



# ZPH2023-00040 East Valley LLC Zoning Map Amendment

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*Presented by*

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Planning & Development Department



# Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00040
- ✓ Notice in Asheville Citizen Times legal ad: 2/9/2024
- ✓ Notice mailed to owners within 1,000 ft: 2/6/2024
- ✓ Physical posting: 2/9/2024
- ✓ Notice on BC Website: 2/8/2024
- ✓ Public Hearing: 2/20/2024



# Applicant Information

- ✓ Applicant: East Valley LLC
- ✓ Owner(s): Marc Wright of East Valley LLC
- ✓ Address(es): 1700 & 1702 Tunnel Road



# Property Information

- ✓ 0.99 acres
- ✓ Current Use: Residential
- ✓ Public Water & Sewer



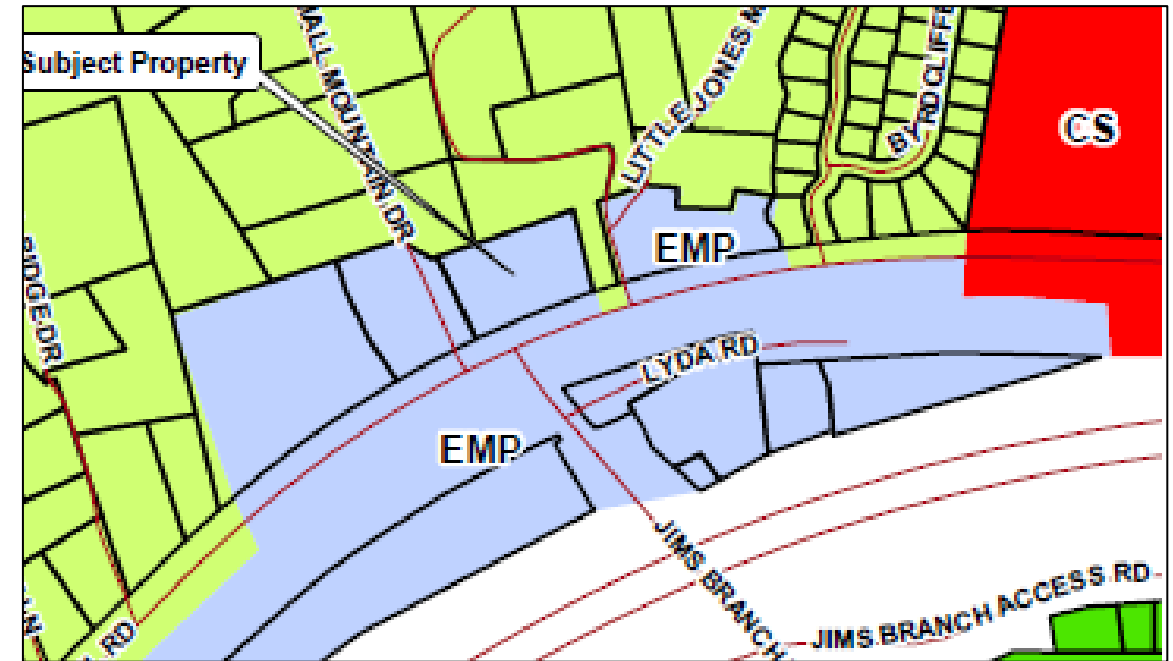
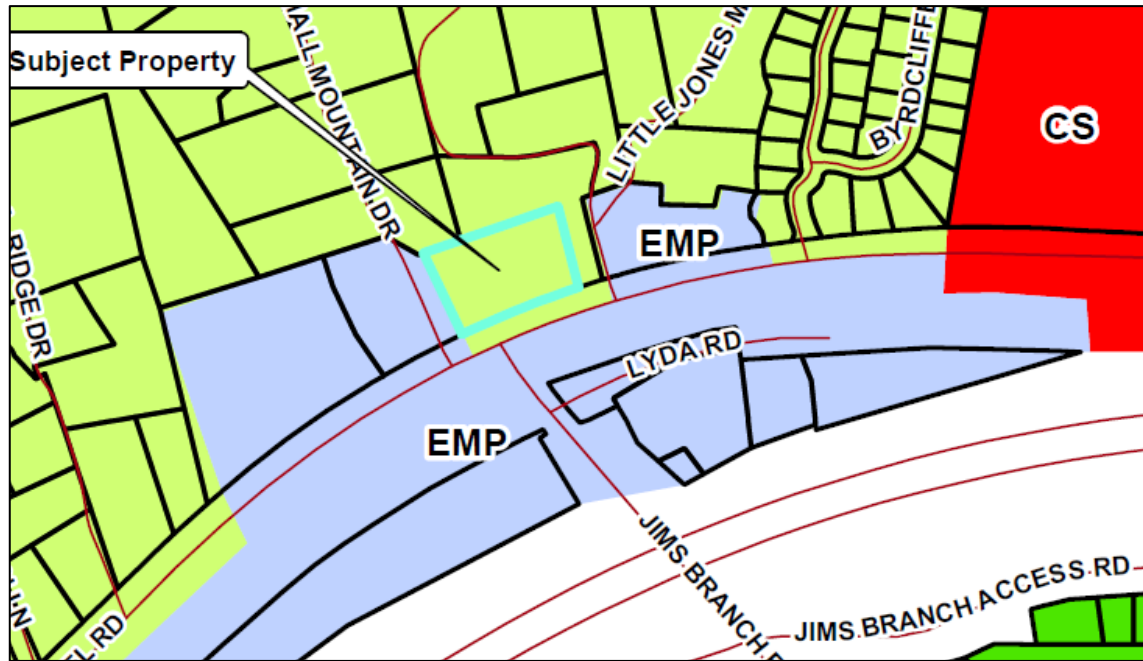
# Rezoning Information

Current Zoning:

R-2

Proposed Zoning:

EMP

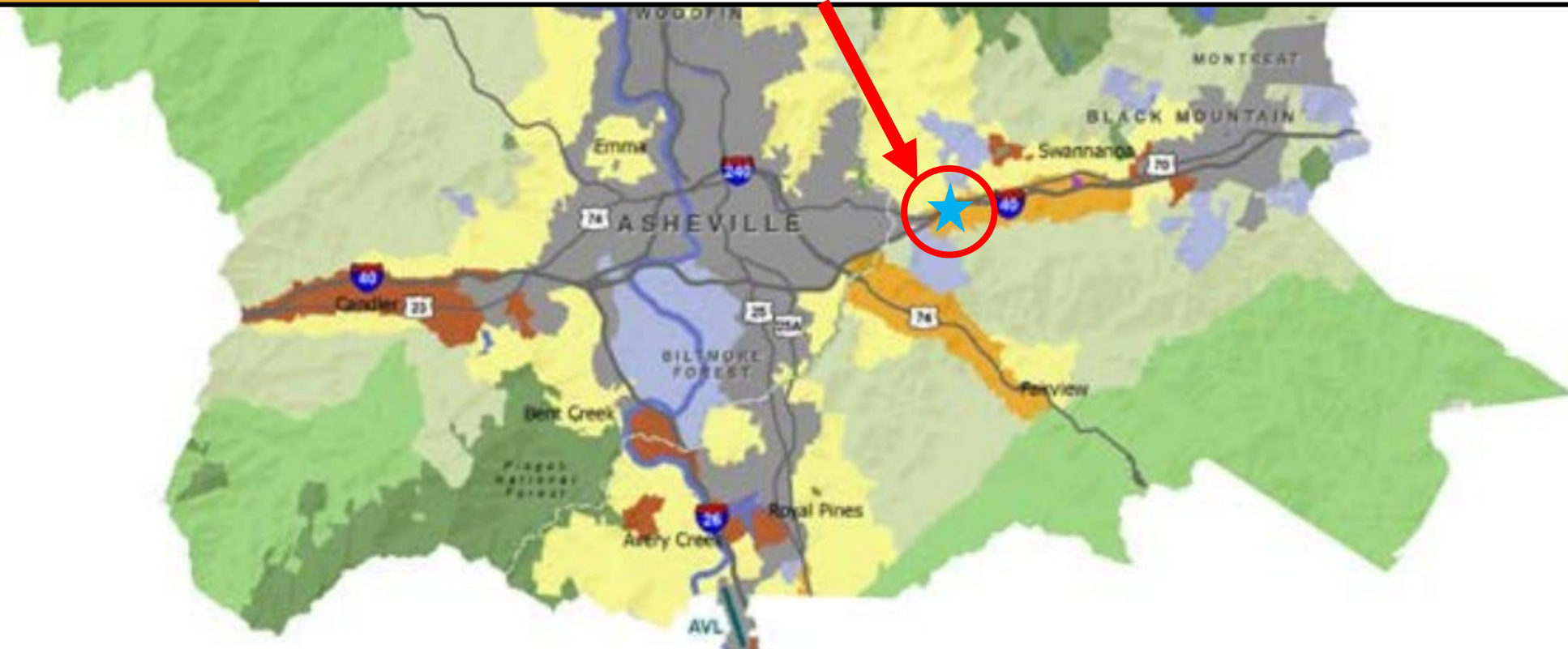


# GEC FRAMEWORK AND MAP



## Mixed Use Area 1

Lands along partially developed corridors with a mix of residential and commercial or retail developments. Intended to support further planned development and to encourage the full range of services and amenities to the surrounding neighborhoods. Envisioned to be compact, walkable, and well-connected and include mixed uses.



# Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	R-2 Residential	EMP Employment
Minimum Lot Size	30,000 SF No Public Sewer 10,000 SF Public Sewer/No Water 6,000 SF Public Water and Sewer	30,000 SF No Public Sewer 10,000 Public Sewer/No Water 5,000 SF Public Water/Sewer
Max dwelling units/acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer 20/10/20 no sewer	20/10/20
Max height	35 feet	90 feet



# Surrounding Development Pattern in Immediate Area





# Consistency Analysis

## Consistent

- FLUM Category and description
- Wastewater & Potable water type
- Density
- Primary and Secondary Land Uses
- Proximity to Transportation Corridor
- Not in Steep Slope/High Elevation and Protected Ridge Overlay Districts
- Not in Regulated Flood Hazard Areas
- Not in High or Moderate Hazard Stability Areas
- Proposed zoning district compatible with the existing uses in the area

## Inconsistent

- Proposed rezoning allows for a transition between higher density or intensity uses and lower density or intensity uses

**STAFF RECOMMENDS: APPROVAL**



# Action by the Planning Board

- Public hearing held on January 22, 2024
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners.

