

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2016-00001
PROPOSED ZONING: RESIDENTIAL DISTRICT R-2

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following property located within the unincorporated area of Buncombe County be zoned Residential District R-2: Portion of tax lot PIN 9740-28-9552 (441 Windsor Road).

DEPARTMENT RECOMMENDATION: APPROVAL

The amendment under consideration proposes to adopt 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 an undeveloped portion (2.25 acres) of a residential lot containing a single family site built home. The majority of the subject property is located within the City of Asheville (not a part of this application) and is zoned RS-2 with a small portion of property contained within the northeast corner that is zoned RS-4. The subject area proposed to be zoned is located along the northern portion of the subject property and is bounded to the north by 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 major transportation corridors; however, it is located approximately ¾ mile to Merrimon Avenue (US-25) and adjacent to Windsor road and Edgelawn Road which are City of Asheville maintained streets.
- The property is located within reasonable proximity to infrastructure (public utilities). Public water and sewer are available along Windsor Road.
- The subject property is located within a steep slope area 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.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update suggests that single family/duplex development be located within reasonable proximity to major transportation corridors. It further suggests that single family/duplex development be located outside of moderate and high slope stability hazard areas. The subject parcel contains an existing site built home in an established neighborhood within the City of Asheville. Zoning the unincorporated portion of the lot will bring consistency to the surrounding neighborhood and eliminate a remaining unzoned property within Buncombe County.

The subject property consists of one residential lot (portion thereof) containing a large single family home. The property is surrounded to the south, west, and east by the City of Asheville, and by the Town of Woodfin along the north property line. 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; however, it is located approximately $\frac{3}{4}$ mile to Merrimon Avenue (US-25) and adjacent to Windsor road and Edgelawn Road which are City of Asheville maintained streets.
- The property is located within reasonable proximity to infrastructure (public utilities). Public water and sewer are available along Windsor Road.
- The subject property is located within a steep slope area 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.

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The subject property consists of one residential lot (portion thereof) containing a large single family home. The property is surrounded to the south, west, and east by the City of Asheville, and by the Town of Woodfin along the north property line. Therefore, the proposed map amendment would be **reasonable and in the public interest**.