Recommendation* of the Asheville Planning and Zoning Commission

---

SUBJECT: Conditional Zoning Amendment – London Road Apartments - 21 London Rd (#23-08062PZ)

REQUEST: Conditional zoning amendment request for the property located at 21 London Rd, zoned Residential Expansion - Conditional Zone (RES EXP-CZ).

RECOMMENDATION: The Planning and Zoning Commission recommended approval and voted 6-0.

FINDINGS AND REASONS CONCERNING PLAN CONSISTENCY: *The motion was made that the Planning and Zoning Commission would recommend approval of the conditional zoning amendment request for the property located at 21 London Rd, zoned Residential Expansion - Conditional Zone (RES EXP-CZ), 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) Provides infill development in targeted growth areas; 2) Eliminates gaps in the city-wide sidewalk network; and, 3) Enhances transit-supportive infrastructure such as bus shelters, with the following conditions: 1) That the prior condition #8 in the previous conditional zoning ordinance from May 2024 be retroactively eliminated, 2) That a condition be added to require an unspecified number of publicly available bike parking, and 3) A recommendation that the applicant work with City staff to explore the flexibility needed to achieve resilience measures responding to environmental considerations on and around the site with regards to soil, flood, ground-floor uses, and debris flow.*

Case History
Staff Coordinator: *Will Palmquist, Principal Planner*
Heard by Planning and Zoning Commission: *October 7, 2026*
Vote: 6-0
Motion: *Chair Barton*
Second: *Commissioner Anzollitto*
In Favor: *Chair Barton, Vice-chair Seickel, Commissioners Anzollitto, Broughel, Faircloth, and Zuevskaya*
Opposed: *None*

This document is a true and accurate statement of the findings and recommendations of the Asheville Planning and Zoning Commission.

Geoffrey Barton, Chair

10/12/2026
Date

Asheville Planning and Zoning Commission

*This recommendation is being made pursuant to NCGS 160A-383 requiring the planning board to provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board.