoning district is to establish a high density per acre for single-family dwellings where public infrastructure is sufficient to support such development and to stabilize and protect the district's residential character in areas of existing high density single-family development. The majority of the parcels directly adjacent or in proximity to the subject properties are zoned RS-8.
- The subject properties are located in and/or border the Montford Historic District which consists primarily of single-family residences. The properties to the north and south are zoned RS-8 and developed with single family homes; the property to the east is also zoned RS-8 and is developed with an Middle school (Montford North Star Academy) which is one of the few non-residential land

uses supported in residential areas; the properties to the west are undeveloped and remain zoned UV. Schools and single family residences are generally regarded as compatible land uses and the proposed RS-8 single-family zoning would support new development that is consistent with the surrounding uses, as well as the historic district.

Council Goal(s):
- A well-planned & livable community

Committee(s):
- A preliminary subdivision plat was reviewed and approved by the Asheville Buncombe Historic Resources Commission on January 8, 2020.
- The Planning & Zoning Commission reviewed and approved the rezoning petition unanimously (6:0) on July 1, 2020.

Pro(s):
- Removes a zoning designation that does not allow small lot development.
- Assigns a designation consistent with the surrounding zoning and uses.
- Supports consistency with the Montford historic district's development pattern.
- Allows opportunity for infill housing in a locationally efficient area.

Con(s):
- None.

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 RS-8 zoning district identified as an appropriate zoning found within Traditional Neighborhood areas.
- This rezoning supports opportunity for infill housing in a very walkable and strategically located neighborhood, thus aligning with key goals in the *Livable Built Environment* Plan section.

Fiscal Impact:
- None

Suggested Motion:
- I move to **approve** the rezoning request from Urban Village (UV) to Residential Single-family, High Density (RS-8) thereby assigning a zoning designation that is 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 in the following ways: the rezoning will, 1) assign a zoning designation that is consistent with the future land use designation; 2) allow opportunity for compatible 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 - Historic District Map
- Exhibit D - Existing Future Land Use Map
- PZC Recommendation
- PZC Draft Minutes (Excerpt)
- Ordinance