

Pre-Development Community Meeting Requirements

City Council

June 13, 2023

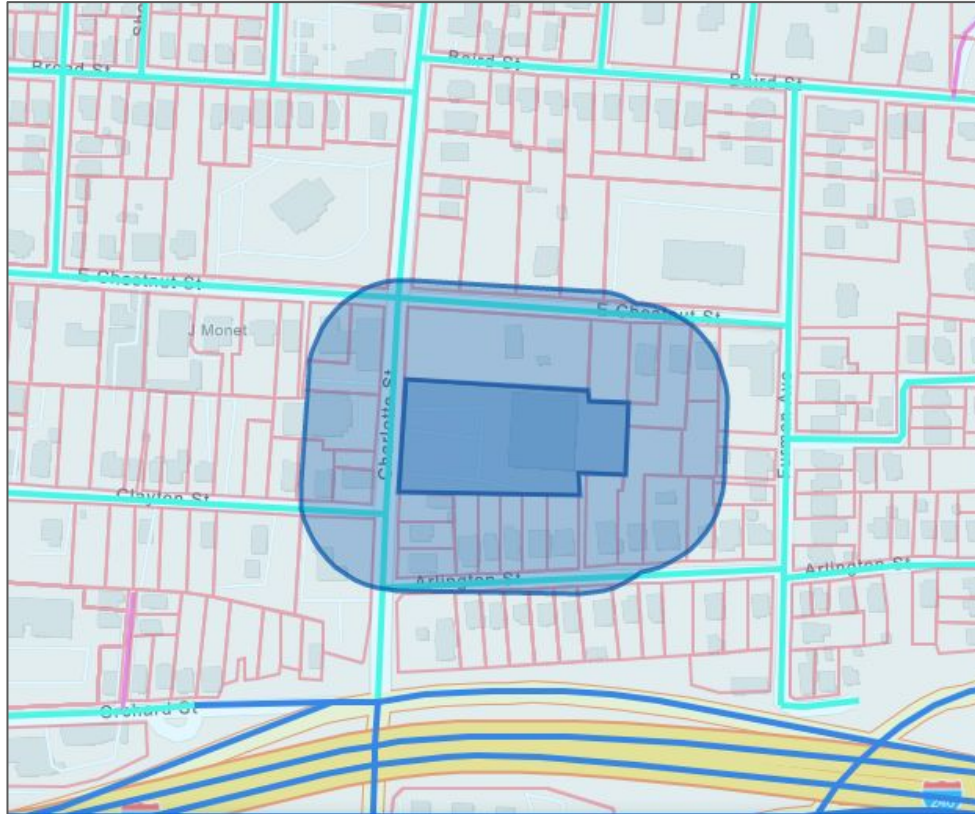
Chris Collins, AICP
Planning & Development Mgr
Development Services



Key Takeaways

- This text amendment will create UDO requirements for the notification, commencement and reporting of required community meetings for Level II, Level III, Conditional Zoning and Major Subdivision development applications.
- This text amendment will replace very general code language with specific requirements and parameters for required pre-development community meetings.
- Staff has worked with CAN, the Development Customer Advisory Group and the Legacy Neighborhoods Coalition in developing these new requirements.

Current Regulations - Notification Radius



- All property owners within 200 feet
- Example: 43 Parcels

Proposed Regulations - Notification Radius

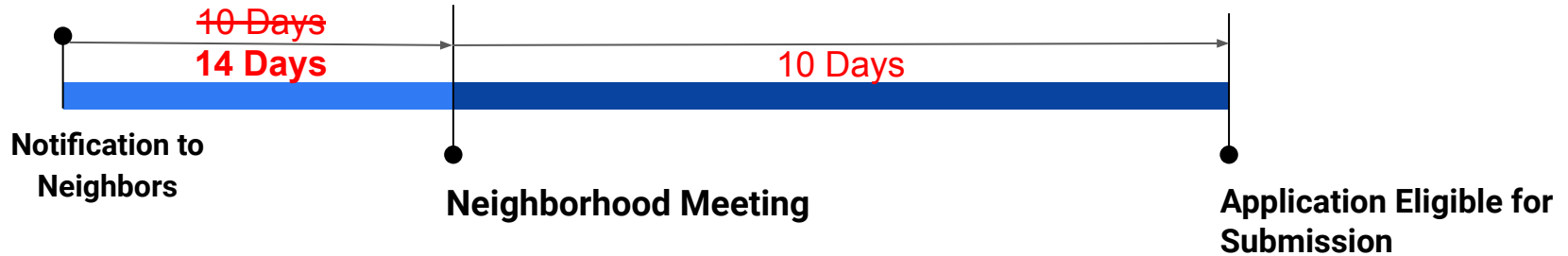


- All property owners within 400 feet
- Example: 77 Parcels
- CBD Zoned Properties to Remain at 200 feet.

Current Regulations - Notification Timing



Proposed Regulations - Notification Timing



Current vs Proposed Regulations

Current	Proposed
Location & Time Designed to be Convenient	No Change
No Registration Requirement	Requirement to Register Meeting with the City
Limited Reporting at Application Intake	Requirement to Report Meeting on City Form
200' Notification Radius	400' Notification Radius (Non-CBD)
10-Day Notification to Neighbors	14-Day Notification to Neighbors
No required sign or notice templates	Signs and Notices must use City template

Current vs Proposed Regulations

Current	Proposed
No notification of Neighborhood Association	Email notice to Neighborhood Association required
No Registration Requirement	Requirement to Register Meeting with the City
No Guidance for Developers or Neighbors	“Best Practices Guide” referenced by ordinance

Proposed Regulations - CBD Zoning

- Changes in the notification radius **are not** proposed for properties within the CBD zoning district.
- Section 7.5.9.1 currently requires notification be sent to **all addresses** (rather than only property owners) for CBD zoned projects.
- CBD zoned properties exist in a denser environment and 200 feet casts a wider net.
- Expansion to all addresses within 400' would be quite burdensome to potential applicants.

Future Phases - Notification via Simplicity

Set notification preferences

1

Confirm email

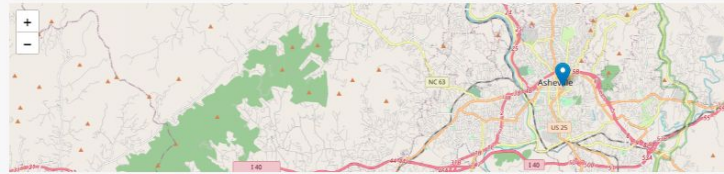
You are logged in as [ccollins@ashevillenc.gov](#). [Not you?](#)

2

Choose a location

Click on the map or type to choose any address in the City of Asheville—work, home, or somewhere else.

Search for an address
South Charlotte Street



3

Choose which notifications you want to get

[Visit the large scale development dashboard](#) to learn more about what these categories mean

- Minor development (Level I) whole city ▾
- Major development (Level II, Major Subdivision, Conditional Zoning, Conditional Use) whole city ▾
- Affordable housing included in initial proposal whole city ▾
- Proposed in an area with a steep slope whole city ▾
- Permits applied for Sound Exceedance whole city ▾
- whole city ▾

1

Confirm email

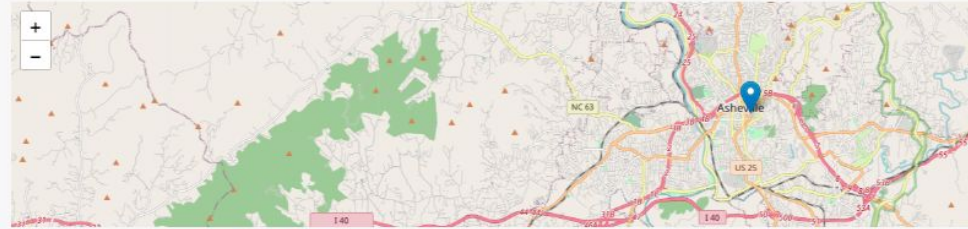
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Future Phases - Notification via Simplicity

- The City's Development Notification & Information tool currently allows all residents to opt-in to receive email notifications of development applications.
- The proposed requirements will allow the same opt-in process to receive email notifications of scheduled *community meetings*.
- If ordinances are adopted, planned implementation will begin in the Summer of 2023.

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Community Meeting Requirements Update

Questions?