City Council Agenda Item Request

Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** March 17, 2026

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** 4/28/26

4. **Subject:** Conditional zoning request for property located at 50 Coxe Ave.

5. **Action Requested:** Public hearing to consider a conditional zoning request for the property located at 50 Coxe Ave from Central Business District (CBD) to Central Business Expansion - Conditional Zone (CBD EXP-CZ) for the purposes of constructing a 209-unit mixed-use development.

6. **Note if time sensitive, and why:** Not time sensitive.

7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
    - Planning & Zoning Commission (PZC) - April 1, 2026 - approved 7-0, with conditions, to move forward to City Council.

10. **Identify key issues:**
    - The project area consists of three properties totalling 1.61 acres located at 50 Coxe Ave and is identified in the Buncombe County land records as PINs 9648-39-4540, 9648-39-4353, and 9648-39-6366).
    - The site is currently zoned Central Business District (CBD), and is the site of Buncombe County administrative offices.
    - Given the size of the project, a conditional zoning to the Central Business Expansion - Conditional Zone (CBD EXP - CZ) district is required.
    - Based on the Living Asheville Comprehensive Plan Future Land Use Map (FLUM) the property is currently designated "Downtown". A change of the Future Land Use designation is not required.
    - The project proposes a new, 7-story, mixed-use development with 203 affordable, multi-family units and approximately 5,000 SF of retail space.