

UTILITIES / ENCROACHMENTS / MAN MADE IMPROVEMENTS / LANDSCAPING		
Utilities:	All Public	
Easements / Encroachments:	A recorded plat outlines a 20' easement in the northern section of parcel 9628-22-5090 (vacant land) which has been established for providing access to parcel 9628-22-5145.	
	The Metropolitan Sewer District (MSD) has a 20' sewer line easement that is located near the southern section of the vacant land parcel. This easement does not prevent the property owner from improving this area of the property with horizontal construction such as parking lots. However, vertical construction such as buildings are restricted within this easement area.	
	Additionally, development in the southern section of the subject property, where the memorial garden is located, may be impacted by public perception.	
Man Made Improvements:	Other standard utility easements and minimal rights of way are assumed to be located on the property.	
	The property contains paved parking to the east and south of the structure, which appears to provide adequate parking for the daily operation of the structure. A sign identifying the property is located along the Old Haywood Road frontage.	
Landscaping:	The property has mulched areas with bushes and small trees for landscaping along the outside of the building and the borders of the property. The landscaping is typical for medical offices in the area.	
Comments:	A memorial garden is located on a roughly 0.18 acre or 7,656 SF section of the site in the southern portion of the site on the south side of Canie Creek. Based on the extraordinary assumptions, we do not believe that the memorial garden limits potential development nor have an impact on value.	
ZONING/RESTRICTIONS		
Zoning:	O Office District	Current Use: Legal and Conforming Use
Authority:	Asheville Land Development Ordinance	Zoning Type: Commercial
Purpose Statement (from the applicable ordinance):	<i>Purpose. The Office District is established to reserve areas for the development of small scale office uses adjacent to residential uses. A mixture of office and residential uses is permitted in the Office District. This district may serve as a transition as residential areas convert to other uses or between residential and commercial areas. Due to the location of the Office District near residential areas, uses in this district shall conduct most of their activities during daylight hours.</i>	
Density:	The maximum residential density per acre within the Office District shall be 20 dwelling units; or 40 dwelling units if 20 percent of the dwelling units are designated affordable. Projects including affordable units must provide a declaration of deed restrictions ensuring that rents or sale prices will remain affordable for the first ten years after completion, increasing by no more than three percent per year, or the annual increase in the Consumer Price index, whichever is lower. Also, such units must be reserved for qualified households in a form satisfactory to the city attorney.	
	Based on the allowable density, the subject site may have up to 43 dwelling units (2.15 X 20) when considering 20 units per acre. While a developer may not choose to develop the southern section of the property where the memorial garden is located, this area is included in the density calculation as there are no known restrictions in this area of the property.	
Structure Size and Set Back Standards:	Structure Size: New structures shall not exceed a total of 4,000 SF for one story buildings and 8,000 SF for multiple story buildings. Existing buildings shall not be expanded to exceed these limits.	
	Lot Size: minimum lot size shall be 5,445 SF (0.125 AC)	
	Setback Standards Front: 15 FT Side: 10 FT Rear: 15 FT	
Covenants and Restrictions:	None to our knowledge.	
Deed Restrictions:	No further restrictions to our knowledge based on a review of the most recent deed.	
Permitted Uses:	The permitted uses include commercial and residential uses.	