

RESOLUTION NO. 14-10

RESOLUTION ADOPTING A REVISION TO THE RIVER DISTRICT DESIGN GUIDELINES

---

WHEREAS, City Code Sec. 7-3-10(a) provides that the City Council shall adopt guidelines application to certain development projects in the River District Design Review Area, and further provides in Sec. 7-5-18 that said projects shall be reviewed for consistency with the guidelines; and

WHEREAS, City Council adopted the River District Design Guidelines on February 3, 1998 by resolution no. 98-11; and

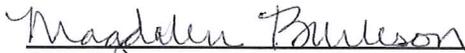
WHEREAS, City Staff has created a new River District Review Area Map to be incorporated into the River District Design Guidelines which expands the area of review to include both River District zoned properties and other zoned properties within the riverfront development area, and has reviewed said map in public meetings with citizens and owners of property within the riverfront area; and

WHEREAS, on August 28, 2013, the River District Design Review Committee unanimously recommended to the Asheville Area Riverfront Redevelopment Commission and City Council that a new River District Review Map Area, that aligns with the geography of the City's riverfront area redevelopment efforts rather than being based on River District zoning, be adopted and incorporated into the River District Design Review Guidelines;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The River District Design Guidelines dated February 3, 1998 be revised to include a new River District Review Area Map, attached hereto as Exhibit A, and hereby adopted by the Asheville City Council.

Read, approved and adopted this 14<sup>th</sup> day of January, 2014.

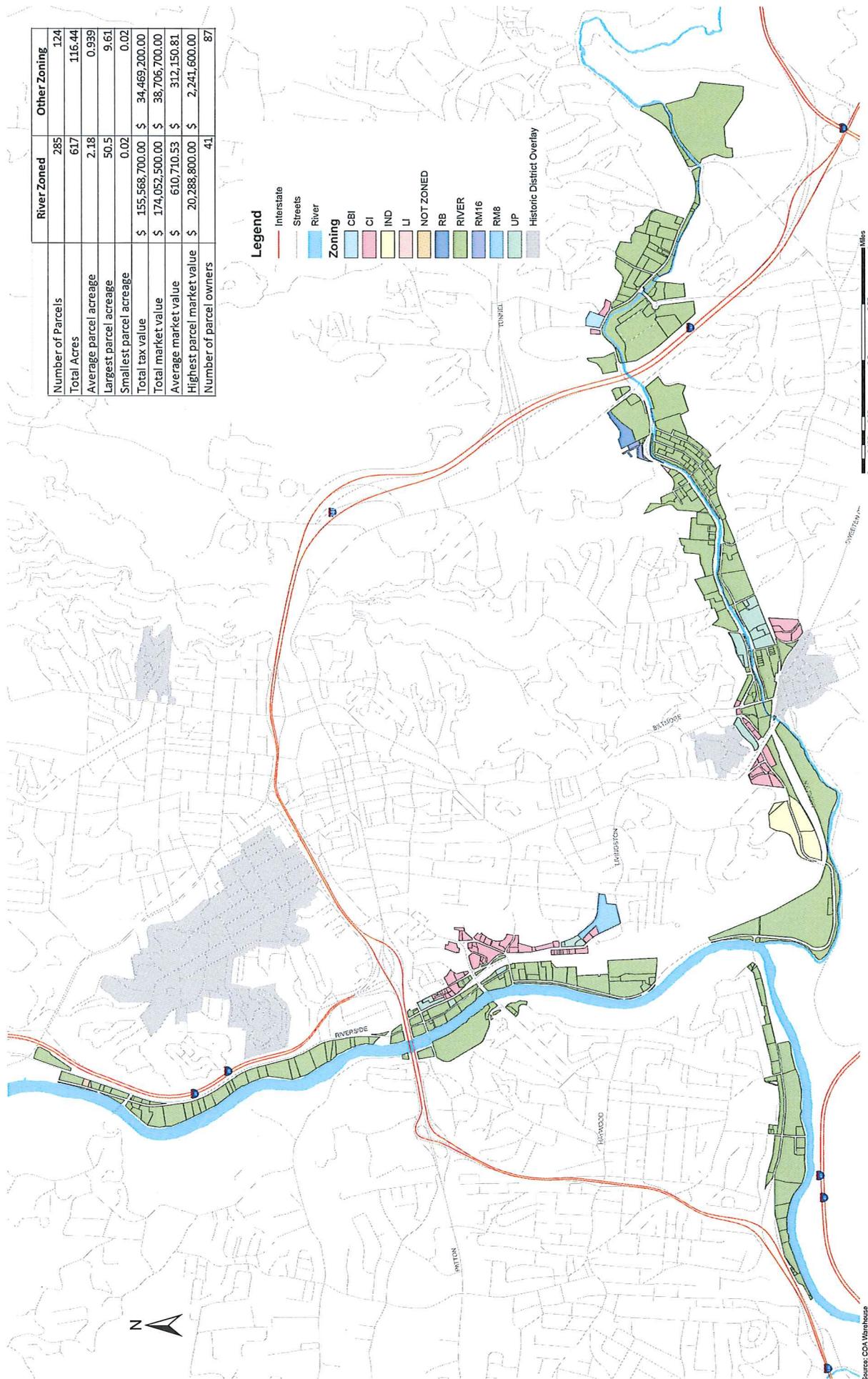
  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

Approved as to form:

  
\_\_\_\_\_  
City Attorney

RIVER DISTRICT DESIGN REVIEW PARCEL ZONING



|                             | River Zoned       | Other Zoning     |
|-----------------------------|-------------------|------------------|
| Number of Parcels           | 285               | 124              |
| Total Acres                 | 617               | 116.44           |
| Average parcel acreage      | 2.18              | 0.939            |
| Largest parcel acreage      | 50.5              | 9.61             |
| Smallest parcel acreage     | 0.02              | 0.02             |
| Total tax value             | \$ 155,568,700.00 | \$ 34,469,200.00 |
| Total market value          | \$ 174,052,500.00 | \$ 38,706,700.00 |
| Average market value        | \$ 610,710.53     | \$ 312,150.81    |
| Highest parcel market value | \$ 20,288,800.00  | \$ 2,241,600.00  |
| Number of parcel owners     | 41                | 87               |

- Legend**
- Interstate
  - Streets
  - River
- Zoning**
- CBI
  - CI
  - IND
  - LI
  - NOT ZONED
  - RB
  - RIVER
  - RM16
  - RM8
  - UP
  - Historic District Overlay