

Planning & Zoning Commission Agenda
Wednesday, November 5, 2014 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov

PRE-MEETING AGENDA – 4:30 PM, 5th Floor Large Conference Room

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Commissioner appointments by City Council
2. Election of Chair and Vice Chair
3. Approval of minutes from the October 16, 2014 meeting.

LEVEL II

1. Request for a Level II review of a revised plan for the construction of two new buildings containing 24 units and surface parking at Givens Estates. The subject property is 1.47 acres at 25 and 26 Wesley Drive, PIN 9655-57-2108. The project contact is Bill Lapsley. Planner coordinating review – Julie Fields.

LEVEL III

1. Request for a Level III review to allow construction of a 254 unit multi-family development with modifications to setback requirements. The subject property is 9.52 acres located off of Thompson Street, PIN 9648-81-9209. The project contact is Clay Mooney. Planner coordinating review – Alan Glines.
 - a. Variances to design and operational standards found in Section 7-8-26 of the UDO are requested for this project.

CONDITIONAL ZONING

1. Review of a request for conditional zoning from RM-8 (Residential Multi Family Medium Density District) and Office-CZ (Office District - Conditionally Zoned) with modifications to landscape and setback requirements to allow the use of an existing single-family residence as a law office. The subject property consists of 2 parcels with a combined area of 7,170 square feet at 10 Madison Avenue and 202 East Chestnut Street, PINs 9649-53-2484 and 9649-53-2385. The project contact is George Stowe. Planner coordinating review – Jessica Bernstein.

WORDING AMENDMENT

1. Changes regarding **conditional zoning general requirements** amending Sec. 7-7-8(c)(3) of the UDO to clarify that conditions imposed may be more *or less* restrictive than the general use standards of the underlying district. Planner coordinating review - Alan Glines.
2. A request for a wording amendment to the Unified development Ordinance Section 7-8 concerning **residential development density standards in certain commercial zoning districts**. Planner coordinating review – Blake Esselstyn.

NEXT MEETING

1. Discuss need for mid-month meeting on November 20, 2014.
2. The next meeting will be December 3, 2014 at 5 p.m.