London Rd Apartments
21 London Rd

Conditional Zoning Amendment Petition

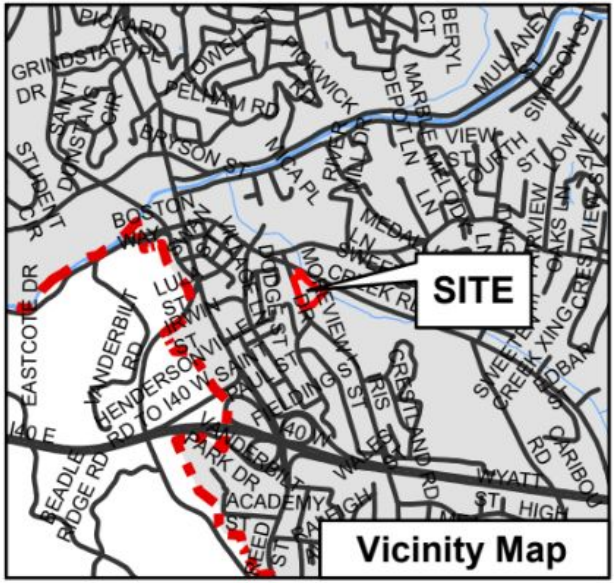
Will Palmquist, AICP

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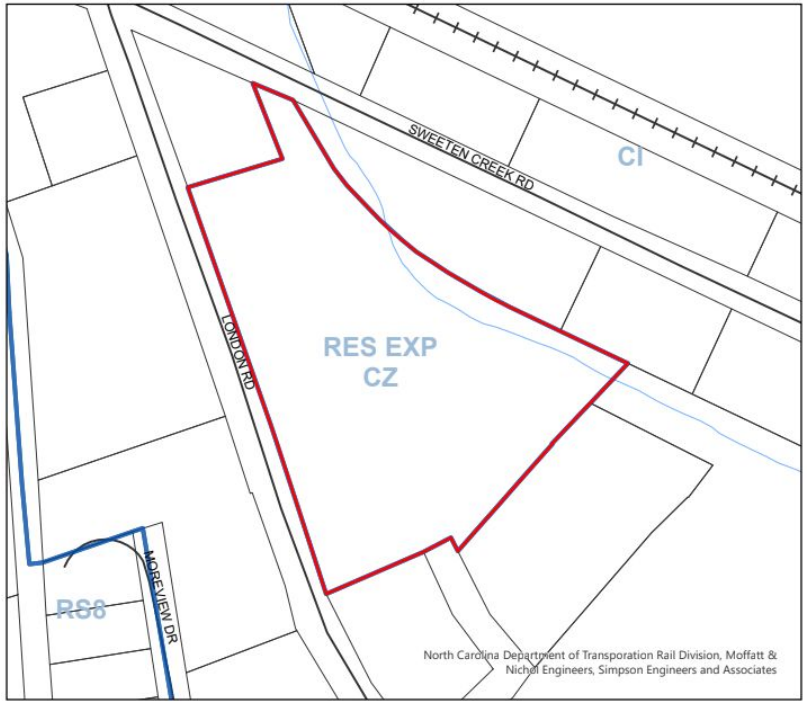
Exhibit B - Aerial Imagery





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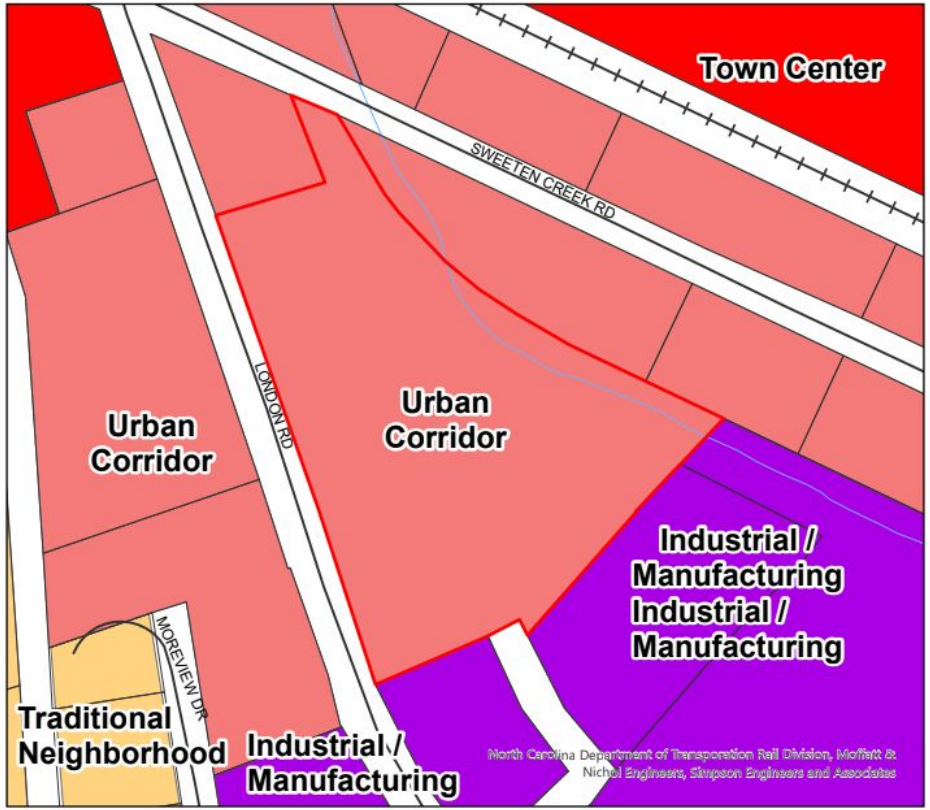
Exhibit A - Existing Zoning Map



Current: RES EXP - CZ

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Exhibit C - Existing Future Land Use



Existing FLU designation: Urban Corridor

No change in the FLU designation is required.

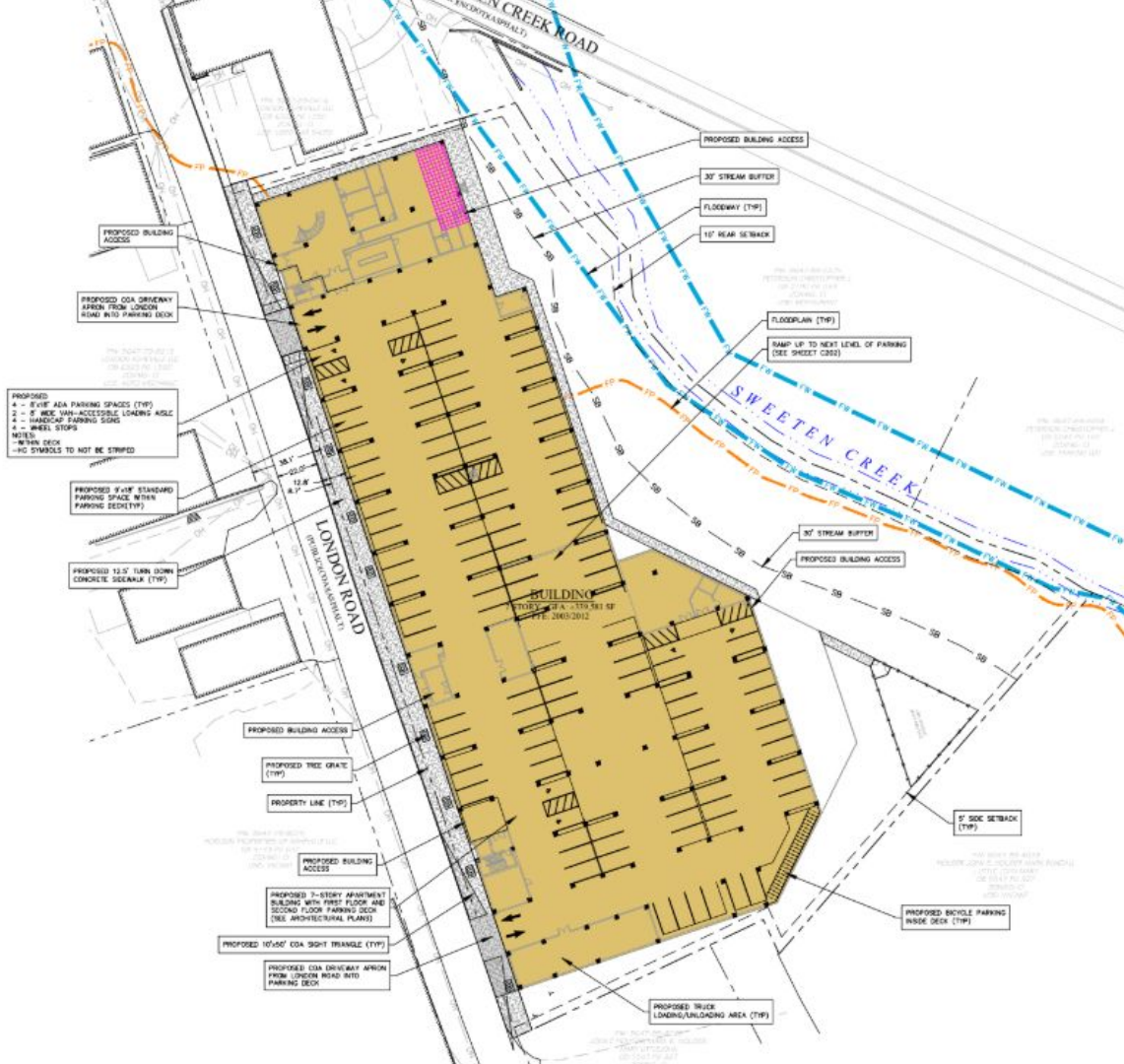
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Background

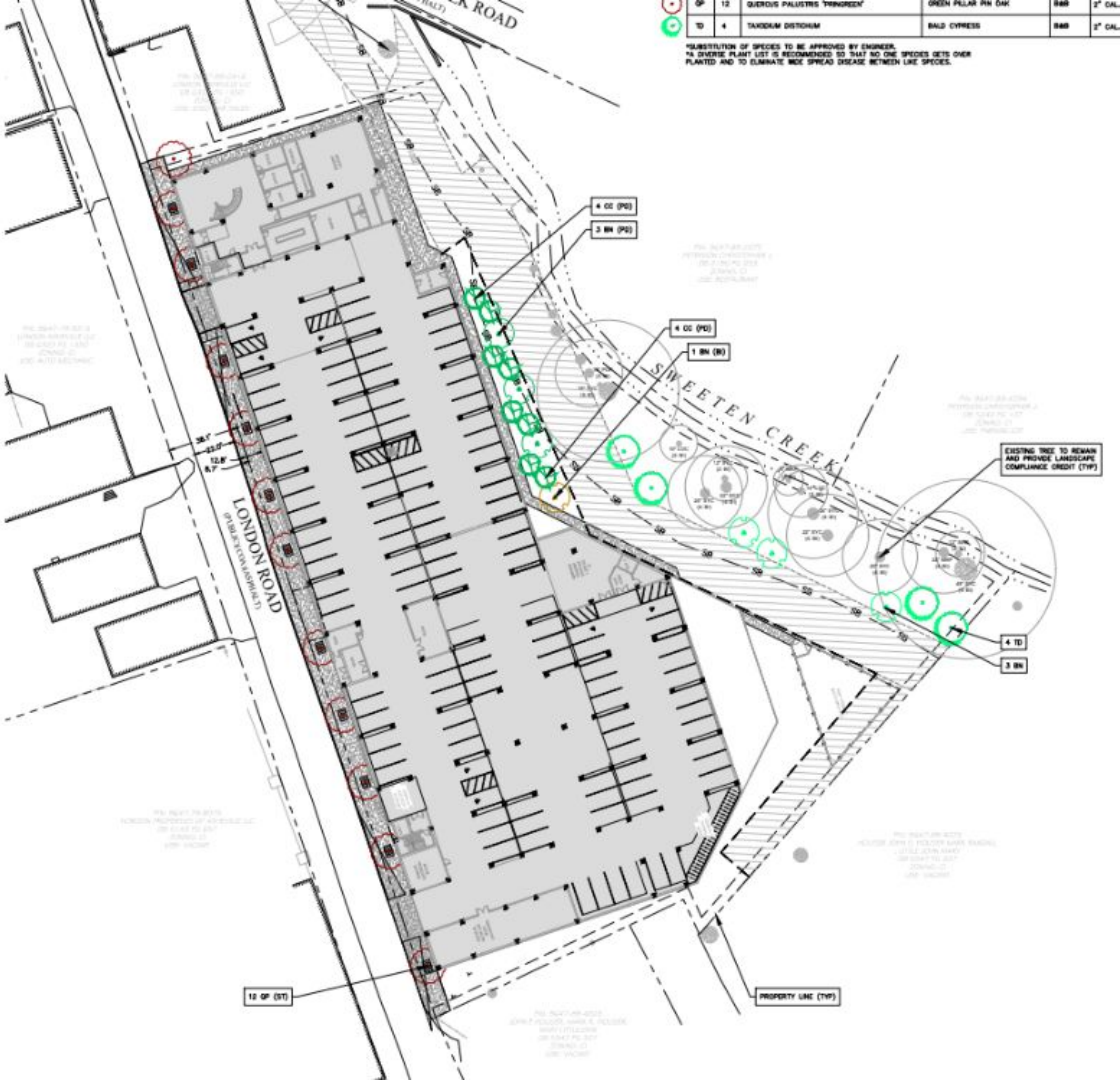
- The site is zoned Residential Expansion - Conditional Zone (RES EXP-CZ) from Ord. No. 5081 adopted on May 28, 2024. No change in the zoning district is requested.
- The proposed changes to the conditional zoning include:
  - Increase in the number of dwelling units from 208 to 252 units.
  - Increase in height and number of stories of the building from 75’ to 81’ and six stories to seven stories.
  - Increase in the amount of parking from 240 to 271 spaces.
- The overall footprint of the building and other site features, including access, landscaping, open space, and Tree Canopy Preservation, are largely unchanged from the original conditional zoning from 2024.

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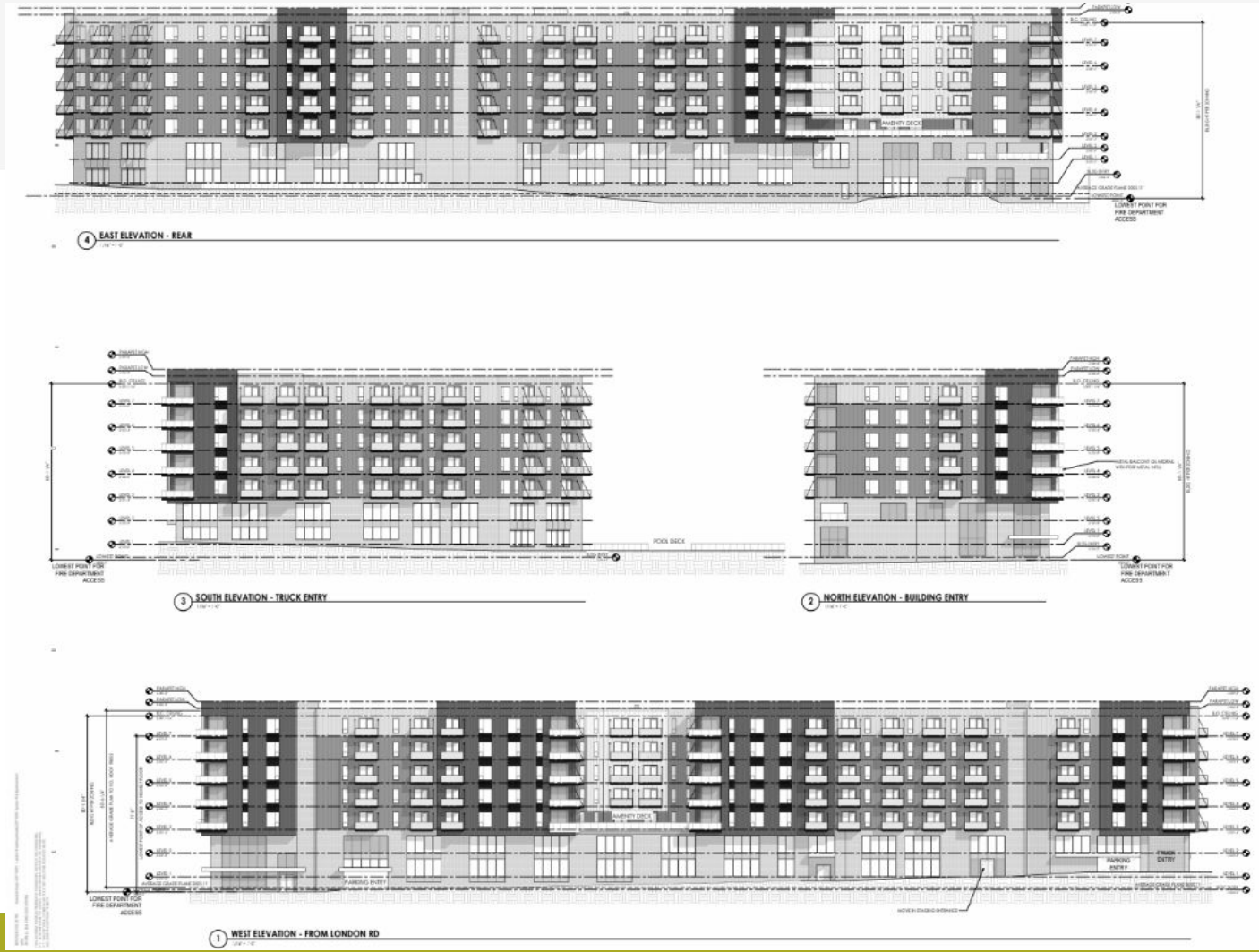
Site Plan


LONDON ROAD
SWEETEN CREEK
BUILDING
PROPOSED BUILDING ACCESS
30' STREAM BUFFER
FLOODWAY (TYP)
10' REAR SETBACK
FLOODPLAIN (TYP)
PROPOSED COA DRIVEWAY APRON FROM LONDON ROAD INTO PARKING DECK
PROPOSED 12.5' TURN DOWN CONCRETE SIDEWALK (TYP)
PROPOSED TREE GRATE (TYP)
PROPERTY LINE (TYP)
5' SIDE SETBACK (TYP)
PROPOSED BICYCLE PARKING INSIDE DECK (TYP)
PROPOSED TRUCK LOADING/UNLOADING AREA (TYP)

Landscape Plan



Elevations


AMENITY DECK
LOWEST POINT FOR FIRE DEPARTMENT ACCESS
4 EAST ELEVATION - REAR
POOL DECK
LOWEST POINT FOR FIRE DEPARTMENT ACCESS
3 SOUTH ELEVATION - TRUCK ENTRY
LOWEST POINT FOR FIRE DEPARTMENT ACCESS
2 NORTH ELEVATION - BUILDING ENTRY
AMENITY DECK
PARKING ENTRY
TRUCK ENTRY
LOWEST POINT FOR FIRE DEPARTMENT ACCESS
1 WEST ELEVATION - FROM LONDON RD

Project Conditions

- The Project includes technical modifications:
  - Maximum building height of 81’ instead of the 60’ maximum.
    - With an additional 4’ for flood safety considerations.
  - Maximum residential density of 97 units/acre instead of the 20 units/acre maximum.
  - Setbacks of 0’ for the front yard, 5’ for the side yards, and 10’ for the rear yard, instead of the required 15’ setback for all yards.
  - 5’-wide sidewalks internal to the site instead of the required 10’-wide standard,
  - No sidewalk as required on Sweeten Creek Rd.
  - No street tree (1) as required on Sweeten Creek Rd.
  - Street trees to be located in tree grates along London Road where a planting strip is required.
  - No bike lanes into the development.

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Review Process

- Technical Review Committee (TRC) - December 18, 2023: Approved with conditions
- Planning & Zoning Commission (PZC) - October 7, 2026: Approved with conditions.

Comprehensive Plan

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use designation of "Urban Corridor", which is proposed, in part, as “redevelopment in the form of mixed-use residential, commercial and office uses that place emphasis on pedestrian-friendly amenities and infrastructure” (p. 344).

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Comprehensive Plan

Living Asheville Comprehensive Plan

- Supports a number of goals in the Living Asheville Comprehensive Plan, including:
  - **Encourage Responsible Growth** - by providing infill development in targeted growth areas.
  - **Make Streets More Walkable, Comfortable and Connected** - by eliminating gaps in the city-wide sidewalk network.
  - **Improve the Multimodal Transportation System** - by enhancing transit-supportive infrastructure such as bus shelters.

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Recommendation

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

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