



ZPH2023-00027 Biltmore Farms Frederick Law Olmsted Way Zoning Map Amendment

Presented by

Gillian Phillips, AICP, MPA

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00027
- ✓ Notice in Asheville Citizen Times legal ad: 11/24/2023 and 11/30/2023
- ✓ Notice mailed to owners within 1,000 ft: 11/22/2023
- ✓ Physical posting: 11/23/2023
- ✓ Notice on BC Website: 11/22/2023
- ✓ Public Hearing: 12/5/2023



Applicant Information

- ✓ Applicant: Biltmore Farms LLC
- ✓ Owner: Biltmore Farms LLC
- ✓ Address: 179 E Frederick Law Olmsted Way and Unaddressed Parcel on Brevard Rd



Property Information

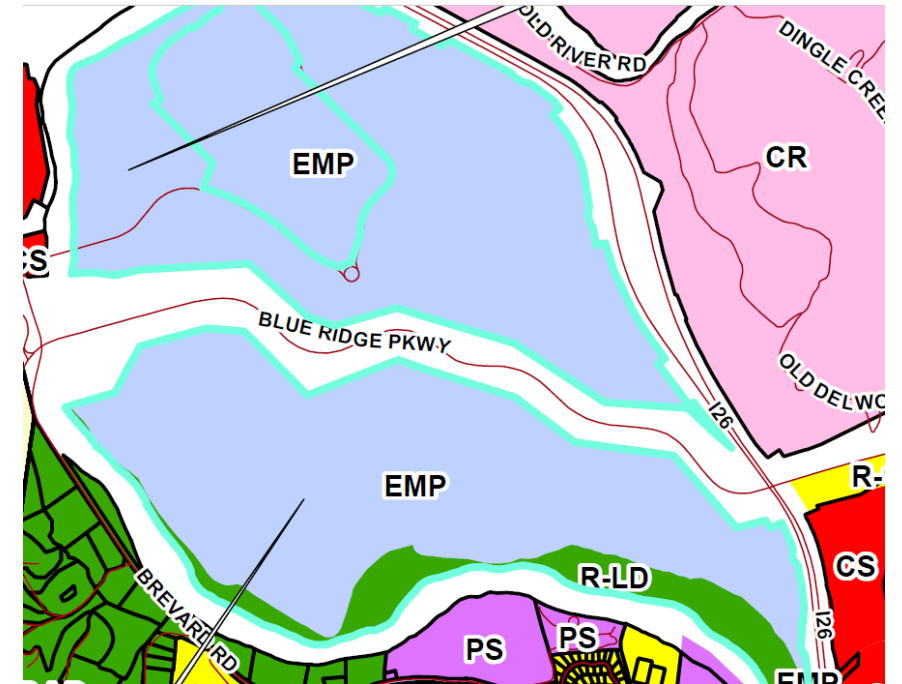
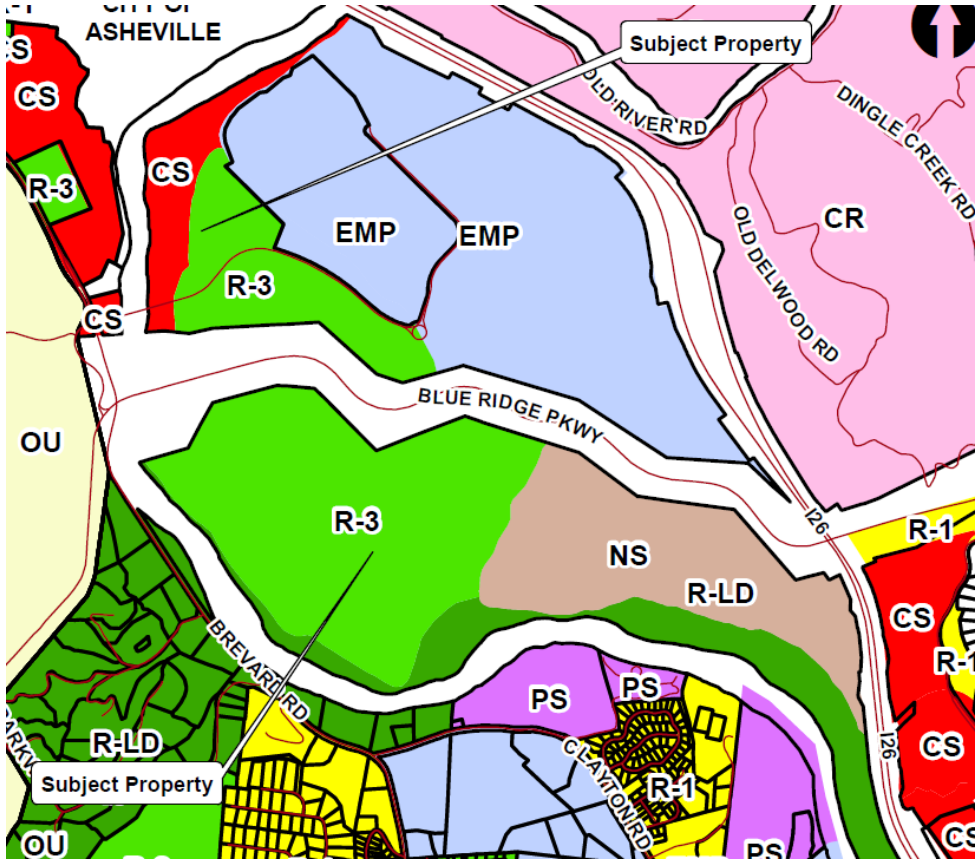
- ✓ 764.52 total acres
- ✓ Undeveloped Land
- ✓ Public Water & Sewer



Rezoning Information

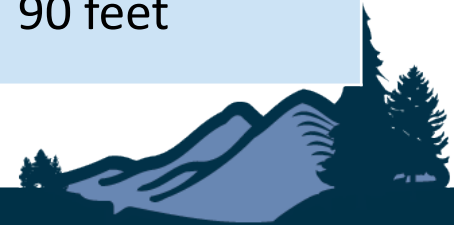
Current Zoning:
C-S, R-3, EMP, NS, R-LD, and
Blue Ridge Parkway Overlay,

Proposed
Zoning:
EMP with
RL-D to
Remain



Bulk Standards

Allowable Density/Dimensional Standards		Existing District:		Proposed District:
		R-3 Residential	CS Commercial Service	EMP Employment
Minimum Lot Size	No Public Sewer	30,000 SF	30,000 SF	30,000 SF
	Public Sewer/No Water	12,000 SF	10,000 SF	10,000 SF
	Public Water & Sewer	8,000 SF	6,000 SF	5,000 SF
Max dwelling units/acre		12	12	12
Setbacks (Front/Side/Rear)		10/7/15 w/sewer	10/10/10 w/sewer	20/10/20
Max height		35 feet	50 feet	90 feet



Surrounding Development Pattern in Immediate Area



DIRECTION	ZONING	ADJACENT USE
NORTH	CR	BILTMORE ESTATE
EAST	CR, CS, R1	BILTMORE ESTATE; RESIDENTIAL; COMMERCIAL
SOUTH	R1, EMP, PS, R3	RESIDENTIAL, OFFICE, INDUSTRIAL, INSTITUTIONAL
WEST	EMP, NS, CS, OU, COA	FRENCH BROAD RIVER, PISGAH NATIONAL FOREST, UNDEVELOPED LAND OWNED BY BUNCOMBE COUNTY; RESIDENTIAL DEVELOPMENT



Action by the Planning Board

- Public hearing held on November 20, 2023
- Voted 4 to 1 to forward a recommendation of approval to the Board of Commissioners.

