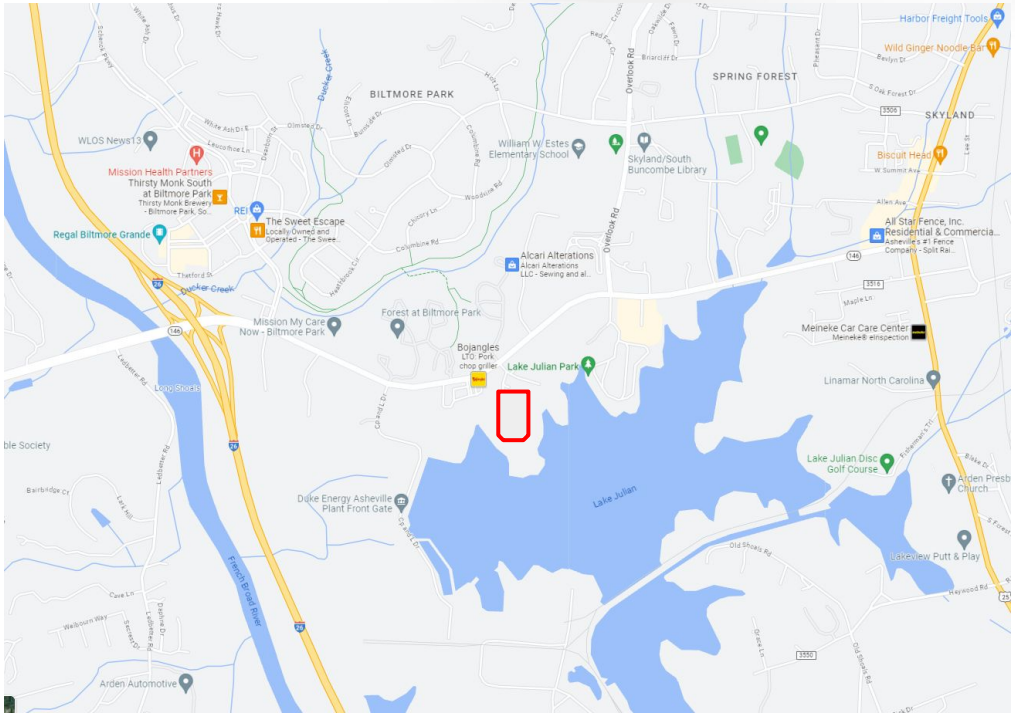
Flournoy - Butler Road

Conditional Zoning
CB II to RES EXP CZ

City Council
November 14, 2023
Continued to December 12, 2023

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Location Map



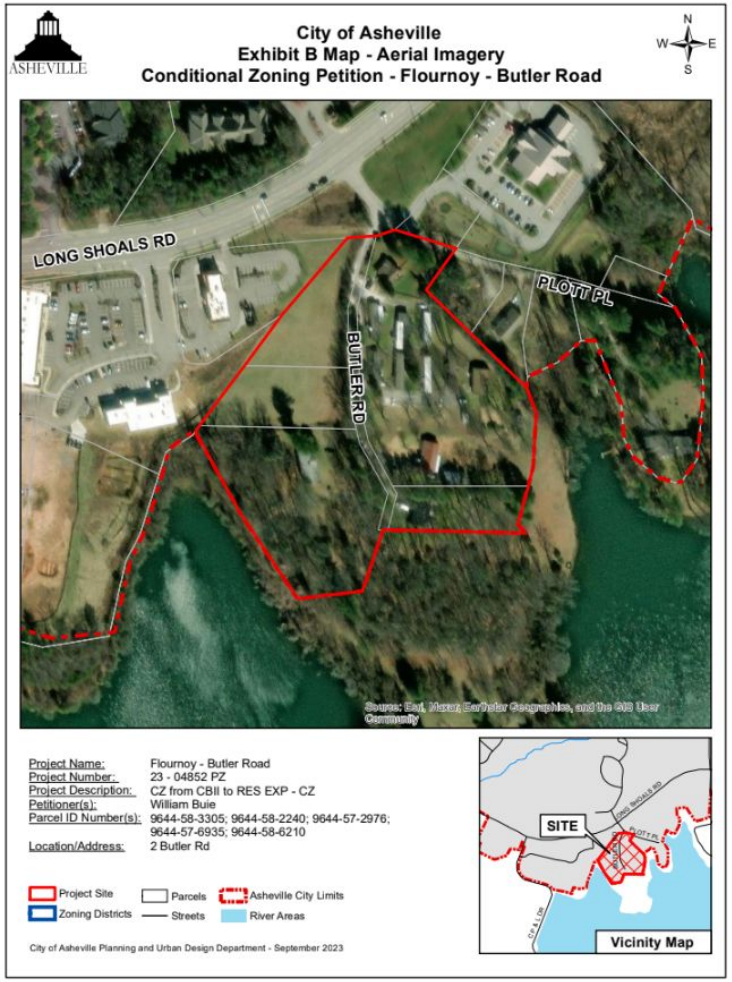
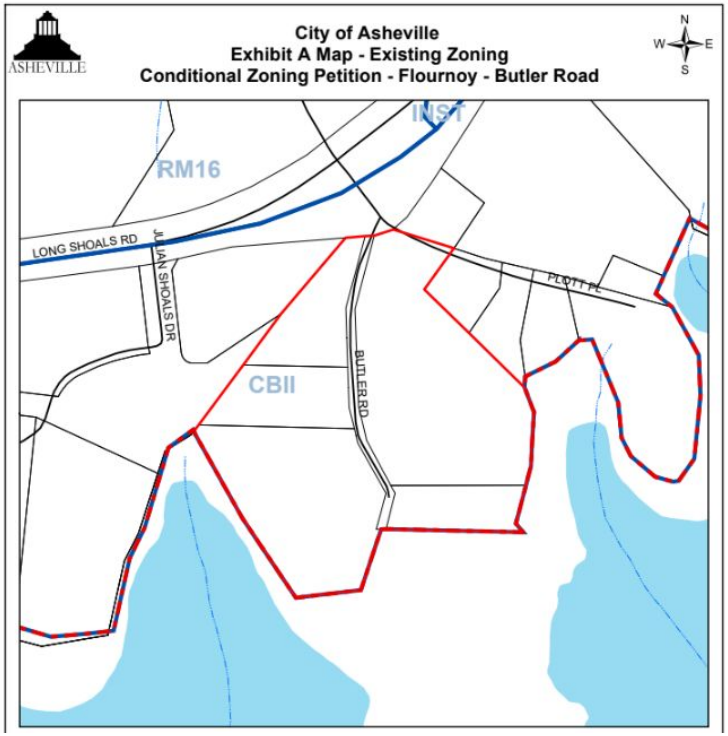
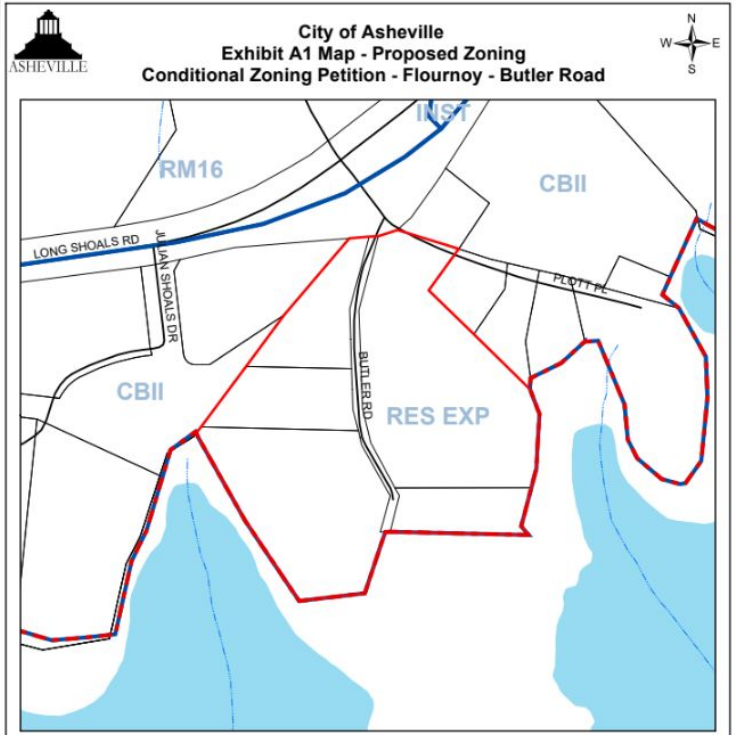


Exhibit A & A1: Existing Zoning & Proposed Zoning



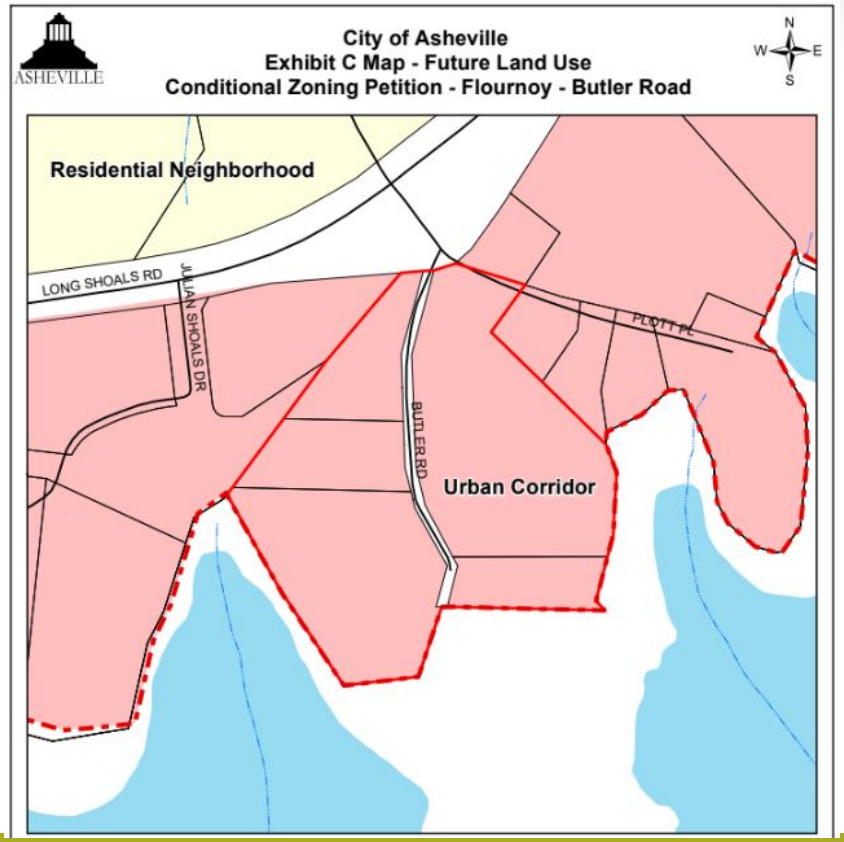
Current Zoning: CB II



Proposed Zoning: RES EXP CZ

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Future Land Use Designation



URBAN CORRIDOR: No change required.

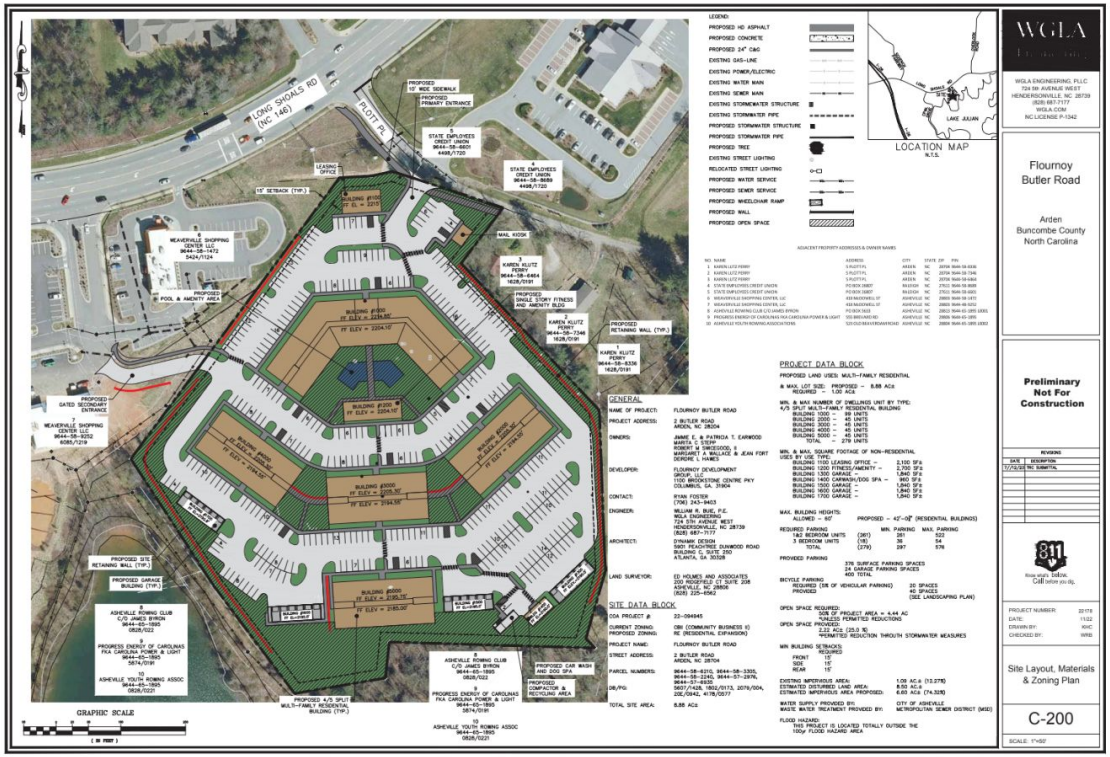
The proposed development supports a number of goals in the Living Asheville Comprehensive Plan including:

- Encourage Responsible Growth - by providing infill development in targeted growth areas.
- Increase and Diversify the Housing Supply - by increasing the supply of housing, including affordable housing in proximity to schools, transit and parks.

The proposed development is compatible 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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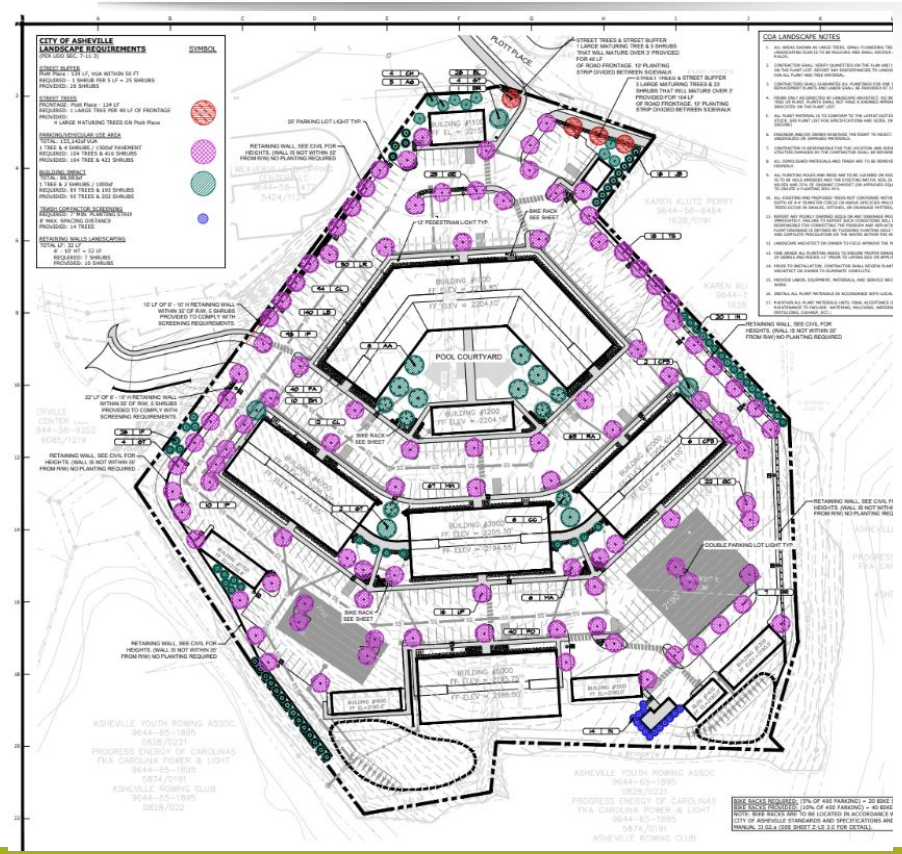
Site Plan



- 5 buildings total with 279 multi-family units. Affordable units:
  - 10% (28) at 80% AMI.
  - 5% (14) to accept Housing Choice Vouchers.
- Parking: 376 surface, 24 garage, with 22 accessible, and 40 bicycle spaces.
- Amenities: outdoor pool, indoor, garages, dog/car wash. 7 buildings total at 13,120 s.f.
- Main access: Plott Place, full secondary access: Julian Shoals Dr (abutting commercial site).
- Sidewalks internal and along Plott, existing on Long Shoals Rd.

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Landscaping Site Plans



- Vehicle Use Area landscaping - compliant and shown.
- Building Impact landscaping - compliant and shown.
- TCP - compliance with UDO provisions required to be finalized and shown on a recordable plan for approval at Final TRC stage.
- Open Space - compliant and shown at 24%.
- Street trees - compliant and shown.
- Retaining walls:
  - Eastern: Max height: 19 feet.
  - Western: Max height: 15 feet.
  - Internal: 5-10 feet height.

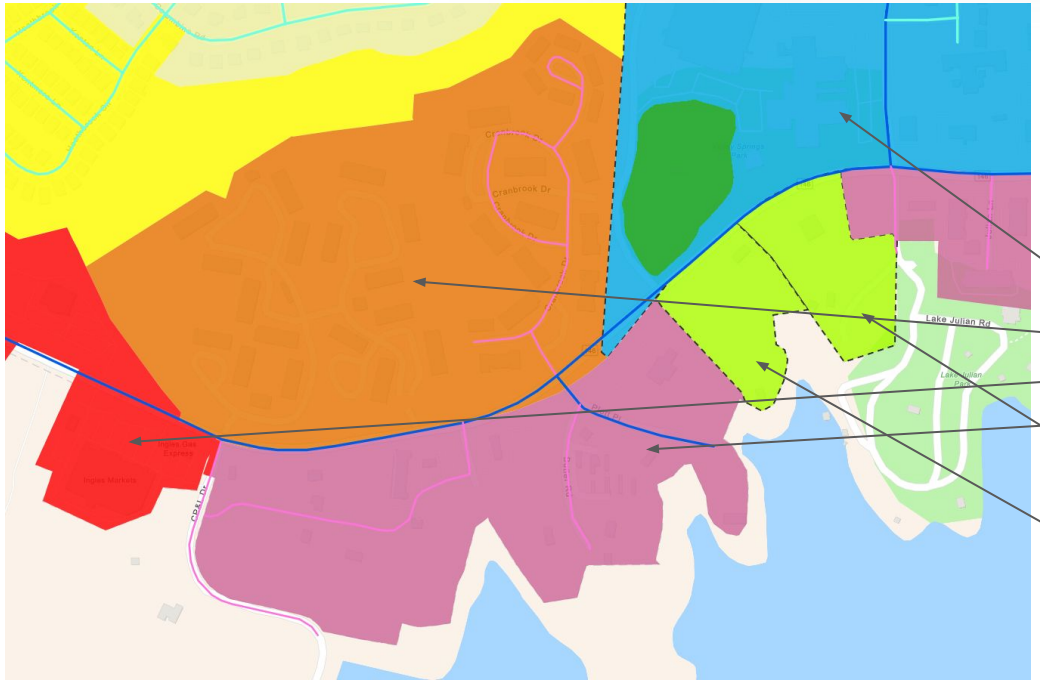
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Conditions

- Conditions:
  - EV charging spaces and make-ready spaces at 5% (20 spaces) and 5% (20 spaces) respectively.
  - The applicant will work with NCDOT and City Asheville to upgrade bus stop to shelter pending approval and feasibility.
  - Twenty-eight (10%) of the units will be designated as affordable at 80% of AMI.
  - A minimum of 40 bicycle parking spaces will be provided.
- Technical Modifications:
  - The project is seeking technical modifications to development standards through the conditional zoning process including:
    - Five foot-wide sidewalks internal to the site instead of the required 10 foot-wide standard.
    - No bike lanes are proposed into the development given the condition of Long Shoals Road which has no existing or proposed bike facilities.
    - Applicant has requested a modification to permit density of 32 units/acre where 20 units/ acre is the maximum.

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Planning Staff Recommendations: Technical Modification - Zoning Density Analysis



Site Zoning

- RES - EXP CZ 20 units/acre
- Modification request: 32 units/acre

Surrounding Zoning

- Inst: 30 units/acre.
- RM-16: 42 units/acre
- HB: 35 units/acre.
- CB-II: 25 units/acre.
- RES EXP CZ (Projects Approved):
  - 2019: 213 Long Shoals 21 units/acre (age-restricted by CZ).
  - 2022: 221 Long Shoals 35 units/acre (20% affordable).

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Review Process

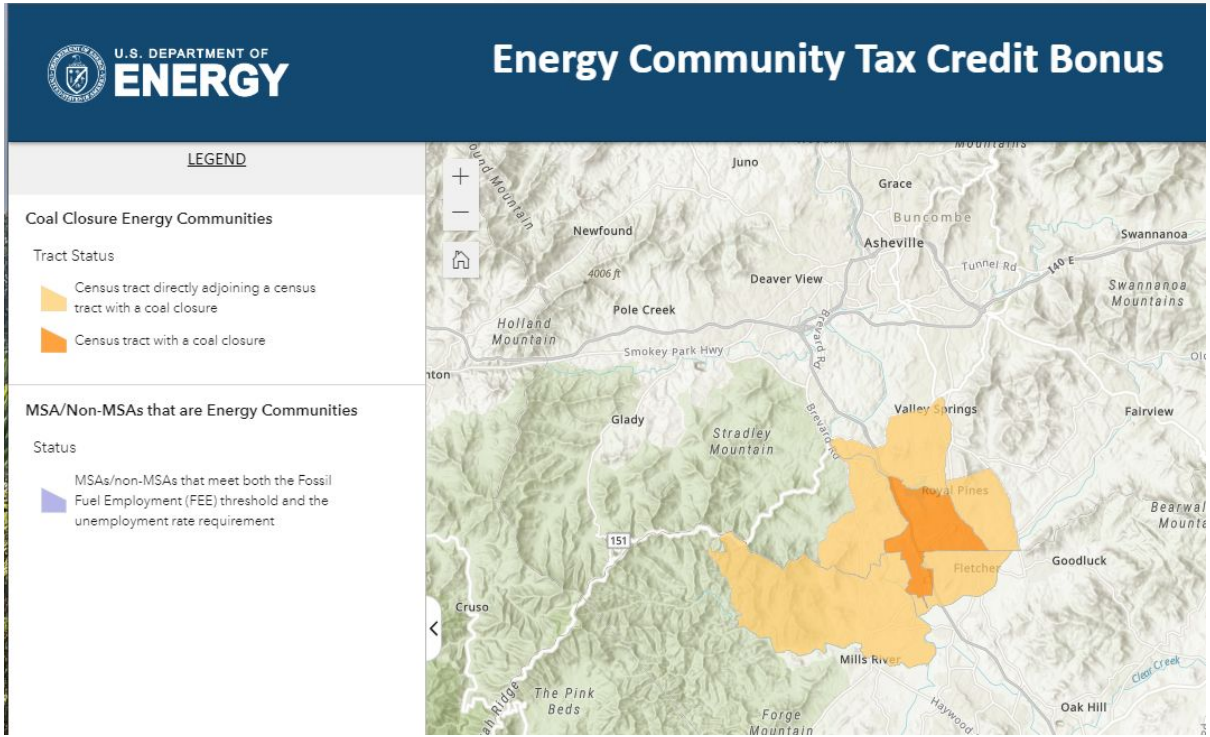
- TRC Action: 08/07/23: Approved with Conditions, Revise and Resubmit.
- Planning & Zoning Commission: 10/04/23. Motion to Recommend Failed (3-3).
- City Council: 11/14/23, continued to 12/12/23.

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Comprehensive Plan Goals

- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan, including:
  - Encourage Responsible Growth - by providing infill development and more housing located proximate to jobs, schools, health services and public amenities, such as open space, grocery stores and restaurants (p. 130-131).
  - Increase and Diversify the Housing Supply - by increasing the supply of housing, Including affordable housing in proximity to schools, transit and parks (pp. 246 & 251).
  - Housing types should represent the natural evolution of neighborhoods to include diverse housing options. (p. 178).

Renewable Energy Considerations



EV Parking

- EV Charging: 5% or 20 spaces at construction.
- EV capable spaces: 5% or 20 spaces pre-wired with conduit.

Renewable Energy Incentives for business investment tax credit:

- Calculation:
  - Base credit: 30%
  - Domestic content: +10%
  - Energy Community: +10%
- Total Credit = 50% of investment (credit to taxes).
- Depreciation = 75% of basis (deduction from income).
- Includes qualified energy storage.
- https://www.energy.gov/eere/solar/federal-solar-tax-credits-businesses

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Changes to Project Conditions

- New solar array condition: The Project will install a minimum of 30 total solar PV panels (approximately 6'9" x 3'9" each) on the site at optimal locations on the roof area of the garage buildings shown on the site plan.

- New unit count condition: …The Project will include a mixture of 1-bedroom, 2-bedroom, and 3-bedroom units. A minimum of fourteen (14) 3-bedroom units will be provided.

- New drive access condition: Access to the project will be provided by both a new driveway from Plott Place and a second full access road off the adjacent commercial property along Julian Shoals Drive.

- The Project will include bicycle-friendly signage near the two entry/exit points to the Project and bicycle-safe storm drainage grate covers will be installed throughout the Project.

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Staff Comments & Recommendations - Planning

- Staff recommends approval of this conditional zoning based on the reasons stated above and with the following qualifications that were considered upon formulating our recommendation.
  - Staff notes the nature of the location, the future land use designation, and surrounding development patterns for this area of the city as weighing in favor of increasing density for this project.
  - Staff respects the critical need for all housing types in the City with an especially dire need for affordable housing.
  - Providing affordable housing that accepts Housing Choice Vouchers addresses clearly articulated goals of the Asheville Comprehensive Plan related to diverse and affordable housing:
    - Goal 13: Increase and diversify the housing supply.
    - Goal 14: Promote the development and availability of affordable and workforce housing.
  - In addition to the above, Equitable and Affordable Housing and Stability became one of six Council Strategic Priorities beginning in fiscal year 2023 (FY23). Quality Affordable Housing is one of eight focus areas for the Council's Vision 2036.

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