



ZPH2024-00015 Yates Ave Zoning Map Amendment

Presented by

Haylee Madfis

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2024-00015
- ✓ Notice in Asheville Citizen Times legal ad: 7/3/2024
- ✓ Notice mailed to owners within 1,000 ft: 7/3/2024
- ✓ Physical posting: 7/5/2024
- ✓ Notice on BC Website: 7/3/2024
- ✓ Public Hearing: 7/16/24



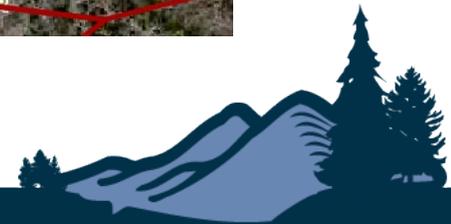
Applicant Information

- ✓ Applicant: Seyedhesam Sadeghianmotahar
- ✓ Owner(s): Seyedhesam Sadeghianmotahar
- ✓ Address(es): 99999 Yates Ave



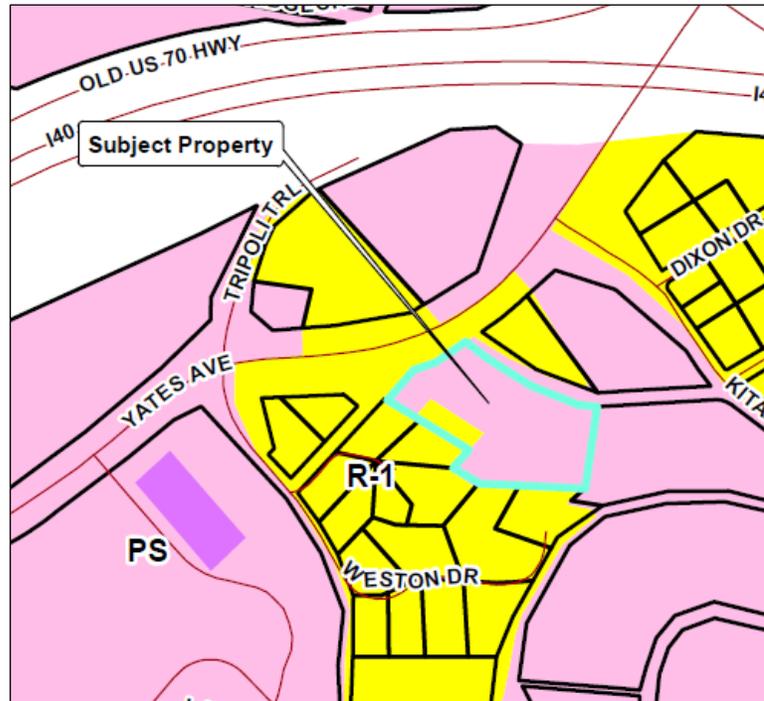
Property Information

- ✓ 1.78 acres
- ✓ Current Use:
Vacant Land
- ✓ Septic & Well

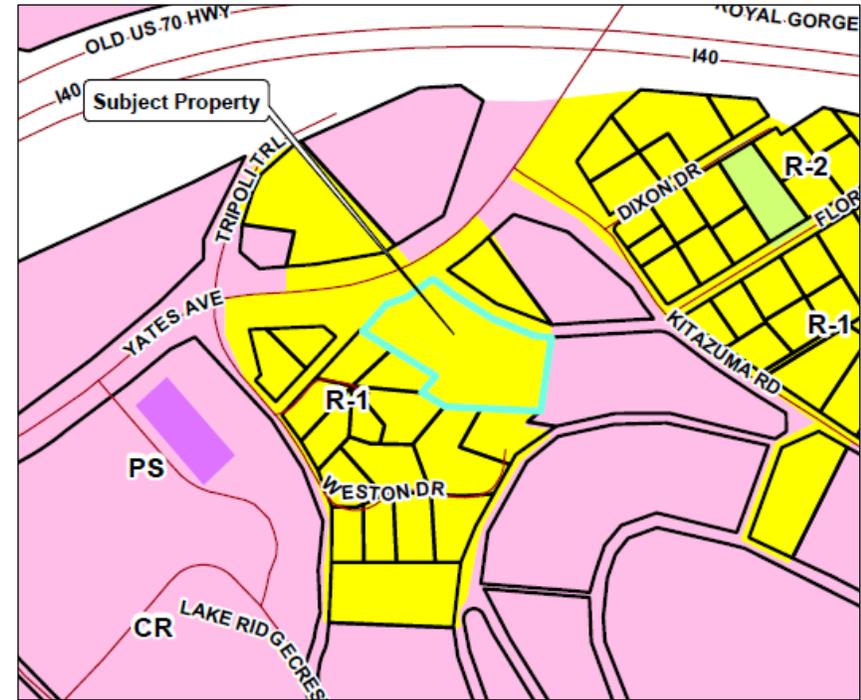


Rezoning Information

Current Zoning:
R-1 & CR



Proposed Zoning:
R-1



Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
Minimum Lot Size	CR Conference Resort	R-1 Residential
Max dwelling units/acre	30,000 SF No Public Sewer 12,000 SF Public Sewer/No Water 8,000 SF Public Water and Sewer	30,000 SF No Public Sewer 12,000 SF Public Sewer/No Water 8,000 SF Public Water and Sewer
Setbacks (Front/Side/Rear)	12	12
Max height	20/10/20	10/7/15 w/sewer 20/10/20 no sewer
	50 (plus 1 ft. additional for each additional 5 feet of setback from all property lines up to 100 ft. total)	35 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
- In Steep Slope/High Elevation (Partial)
- Not in Regulated Flood Hazard Areas
- In High or Moderate Hazard Stability Areas (Partial)
- Proposed zoning district compatible with the existing uses in the area
- Proposed rezoning allows for a transition between higher density or intensity uses and lower density or intensity uses

Inconsistent

- None

STAFF RECOMMENDS: APPROVAL



Action by the Planning Board

- Public hearing held on June 17, 2024
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners.

