



ZPH2022-00016 Staak Drive ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2022-00016
- ✓ Notice in Asheville Citizen Times legal ad: 7/1/2022
- ✓ Notice mailed to owners within 1,000 ft: 7/1/2022
- ✓ Physical posting: 7/1/2022
- ✓ Public Hearing: 7/19/2022



Applicant Information

- ✓ Applicant: Gracefund1, LLC (Ward Griffin, Agent)
- ✓ Owner(s): BLT Enterprises
- ✓ Address(es): 19 Staak Drive

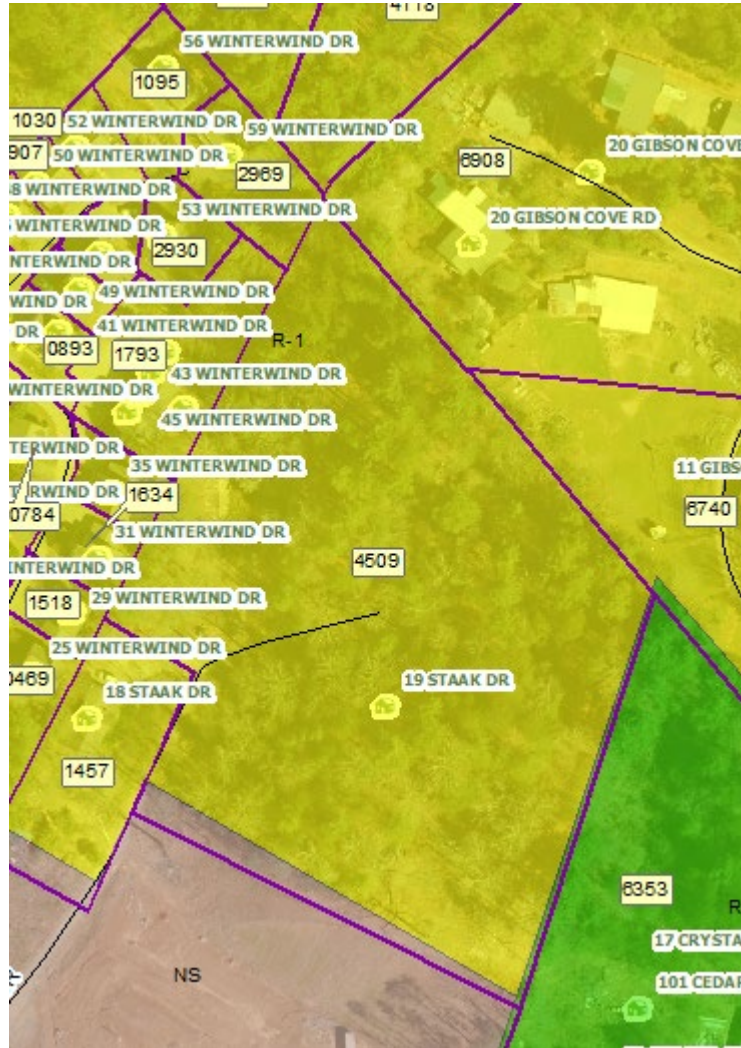


Property Information

- ✓ 4.47 acres total area
- ✓ Current Use:
Vacant/Residential
- ✓ Public Water & Sewer



Rezoning Information



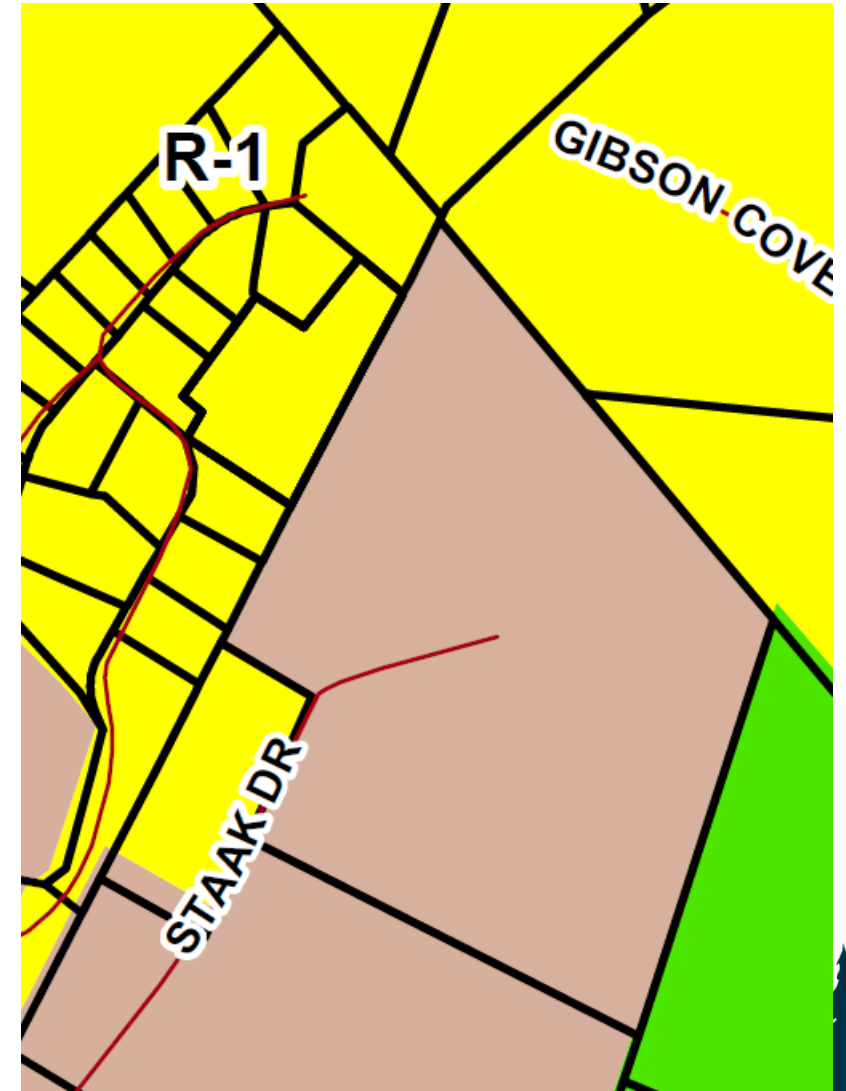
Current Zoning:

R-1



Proposed Zoning:

NS



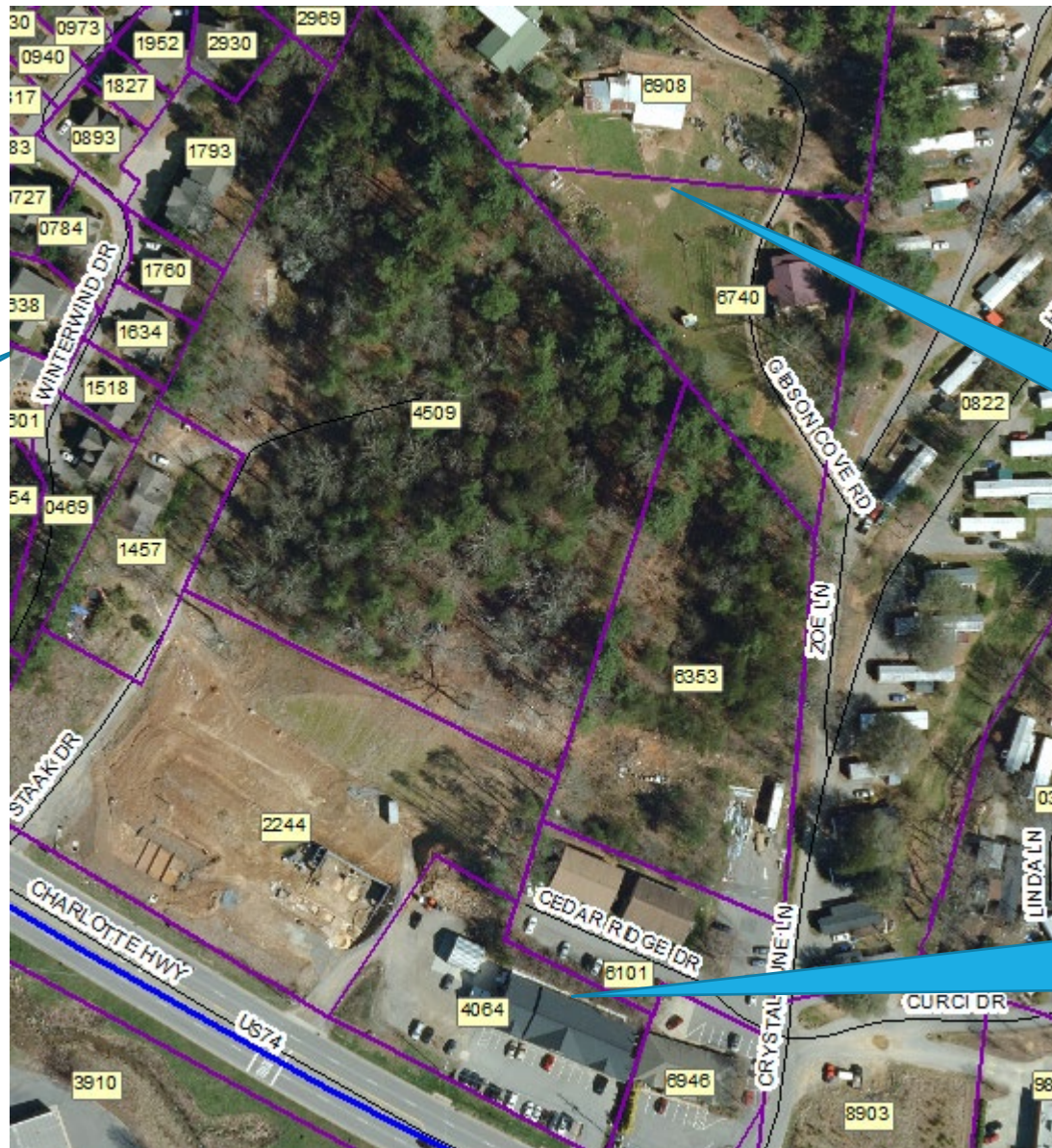
Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
Minimum Lot Size	R-1 Residential 30,000 SF No Public Sewer 12,000 SF Public Sewer/No Public Water 8,000 SF Public Water and Sewer	NS 30,000 SF No Public Sewer 10,000 Public Sewer/No Public Water 5,000 SF Public Water/Sewer
Max dwelling units/acre	10 units, no more than 2 units per lot	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer, 20/10/20 no sewer	10/7/15 w/sewer, 20/10/20 no sewer
Max height	35 feet	35 feet



Surrounding Development Pattern in the Immediate Area

Residential – Winterwind Neighborhood



MHP

Residential

Commercial /Strip Center



Action by the Planning Board

- Public hearing held on 6/20/2022
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners.

