

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00073
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

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 Single Family Residential District R-1: Tax lot PINs 9645-63-7476 (located East of 34 Deerhaven Lane) and a portion of tax lot PIN 9645-62-2963 (located behind 331 Red Fox Circle).

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 property described above is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ.

The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure; sewer lines run through the property owned by Biltmore Park as well as along Crocus Lane to Deerhaven Lane and up Braeside Circle, and water lines run along Deerhaven Lane and terminate in front of the property owned by the Braeside Property Owner's Association.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- The subject property does **not** contain 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 vacant lot utilized as a park by the neighborhood, as well as a small portion of an adjacent vacant lot; these tracts are adjacent to low and medium-density residential development.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that single family/duplex development and lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex

development be located within reasonable proximity to infrastructure (public utilities) and outside of steep slope areas and high elevation areas, and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ. 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 property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

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