3862 Sweeten Creek Apartments

Conditional Zoning Petition

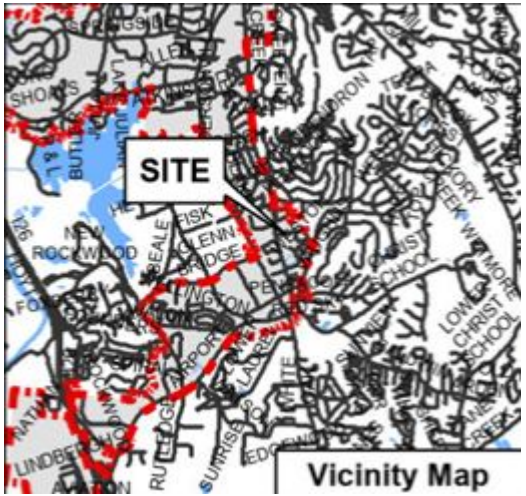
Sam Starr-Baum, AICP

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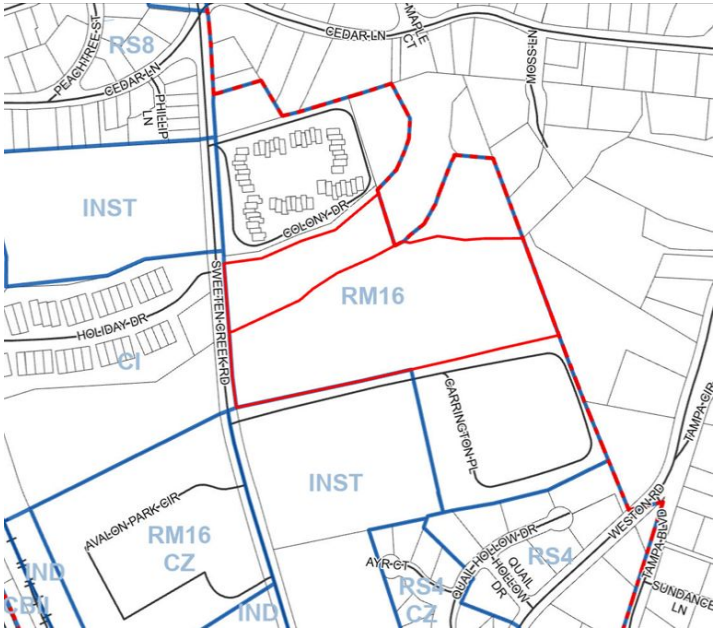
Exhibit B - Aerial Imagery



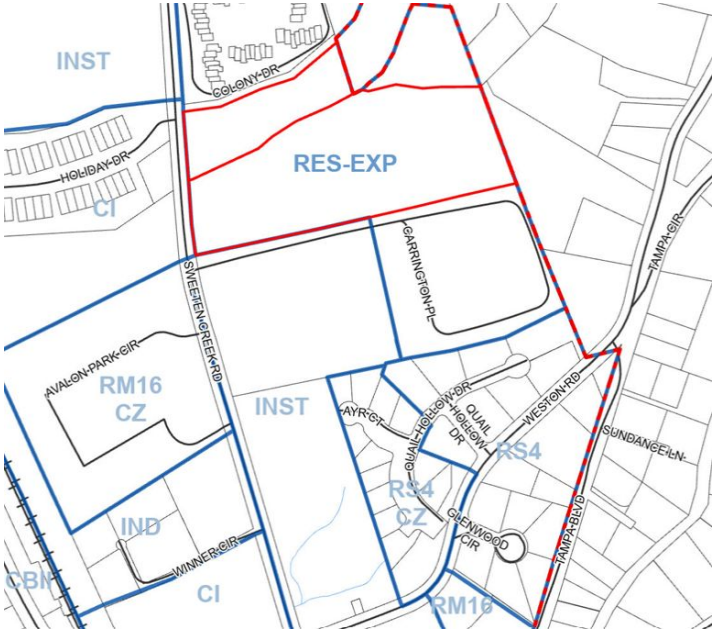


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Exhibit A & A1 - Exist. & Prop. Zoning



Current: RM16

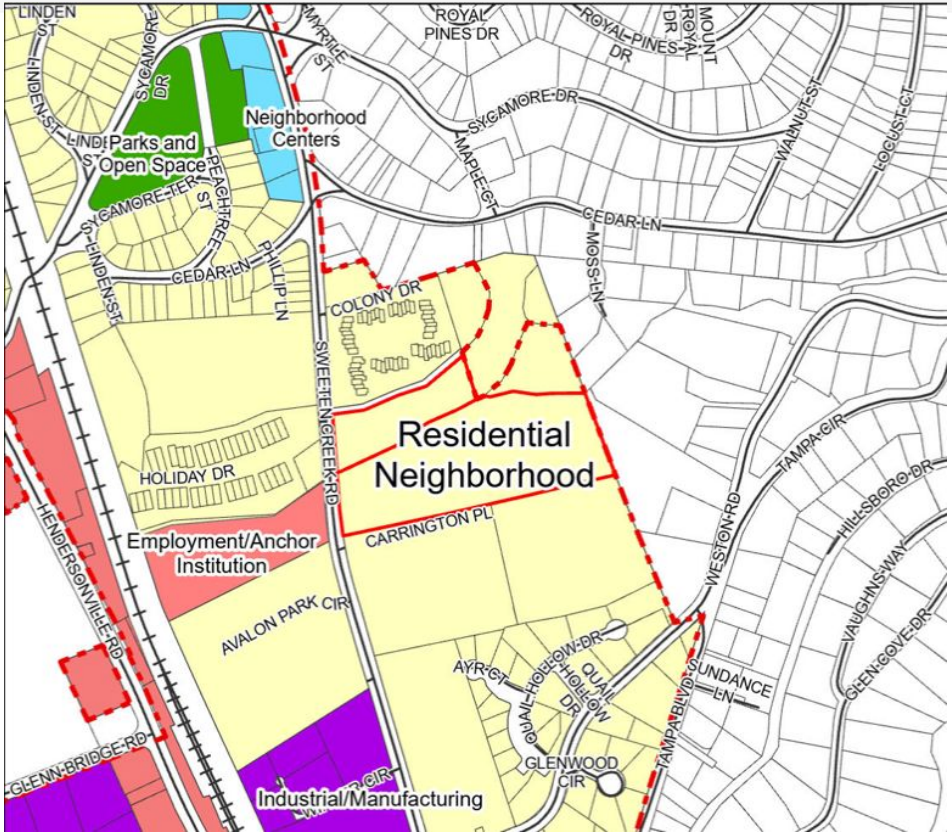


Proposed: RES EXP-CZ

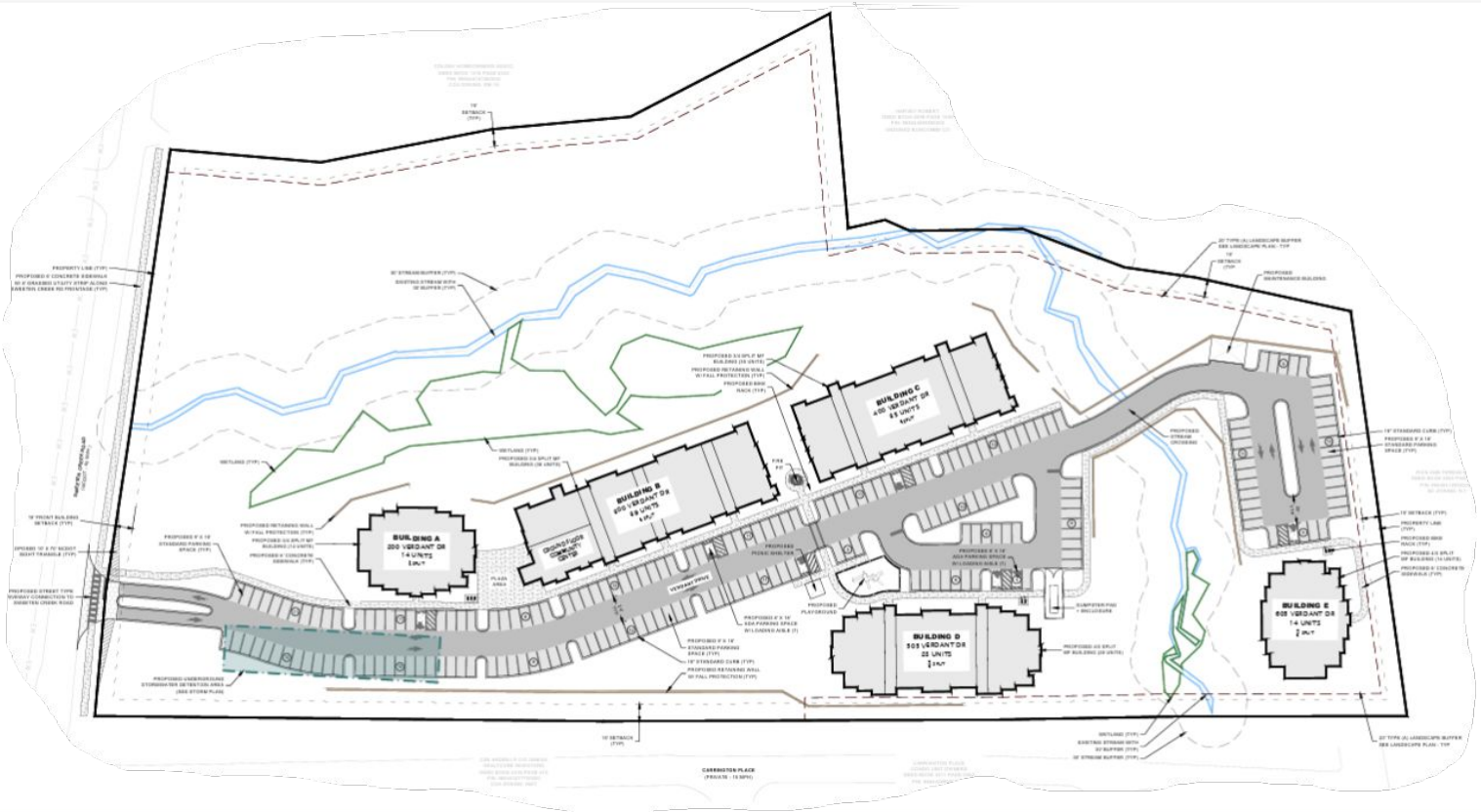
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Exhibit C - Existing Future Land Use

Existing Residential Neighborhood.



Site Plan



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Elevation Drawings



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Project Conditions

- Affordable housing is included in the Project:
  - All units (100%) will be designated affordable for a minimum of 20 years.
  - All units (100%) will be designated affordable to those earning 80% or less of Area Median Income (AMI) as established by HUD.

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Technical Modifications

- The Project includes technical modifications:
  - 6’ wide sidewalk with 8’ wide utility strip along the Sweeten Creek Road (US 25A) frontage. A sidewalk easement within the site frontage will be provided as needed.
  - 6’ wide minimum sidewalk internally to the site.
  - Street trees along Sweeten Creek Road (US 25A) to be planted up to 40’ from the existing entry to avoid conflict with site visibility triangles.

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Review Process

- Technical Review Committee (TRC) - May 4, 2026
  - Approved with conditions.
- Planning and Zoning Commission (PZC) - June 3, 2026
  - Approved 6-1.

Comprehensive Plan

Living Asheville Comprehensive Plan

- Future Land Use:
  - Consistent with FLU designation of “Residential Neighborhood”.
- Supports the following goals in the Plan:
  - Encourage Responsible Growth
  - Increase and Diversify the Housing Supply

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Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning.