99999 Deaverview Rd

Rezoning Petition

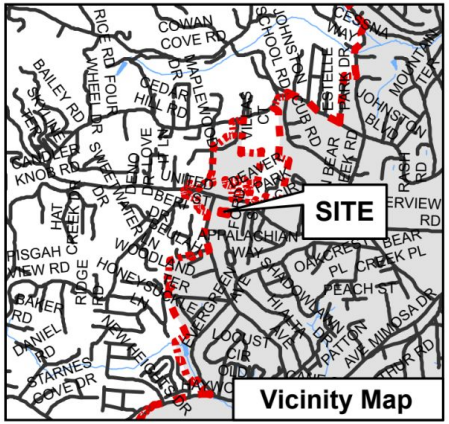
Will Palmquist, AICP

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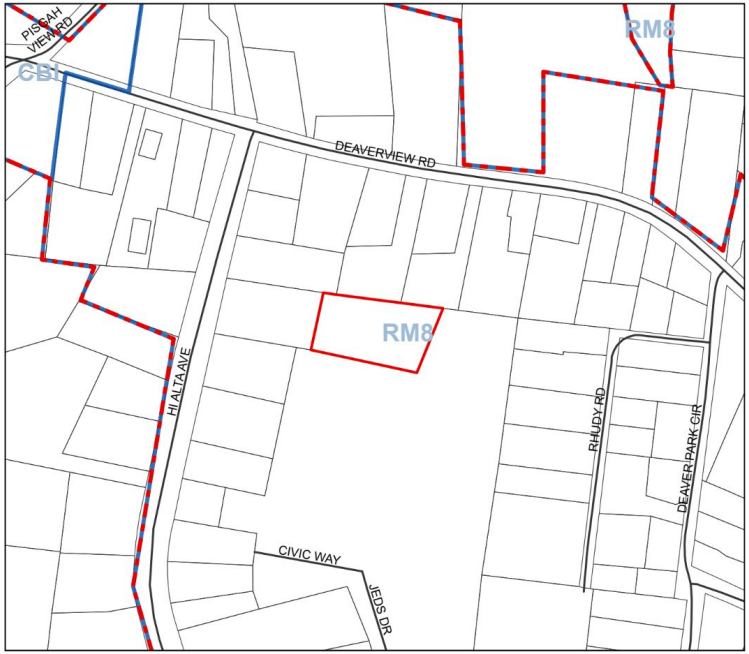
Exhibit B - Aerial Imagery



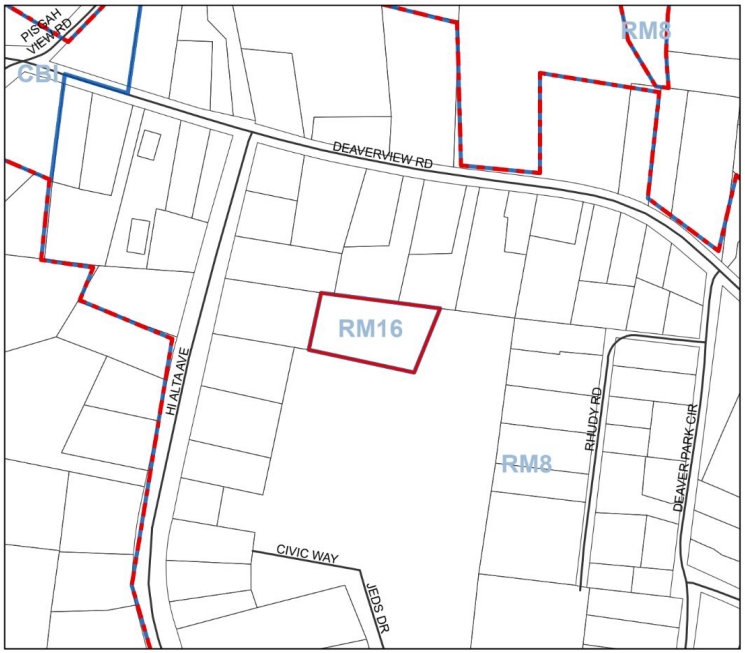


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Exhibit A & A1 - Exist. & Prop. Zoning



Current: RM-8



Proposed: RM-16

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Exhibit C - Existing Future Land Use



Existing FLU designation: Residential Neighborhood

No change in the FLU designation is required.

Review Process

- Planning & Zoning Commission (PZC) - June 3, 2026: Approved (Vote 7:0)

Zoning District Comparison

UDO Provision	Residential Multi-Family Medium Density (RM-8) - *Existing*	Residential Multi-Family High Density (RM-16) - *Proposed*
Allowed uses:	• Multi-Family • Single-Family Detached • Duplex • Townhouse • Accessory Dwelling Unit • Cottage Development • Limited public, institutional, and recreational uses	• Multi-Family • Single-Family Detached • Duplex • Townhouse • Accessory Dwelling Unit • Cottage Development • Limited public, institutional, and recreational uses
Density:	2 units for first 4,000 SF lot area and an additional unit for each additional 1,000 SF of lot area	2 units for first 2,500 SF lot area and an additional unit for each additional 1,000 SF of lot area
Lot Size Minimum:	Min. 4,000 s.f.	Min. 2,500 s.f.
Lot Width Minimum:	Min. 40’	Min. 40’
Building Height:	Max. 40’	Max. 40’
Building Setbacks:	Front: 15’, Side: 6’ min, Rear: 15’ min	Front: 15’, Side: 6’ min, Rear: 15’ min
Parking	Standard (1 per unit typically)	Standard (1 per unit typically)

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Pros & Cons

Pro(s)

- Allows for slightly higher densities of multi-family residential development on smaller minimum lot sizes.

Con(s)

- None identified.

Compatibility Analysis

The purpose of the **Residential Multi-Family High Density (RM-16)** 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.” (UDO Sec. 7-8-7).

The proposed rezoning petition is **compatible** with the surrounding land uses, including:

- Existing group of four duplexes directly to the north of the subject property.
- The larger surrounding residential neighborhood.

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Comprehensive Plan

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use designation of “Residential Neighborhood” which is described, in part, that “the types of housing in residential neighborhoods generally offer little variation of building types throughout the neighborhood, such as townhomes, duplexes or an apartment complex,” and that, “over time, residential neighborhoods can benefit from having more housing diversity” (p. 346).
- Residential Multi-Family High Density (RM-16) is cited as an appropriate zoning district within the “Residential Neighborhood” Future Land Use category.
- Supports the following goal in the Plan:
    - Increase and Diversify the Housing Supply - by promoting zoning policies to encourage more housing (p. 179).
    - Celebrate the Unique Identity of Neighborhoods Through Creative Placemaking - by continuing to support contextually appropriate infill development and a variety of housing types (p. 153).

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Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends approval of the proposed rezoning.

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