

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00065
PROPOSED ZONING: RESIDENTIAL DISTRICT R-2

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-2: Tax lot PINs 9730-90-5225 (65 Lookout Road) and 9730-90-5112 (77 Lookout Road).

DEPARTMENT RECOMMENDATION: APPROVAL

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

REZONING ANALYSIS:

The area described above consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- The property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property does **not** contain flood hazard areas.
- The subject property contains a mix of lower and higher density residential uses and is adjacent to the UNCA campus.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities) and outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and that single family/duplex and multi-family development be located outside of high elevation areas.

The subject property consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

LAND USE PLAN CONSISTENCY STATEMENTS

Consistent: The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- The property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
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The subject property consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North. Therefore, the proposed map amendment would be **reasonable and in the public interest**.