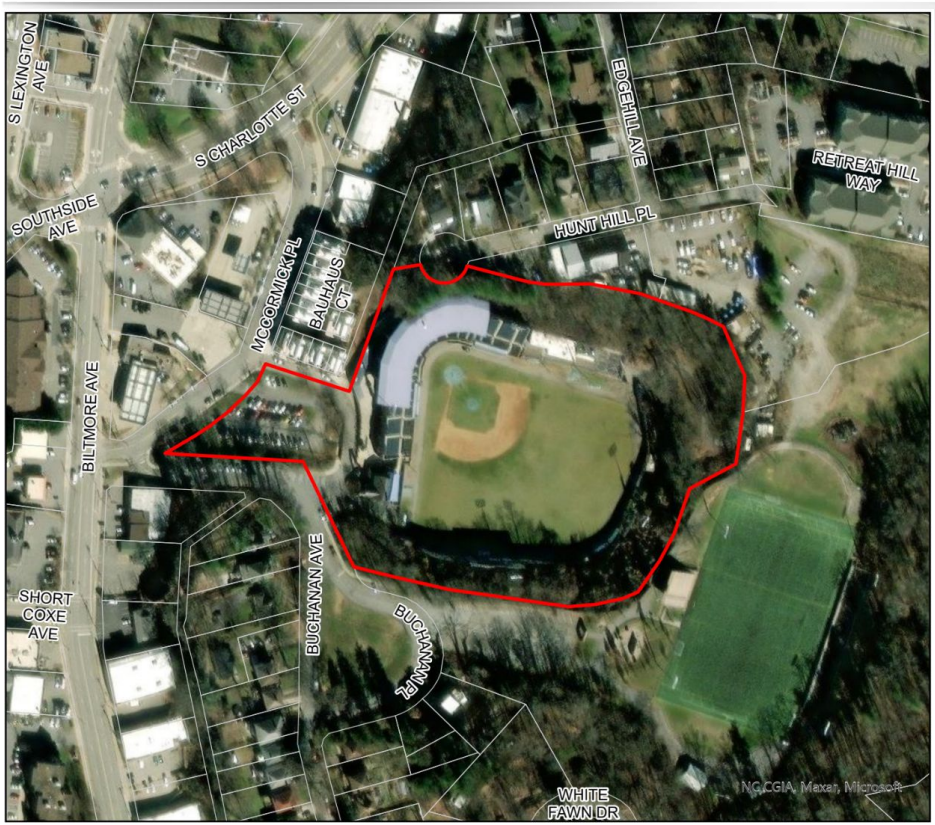
McCormick Field

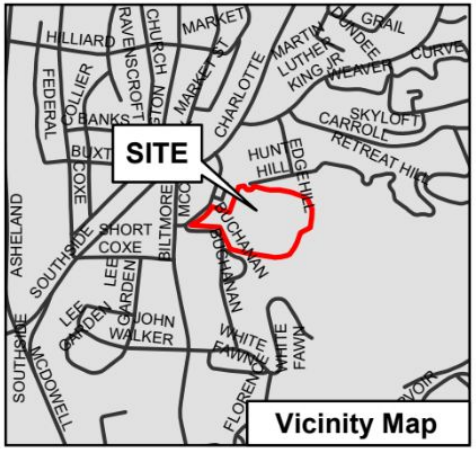
Conditional Zoning Petition

Asheville City Council
October 24, 2023

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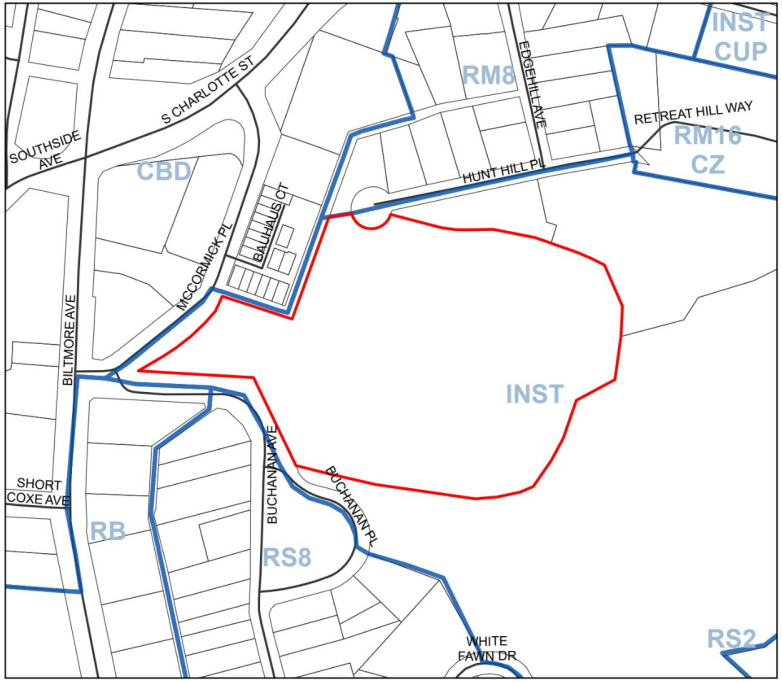
Exhibit B - Aerial Imagery



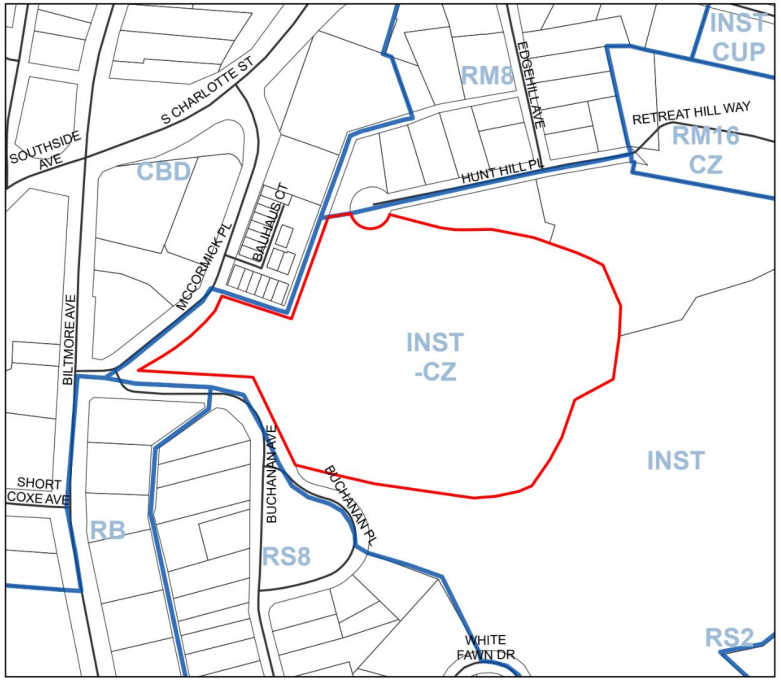


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Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: INST



Proposed Zoning: INST-CZ

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Exhibit C & C1 - Future Land Use

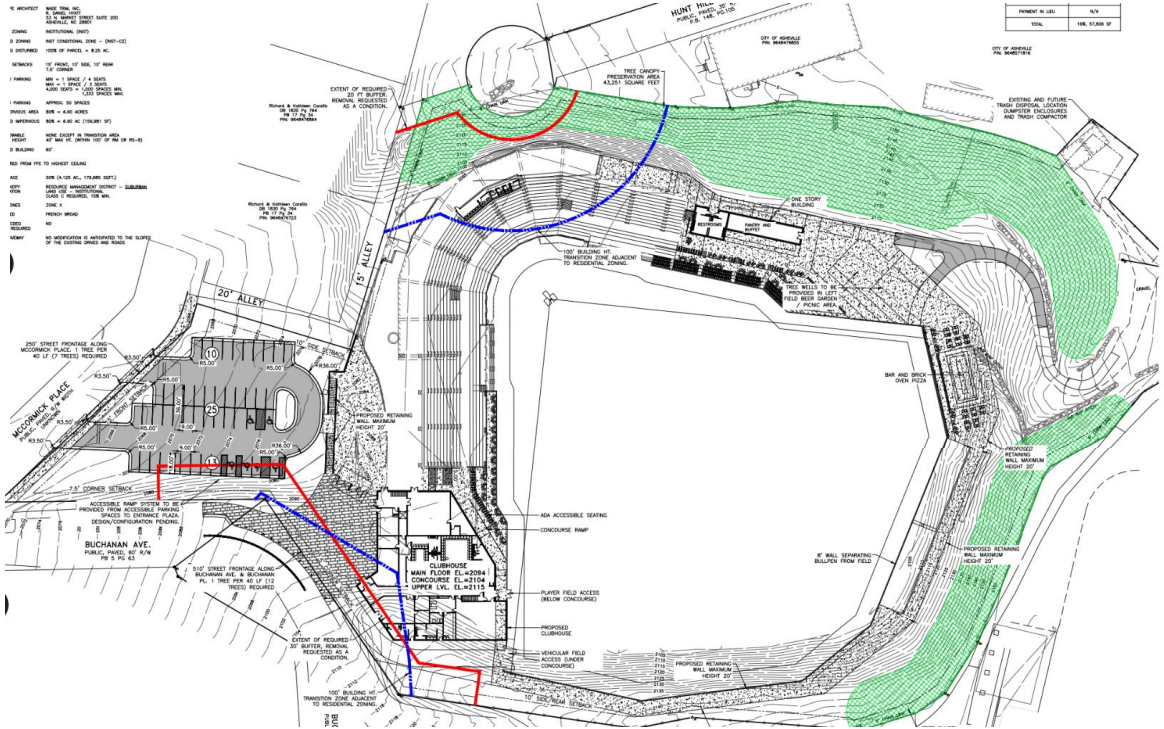


Ex. FLU designation: Parks and Open Space

No change in the FLU designation is required.

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Site Plan



- Renovation to McCormick Field: new clubhouse building, enhanced outdoor seating, expanded concourse area.
- No maximum height in INST district, except within 100’ of residential zoning
- Setbacks: 15’ front, 10’ side and rear, 7.5’ corner
- Landscaping requirements including street trees, street tree, parking lot, building impact, and property line buffers.
- Open space at 50% of site
- Tree Canopy Preservation at 15% canopy

Conditions

- Traffic Control & Parking Plan which is intended for all users of McCormick Field and Memorial Stadium to minimize negative impacts of a specific event on adjacent neighborhoods, to be approved by the City Engineer.

- Technical modifications :
  - Maximum building height of 60’ where height is otherwise limited to 40’ within the 100-foot transition area from adjacent residential zoning districts.
  - Elimination of required building setbacks.
  - No landscape buffers as required adjacent to residential zoning districts:
    - Approximately 300 linear feet of 30 foot-wide “Type B” landscape buffer along southern side of site.
    - Approximately 175 linear feet of 20 foot-wide “Type A” landscape buffer along northern side of site.
  - Reduction of minimum required parking spaces to 34 spaces provided on-site, where a minimum of 1,000 spaces is required.
  - Parking spaces located within the required front yard setback where they are otherwise prohibited.
  - No landscape screening or material requirements for interior-facing retaining walls.

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Review Process

- Technical Review Committee (TRC) - October 16, 2023: Approved with conditions.

- Planning & Zoning Commission (PZC) - October 18, 2023: Approved with conditions:
  - 1) That Condition #7 be revised to state that the project will adhere to the Traffic Control & Parking Plan (instead of “generally adhere”);
  - 2) That the Project will coordinate its design and construction with the greenway connector that is proposed along Buchanan Ave and Buchanan Pl; and,
  - 3) To the maximum extent possible, the Project will incorporate attached vegetative screening onto 30% of the area of the proposed 20’-tall retaining wall that is located behind the outfield walls.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map
  - **Parks and Open Space:** "...includes a wide variety of different park facilities, active and passive open space, and greenways. Parks and open space are a community need and new parks, including park maintenance, will be required to serve areas of the community in an equitable fashion."
- Supports a number of goals in the Plan:
  - Promoting access to well-maintained parks and open space for all; and,
  - Enhancing and celebrating Asheville's unique places and destinations.

Recommendation

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

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