

## **Downtown Commission Review**

**TO:** Downtown Commission Members and Applicant  
**DATE:** October 14, 2016 (meeting date)  
**PREPARED BY:** Jessica Bernstein, Urban Planner II  
**APPLICANT:** City-Initiated  
**SUBJECT:** Rezone East Side of Asheland Avenue to CBD

### **Summary:**

The City is proposing to rezone multiple parcels along the east side of Asheland Avenue from Office Business (OB), Regional Business (RB) and one split-zoned parcel with a section of Residential Multi-Family High Density (RM-16) to Central Business District (CBD).

### **Review:**

*Site Conditions:* The area proposed for rezoning consists of ten separate PINs on seven parcels along the east side of Asheland Avenue. The lots are developed with a variety of commercial and office uses and range in size from 0.37 acres to 1.57 acres in size.

*Zoning:* The parcels are zoned Office Business, Regional Business and one has a split-zoned area zoned RM-16. There is CBD zoning to the east and north. The west side of Asheland Avenue (not under consideration for rezoning at this time) has Office Business and Regional Business zoning and the Office Business continues to the south.

Staff was originally pursuing rezoning both sides of Asheland Avenue; however after multiple meetings with the Commission, Design Review Committee and representatives from the South French Broad Neighborhood group, the west side of the corridor is not proposed for any zoning change at this time. From the discussions as well as analysis of the limitations to development potential on these parcels added to the potential impacts on the single-family neighborhood, it was agreed that more time is needed to evaluate the best zoning fit for this border area and that it does not seem to be CBD zoning under the current regulations.

*Recent Zoning Actions:* Most recently, the property at 200 Asheland was rezoned from RB to CBD in 2015. Multiple other parcels in the vicinity have been similarly rezoned in 2013 and 2014.

*Downtown Guidelines:* The rezoning would place these parcels within the Intermediate Height Zone. Asheland Avenue is already considered a Key Pedestrian Street. Extension of the context transition edge is not applicable along the majority of the area as there is no adjacent residential zoning (exception: 88 Southside). Any future development would be required to comply with Central Business District design requirements and review standards.

### **Staff Recommendation:**

Staff recommends approval of the proposed rezonings, as this effort has been discussed and supported by the Commission on multiple occasions and finds that the request to expand the CBD is consistent with City-adopted plans (including the Downtown Master Plan) and strategic goals for development in this area as well as following similar rezoning requests in the immediate vicinity.

### **Suggested Motion:**

I move to recommend approval of the zoning map amendment from Regional Business, Office Business and RM-16 to Central Business District as a standard rezoning and the amendment to the height zone map.