99999 Tried Street

Conditional Zoning Petition

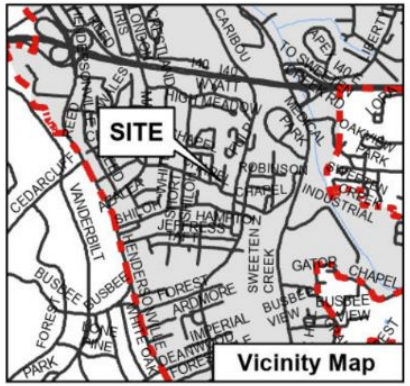
Sam Starr-Baum, AICP

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Exhibit B - Aerial Imagery





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Exhibit A & A1 - Exist. & Prop. Zoning



Current: RS8-CZ

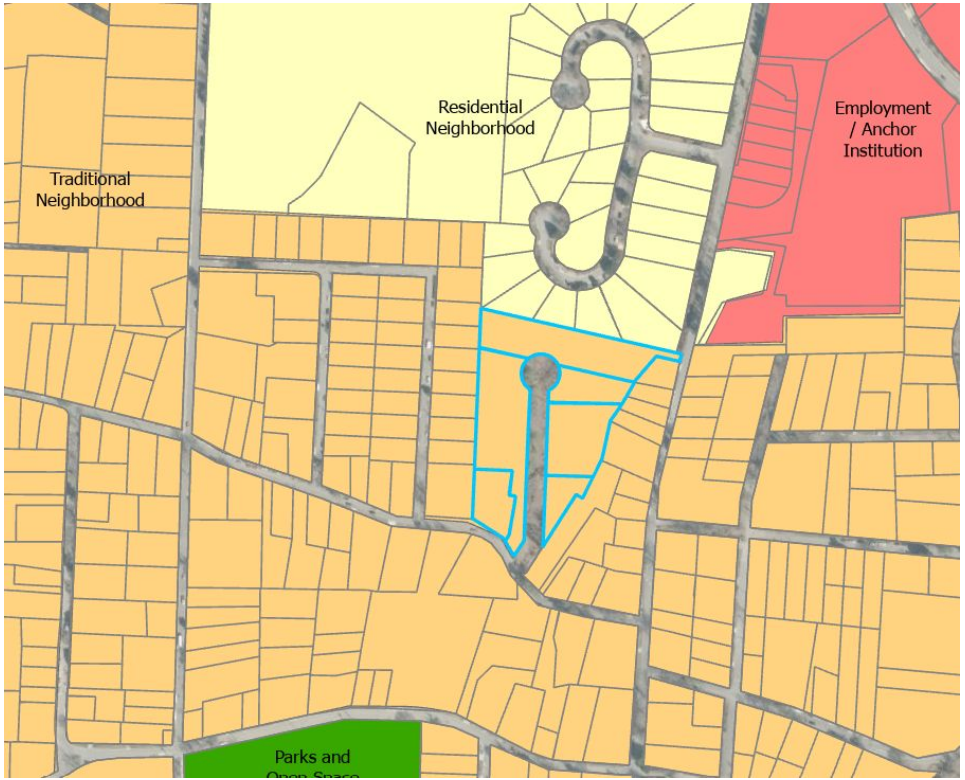


Proposed: RS-8 CZ

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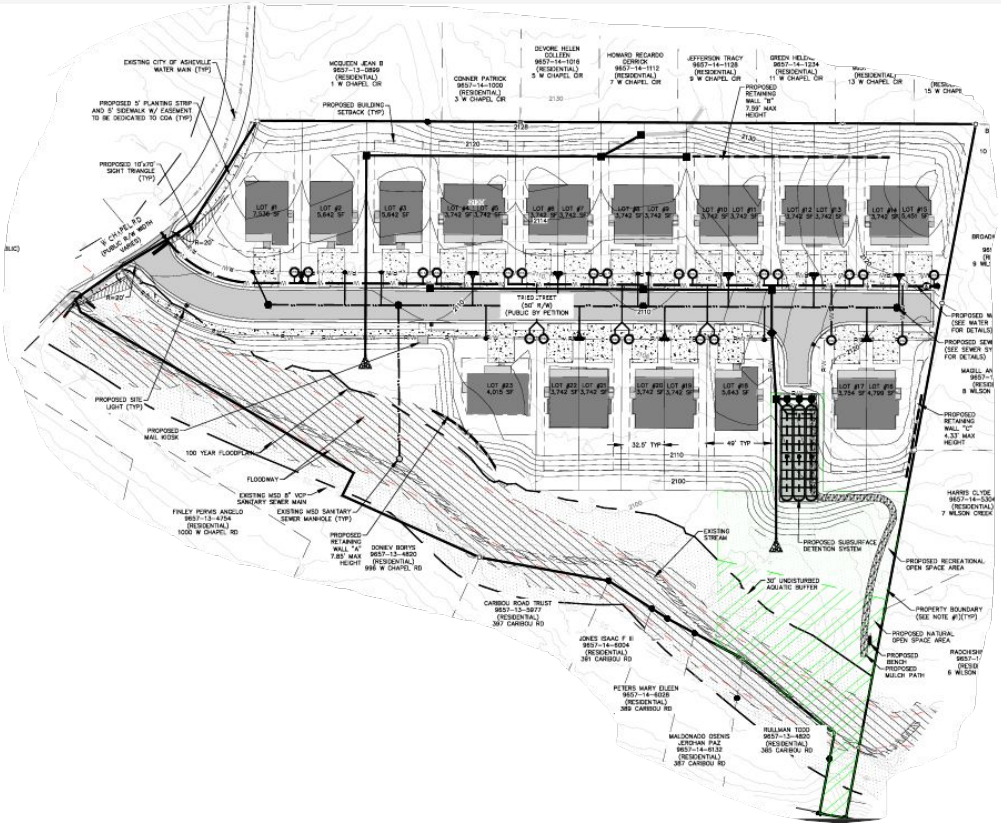
Exhibit C - Existing Future Land Use

Existing Traditional Neighborhood



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Site Plan


EXISTING CITY OF ASHEVILLE WATER MAIN (TYP)
PROPOSED 5' PLANTING STRIP AND 5' SIDEWALK W/ EASEMENT TO BE DEDICATED TO COA (TYP)
PROPOSED 10'x70' SIGHT TRIANGLE (TYP)
W CHAPEL RD (PUBLIC WIDTH VARIES)
PROPOSED BUILDING SETBACK (TYP)
PROPOSED RETAINING WALL "B" 7.59' MAX HEIGHT
TRIED STREET (50' R/W) (PUBLIC BY PETITION)
PROPOSED SITE LIGHT (TYP)
PROPOSED MAIL KIOSK
100 YEAR FLOODPLAIN
FLOODWAY
EXISTING MSD 8" VCP SANITARY SEWER MAIN
EXISTING MSD SANITARY SEWER MANHOLE (TYP)
PROPOSED RETAINING WALL "A" 7.85' MAX HEIGHT
EXISTING STREAM
PROPOSED SUBSURFACE DETENTION SYSTEM
30' UNDISTURBED AQUATIC BUFFER
PROPOSED RECREATIONAL OPEN SPACE AREA
PROPERTY BOUNDARY (SEE NOTE #1)(TYP)
PROPOSED NATURAL OPEN SPACE AREA
PROPOSED BENCH
PROPOSED MULCH PATH
PROPOSED RETAINING WALL "C" 4.33' MAX HEIGHT
32.5' TYP
49' TYP
CARIBOU ROAD TRUST 9657-13-5977 (RESIDENTIAL) 367 CARIBOU RD
JONES ISAAC F II 9657-14-6004 (RESIDENTIAL) 381 CARIBOU RD
PETERS MARY EILEEN 9657-14-6028 (RESIDENTIAL) 389 CARIBOU RD
MALDONADO OSENIS JEDHAN PAZ 9657-14-6132 (RESIDENTIAL) 397 CARIBOU RD
PULLMAN TODD 9657-13-4820 (RESIDENTIAL) 385 CARIBOU RD
FINLEY PORMS ANGELO 9657-13-4784 (RESIDENTIAL) 1020 W CHAPEL RD
DONEV BORYS 9657-13-4820 (RESIDENTIAL) 998 W CHAPEL RD
MCQUEEN JEAN B 9657-13-5868 (RESIDENTIAL) 1 W CHAPEL CIR
CONNER PATRICK 9657-14-1039 (RESIDENTIAL) 3 W CHAPEL CIR
DEVORE HELEN COLLEEN 9657-14-1016 (RESIDENTIAL) 5 W CHAPEL CIR
HOWARD RICARDO DERRICK 9657-14-1112 (RESIDENTIAL) 7 W CHAPEL CIR
JEFFERSON TRACY 9657-14-1128 (RESIDENTIAL) 9 W CHAPEL CIR
GREEN HELEN 9657-14-1234 (RESIDENTIAL) 11 W CHAPEL CIR
13 W CHAPEL CIR
15 W CHAPE
LOT #1 7,336 SF
LOT #2 5,642 SF
LOT #3 5,642 SF
LOT #4 3,742 SF
LOT #5 3,742 SF
LOT #6 3,742 SF
LOT #7 3,742 SF
LOT #8 3,742 SF
LOT #9 3,742 SF
LOT #10 3,742 SF
LOT #11 3,742 SF
LOT #12 3,742 SF
LOT #13 3,742 SF
LOT #14 5,451 SF
LOT #15 5,643 SF
LOT #16 3,742 SF
LOT #17 3,754 SF
LOT #18 4,799 SF
LOT #19 3,742 SF
LOT #20 3,742 SF
LOT #21 3,742 SF
LOT #22 3,742 SF
LOT #23 4,015 SF
2130
2110
2100
2090
PROPOSED W (SEE WATER FOR DETAILS)
PROPOSED SEW (SEE SEWER SY FOR DETAILS)
HARRIS CLYDE 9657-14-5304 (RESIDENTIAL) 7 WILSON CREEK
MADILL AN 9657-1 (RESIDE 8 WILSON
RADCHESH 9657-1 (RESIDE 6 WILSON

Landscape Plan



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

- 0’ interior side setbacks for townhouse lots.
- Reduction of minimum lot size to 3,742 square feet
- Reduction of minimum lot width to 32 feet.

Review Process

- Technical Review Committee (TRC) - July 20, 2026
  - Approved with conditions.
- Planning and Zoning Commission (PZC) - September 2, 2026
  - Approved unanimously.

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Comprehensive Plan

Living Asheville Comprehensive Plan

- Future Land Use:
  - Consistent with FLU designation of “Traditional 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.