

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00069
PROPOSED ZONING: PS

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Public Service District PS: tax lot PIN 9639-48-1568 (280 Richmond Hill Drive).

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 one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property located within the Town of Woodfin.

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 a major transportation corridor. Richmond Hill Drive is a public street maintained by the City of Asheville.
- The subject 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 is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a lot owned by the City of Asheville that is part of Richmond Hill Park, and is adjacent to an established residential neighborhood which consists of small to moderately-sized lots.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that outdoor recreation be separated from low-density residential uses, and further suggests that outdoor recreation be located outside of flood hazard areas. The Plan indicates that proximity to major transportation corridors or infrastructure, or location outside of steep slope or high elevation areas or areas with moderate and high slope stability hazards present is not required for outdoor recreation uses.

The subject property consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property within the Town of Woodfin. 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 a major transportation corridor. Richmond Hill Drive is a public street maintained by the City of Asheville.
- The subject 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 is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a lot owned by the City of Asheville that is part of Richmond Hill Park, and is adjacent to an established residential neighborhood which consists of small to moderately-sized lots.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that outdoor recreation be separated from low-density residential uses, and further suggests that outdoor recreation be located outside of flood hazard areas. The Plan indicates that proximity to major transportation corridors or infrastructure, or location outside of steep slope or high elevation areas or areas with moderate and high slope stability hazards present is not required for outdoor recreation uses.

The subject property consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property within the Town of Woodfin. Therefore, the proposed map amendment would be **reasonable and in the public interest**.