

These minutes are a summary of the discussion. The audible recording is available at the following website: <http://bit.ly/T3S7CB>

Planning & Zoning Commission Mid-Month Meeting
Minutes of August 21, 2014
1st Floor North Conference Room - City Hall

Present: Chairman Jeremy Goldstein, Kristy Carter, Jim Edmonds, Karl Koon, Jane Gianvito Mathews and Joe Minicozzi

Absent: Vice-Chair Holly P. Shriner

Pre-Meeting - 3:30 p.m.

The Commission discussed the Haywood Form Based Code and commented about the draft and the format of the presentation. They reviewed some specifics about the proposal and what the public comment has been so far. Assistant City Attorney Jannice Ashley noted the need for two motions to approve - one for the text and one for the map amendment.

Regular Meeting - 4:00 p.m.

Chairman Goldstein called the meeting to order at 5:00 p.m. and informed the audience of the public hearing process.

Administrative

- Mr. Edmonds moved to approve the minutes of the August 6, 2014, meeting, with one typographical amendment. This motion was seconded by Mr. Minicozzi and carried unanimously by a 6-0 vote.
- At the applicant's request, Ms. Mathews moved to continue the rezoning of property on 21 Jefferson Drive until September 3, 2014. This motion was seconded by Mr. Minicozzi and carried unanimously by a 6-0 vote.

Agenda Items

(1) Haywood Road Form Based Code

Urban Planner Alan Glines said that this is the consideration of adoption of the Haywood Road Form Based Code.

Mr. Glines said that the Haywood Road Form Code (HRFC) has been developed through the work of a consultant team led by Code Studios from Austin, Texas, and other consultants including Sasha Vrtunski, and consultants who considered traffic and market analyses.

The code draft was developed after a five day charette held in West Asheville in September 2013. That effort continued with the release of a charette report in February 2014 followed by a large community meeting and smaller meetings with stakeholders in March. Since then the plan has been presented in a work session with the Planning and Zoning Commission in April. A letter was mailed to all property owners whose property was under consideration for a zoning change in advance of the April work session. After that staff continued to meet with stakeholders who had questions about the specific districts and concerns about changes to the development potential on their parcels. Regular updates for these meetings were provided to the Planning and Zoning Commission at several of their scheduled meetings in the intervening months.

In preparation of this formal hearing scheduled for the Haywood Road Form Code, notification measures were undertaken which included:

- Legal advertisement in the newspaper listing all property parcel identification numbers.
- 900 letters sent to owners affected by the proposed zoning changes and to neighboring property owners within 200 feet of those properties.
- Posting of almost 40 'Z' signs with date of the meeting along the corridor area.
- Updates to the web site and providing an interview for the local newspaper (story was published on Tuesday, August 12, 2014).
- Updates for the West Asheville Business Association website and Facebook.
- Email to an on-going list of interested residents and property owners (numbering about 250)

Since the letters were sent and notifications made there have been almost 30 citizen inquiries (as of the writing of this report) to staff via email, phone calls or in-person visits to understand the zoning changes or ask specific questions pertaining to their property or specific use.

The HRFC will be a document within the Unified Development Ordinance (UDO). In some ways the form code is a stand-alone piece but in places general sections of the UDO are also relevant for development proposals and will overlap for purposes of development review. The form code contains a zoning map, descriptions and requirements for each of six proposed districts. The common theme of the new zoning is pedestrian-oriented development with a mix of uses encouraged but not required. Buildings will be oriented towards the street-facing portion of their lot with parking to the side or rear of the building. While most of these concepts are *not* new to Asheville and are found in other districts in the UDO, they are assembled together and presented in a new way with a focus on the scale of the building appropriate to the specific context and presented in a visually accessible format. Form Based Codes could be a positive precedent for other areas and corridors of Asheville.

Since the final draft was released on August 1, 2014, there has been additional review by planning staff and legal staff and a limited number of additional edits are presented with this report. The nature of a code of this scale is that edits can continue to be identified up to the date of this meeting and later up to the time of the City Council meeting.

The Comprehensive Plan encourages denser sustainable infill development along existing corridors in the city. Changes to the UDO that further these goals are encouraged. Form codes are a newer innovative tool that focus on community goals developed through public processes highlighting input and involvement and this is encouraged in the Comprehensive Plan. Part of the Comprehensive Plan is the *Haywood Road Vision Plan* that was adopted in February 2014. This plan created with extensive community input provides a view for the future of Haywood Road that includes mixed-use development and multimodal transportation along with a number of other community identified goals such as historic preservation and economic health. The details of the form code proposal provide specific requirements that mesh with the community vision and furthers the objectives of the Comprehensive Plan.

The Haywood Road Form Code fits within City Council's goal for *Economic Growth and Financial Stability* because the strategic plan seeks to create strong mixed-use neighborhoods that identify underperforming zones and focus redevelopment efforts to include job growth, housing, recreation, and multi-modal transportation. The Haywood Road Form Code is a redevelopment plan that embodies these goals along an important corridor in the city. The proposal also aligns with Council's goal of providing a *High Quality of Life* in that development must focus on the public realm, providing multimodal transportation access, wider sidewalks and safe and vibrant community spaces.

Staff recommends the adoption of the Haywood Road Form Code and believes that the form code and rezoning proposal are reasonable and in the public interest and are consistent with the Comprehensive Plan because the goals of the Comprehensive Plan for denser and sustainable infill redevelopment are met and because it aligns with the goals of the strategic plan for creating strong mixed-use neighborhoods focusing redevelopment efforts to include job growth, housing, recreation and multi-modal transportation through the form code document and rezoning of the identified parcels.

Chairman Goldstein opened the public hearing at 4:12 p.m.

Nine individuals spoke and expressed either their support of the Plan or concerns. Some comments were, but are not limited to: what does the built-to zone mean and how does it relate to a different section in the Plan; concern about traffic and growth; concern about story height being too tall; lack of parking; more information on landscape buffers and setbacks; support for parking study; traffic calming measures are inadequate; need for more sidewalks; need for underground utilities; Plan will enhance quality of life; Plan is a model; and Plan does not address gentrification.

Chairman Goldstein closed the public hearing at 4:35 p.m.

Mr. Glines addressed the questions raised during the public comment period.

Mr. Glines then responded to various comments/questions from the Commissioners, noting that all changes would be included in the version of the document that will move forward to City Council for consideration.

Mr. Minicozzi said that there is a recommendation in the 2025 Plan for a transit node at Patton Avenue/Haywood Street that is not contemplated in this Plan. He felt that should be addressed in either a transportation plan or as part of the capital plan recommendation.

Ms. Mathews felt that something as significant as this Form Based Code should be periodically, especially if we are going to model this for other communities.

Ms. Mathews moved to recommend approval of the Haywood Road Form Based Code text amendments, with proposes edits outlined by Mr. Glines and a periodic review of the Code, and find that the request is reasonable and in the public interest and is consistent with the Comprehensive Plan and other adopted plans, because the proposal encourages denser sustainable infill development and will facilitate creating strong, safe mixed-use neighborhoods focusing redevelopment efforts to include job growth, housing, recreation and multi-modal transportation for a high quality of life and based on information provided during the hearing. This motion was seconded by Mr. Minicozzi and carried unanimously on a 6-0 vote.

Ms. Mathews moved to recommend approval of the Haywood Road Form Based Code zoning map amendments in Section 7-2-1, and find that the request is reasonable and in the public interest and is consistent with the Comprehensive Plan and other adopted plans, because the proposal encourages denser sustainable infill development and will facilitate creating strong, safe mixed-use neighborhoods focusing redevelopment efforts to include job growth, housing, recreation and multi-modal transportation for a high quality of life and based on information provided during the hearing. This motion was seconded by Ms. Carter and carried unanimously on a 6-0 vote.

Mr. Glines said that City Council will consider the text and map amendments at their September 9, 2014, meeting.

Other Business

Chairman Goldstein announced the next formal meeting on September 3, 2014, at 5:00 p.m. in the First Floor Conference Room in the City Hall Building.

Adjournment

At 5:30 p.m., Mr. Edmonds moved to adjourn the meeting. This motion was seconded by Ms. Carter and carried unanimously on a 6-0 vote.