319 Biltmore Avenue

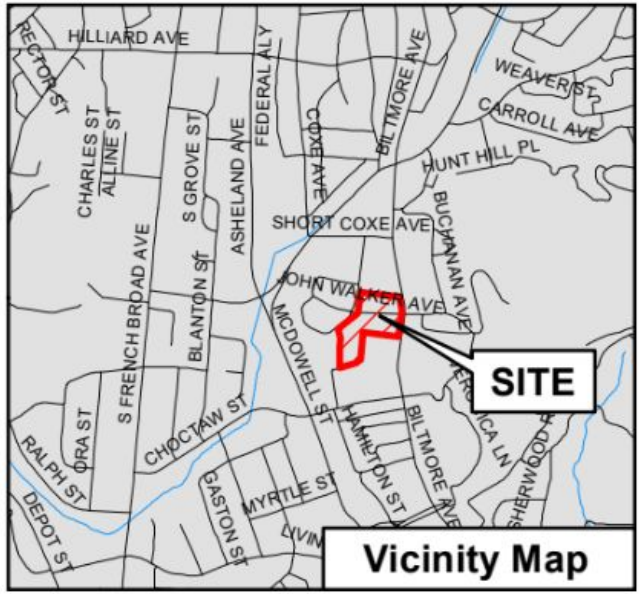
Conditional Zoning Petition

Asheville City Council
June 27, 2023

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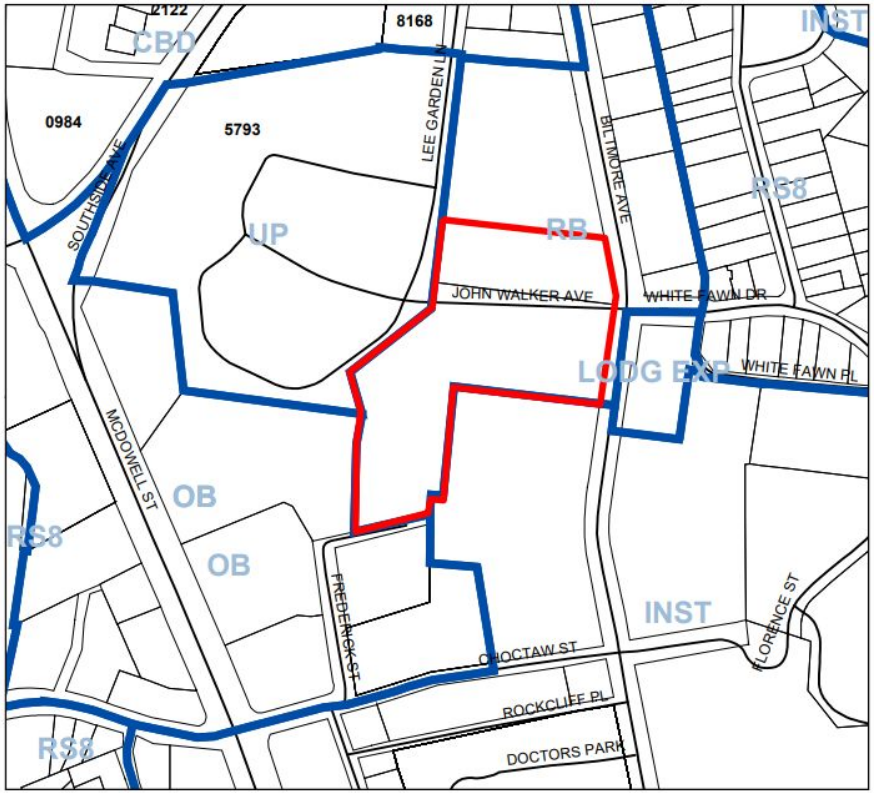
Exhibit B - Aerial Imagery





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Exhibit A & A1 - Existing and Proposed Zoning



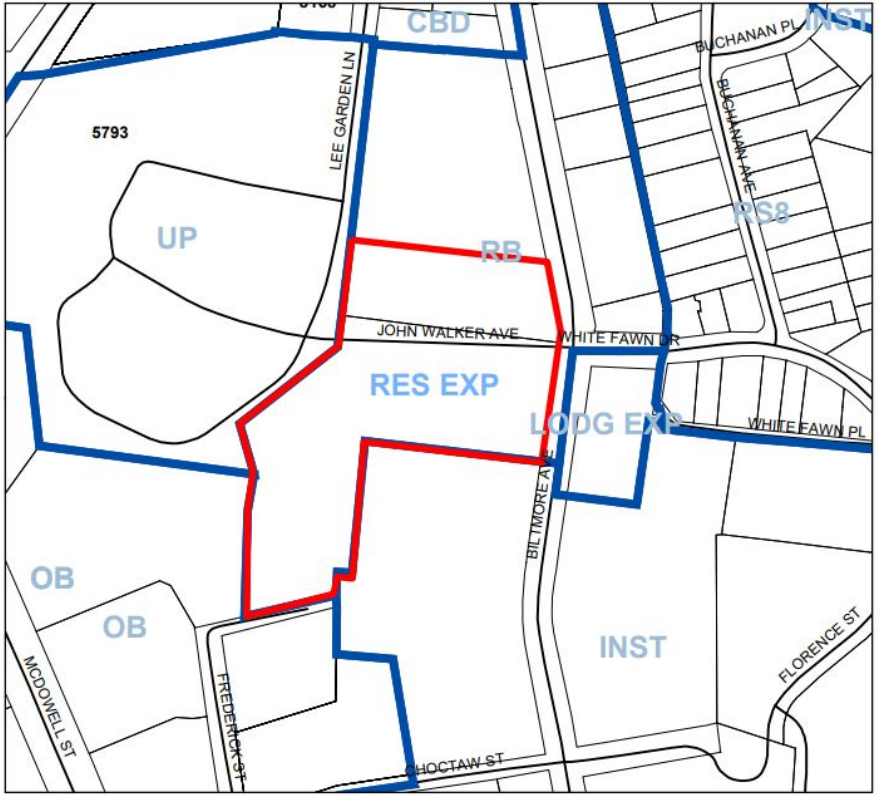
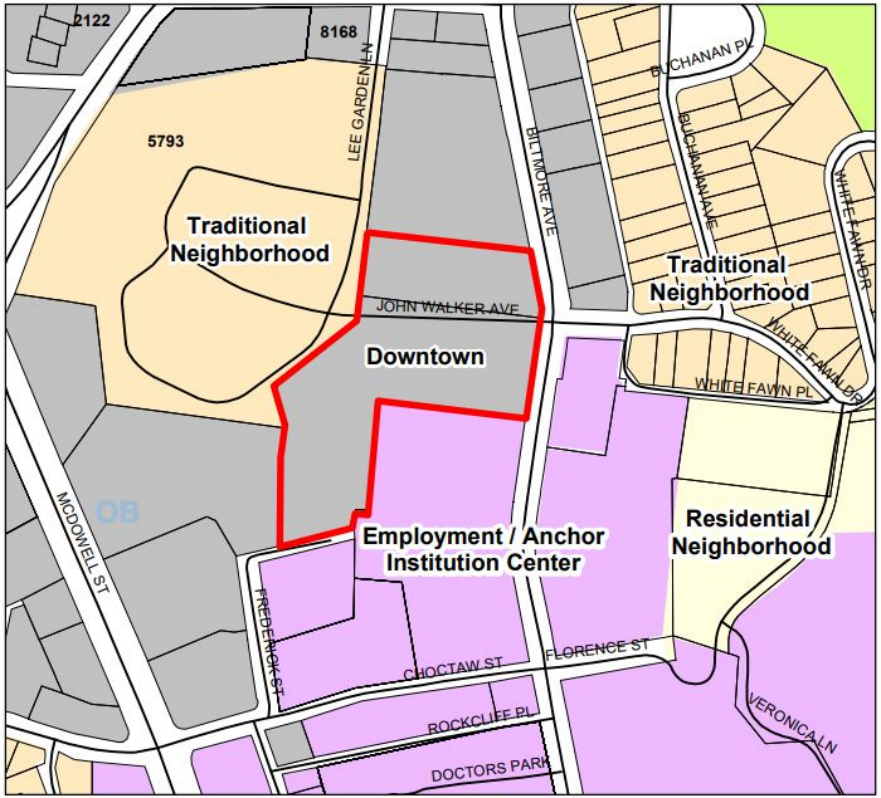


Exhibit C - Future Land Use

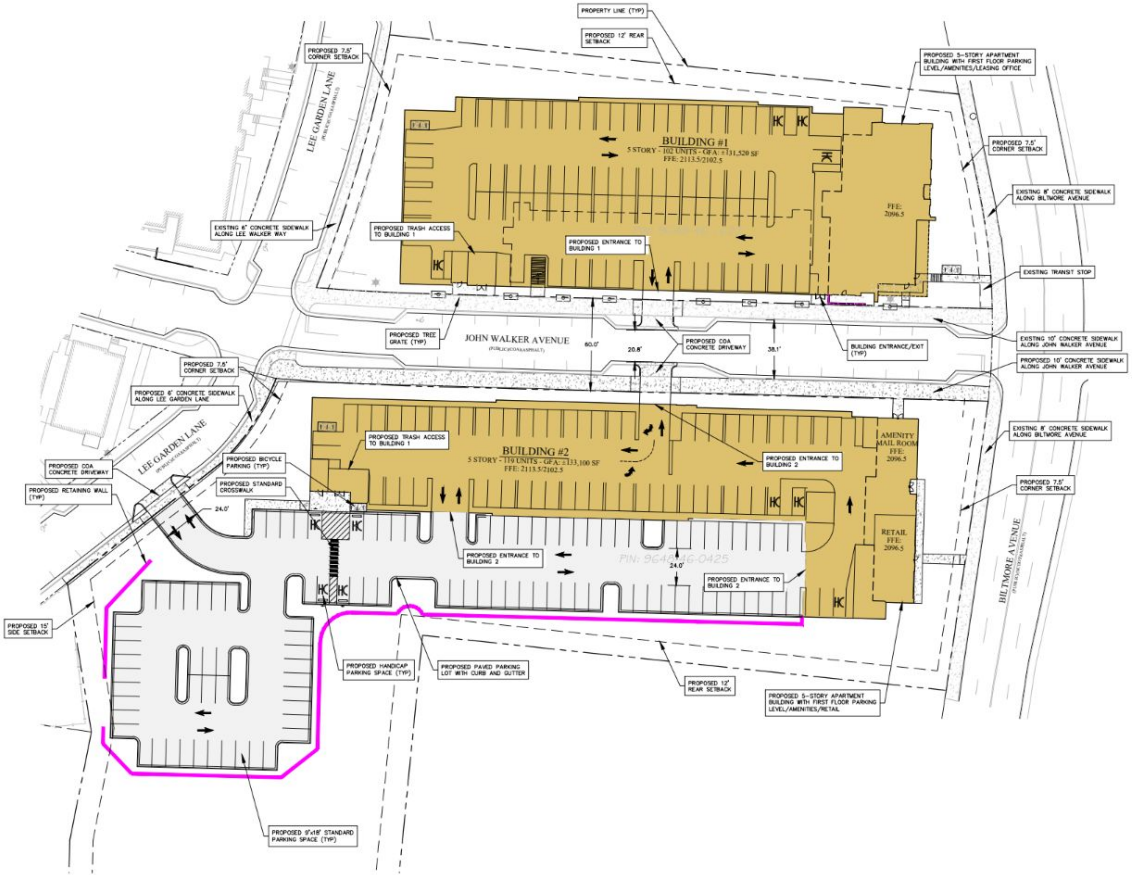


Existing FLU Designation: Downtown

No change in the FLU designation is required.

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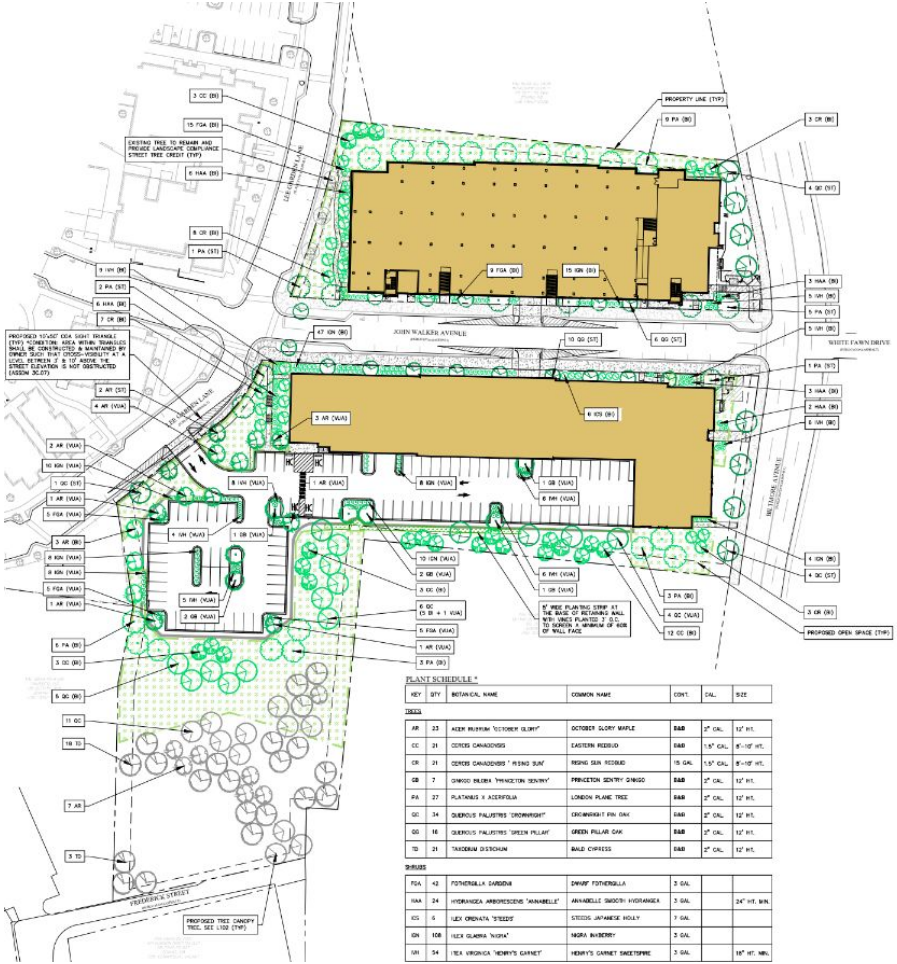
Site Plan



- Two parcels shown (~4.95 acres).
- 221 units proposed.
- 30% Total Affordable, 20% at 60% AMI and 10% at 80% AMI for 30 years.
- 102 units north bldg / 119 units south bldg.
- Access from John Walker Avenue (roadway built) and Lee Garden Lane.
- Sidewalks existing or to be built along all road frontage of Biltmore, John Walker and Lee Garden.
- Approx 256 spaces under building and surface lot.
- Activation on Biltmore:
  - Amenity space (north) Retail space (south)
- Retaining walls shown.

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Landscape and Open Space Plan

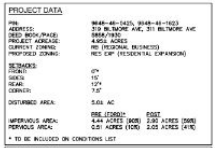


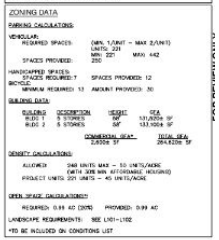
PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
TREES						
AR	33	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	3" CAL.	12' HT.
CC	21	CERCIS CANADENSIS	EASTERN REDBUD	B&B	1.5" CAL.	8'-10' HT.
CR	31	CERCIS CANADENSIS ' RISING SUN'	RISING SUN REDBUD	15 GAL	1.5" CAL.	8'-10' HT.
GB	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B&B	3" CAL.	12' HT.
PA	27	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	B&B	3" CAL.	12' HT.
QC	34	QUERCUS PALUSTRIS 'CROWNRIGHT'	CROWNRIGHT PIN OAK	B&B	3" CAL.	12' HT.
QG	16	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR OAK	B&B	3" CAL.	12' HT.
TD	21	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	3" CAL.	12' HT.
SHRUBS						
FDA	42	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL		
HAA	24	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	3 GAL		24" HT. MIN.
ICS	6	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	7 GAL		
IGN	108	ILEX GLABRA 'NORA'	NORA INKBERRY	3 GAL		
LVH	54	LIRIOPE VERONICA 'HENRY'S GARNET'	HENRY'S GARNET SHEETSPIRE	3 GAL		18" HT. MIN.









CDC INSPECTIONS HOTLINE:

811 Know what's below. Call before you dig.

NORTH

LANDSCAPE COMPLIANCE PLAN

GRAPHIC SCALE

- Accommodates new pedestrian features with framed plantings.

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Building Details

- Internal bike storage
- Amenity Space.
- Two leasable spaces.
- Courtyard.

OVERALL

BUILDING 1:	131,520 GSF	
	97,710 LSF	
	32,294 PARKING SF	
BUILDING 2:	133,100 GSF	
	105,180 LSF	
	26,218 PARKING SF	

STUDIO:	11 (05%)
1 BR:	108 (49%)
2 BR:	72 (32%)
3 BR:	30 (14%)
TOTAL:	221 (77% LSF)

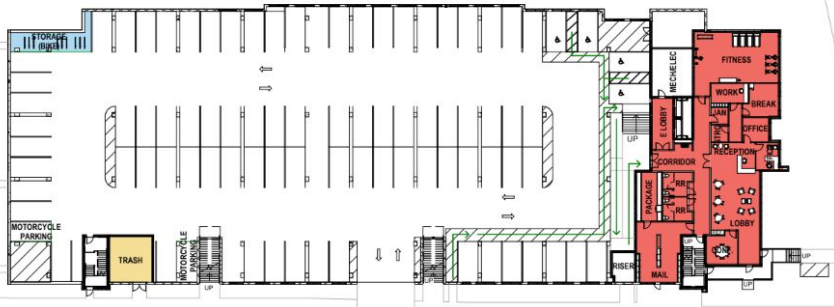
BUILDING 1
4 STORY

STUDIO:	07
1 BR:	40
2 BR:	36
3 BR:	19
TOTAL:	102

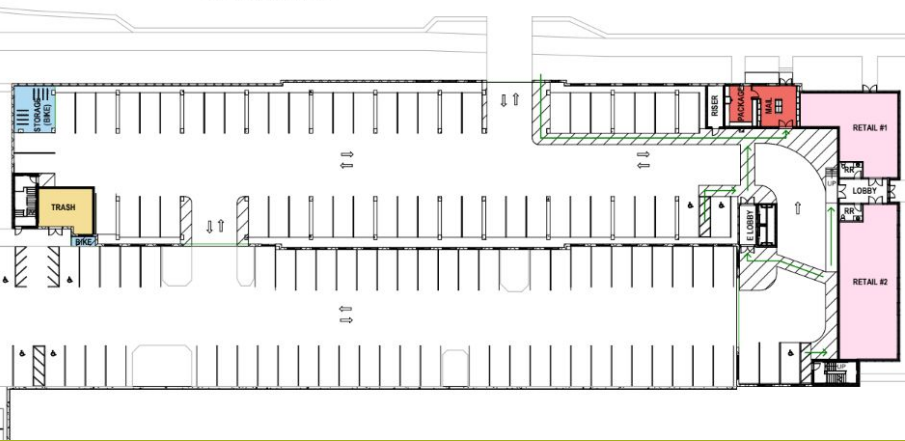
BUILDING 2
4 STORY

STUDIO:	04
1 BR:	68
2 BR:	36
3 BR:	11
TOTAL:	119

LEGEND
- ACCESSIBLE PATH
- RETAIL
- AMENITY
- BIKE PARKING
- TRASH







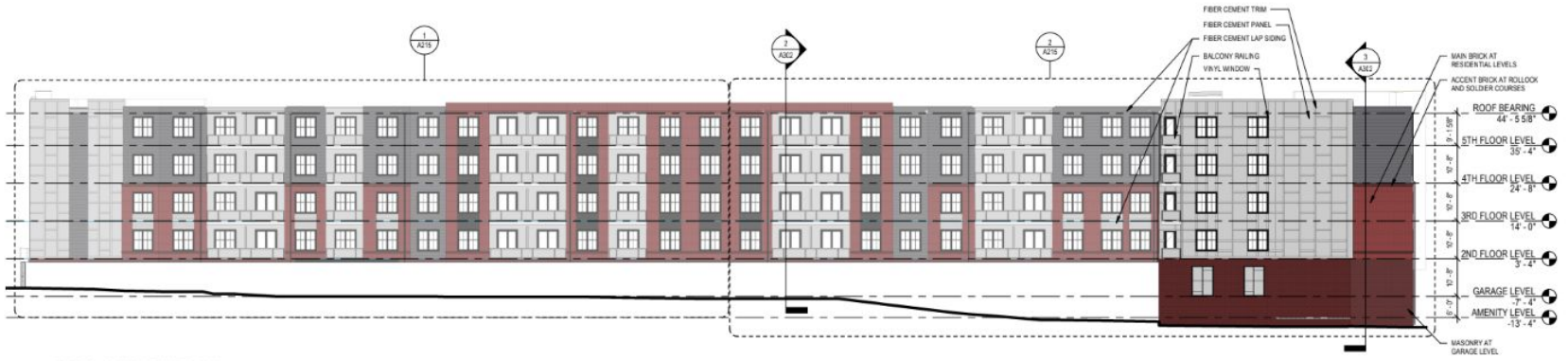
Elevations - North Building



Elevations - South Building



1 A203 **BLDG 2 JOHN WALKER AVE**
SCALE: 1/16" = 1'-0" R.E. = 1/A120



2 A203 **BLDG 2 SOUTH ELEV**
SCALE: 1/16" = 1'-0" R.E. = 1/A120

Elevations - South Building



Rendering John Walker Avenue



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Conditions

Affordable housing is included in the Project:

- A total of 30% of the units (67 units) will be affordable at a minimum of 80% below with a target of 20% (45 units) at 60% AMI and a target of 10% (22 units) at 80% AMI all for a minimum of 30 years.

Technical Modifications:

- The project proposes a minimum of five foot-wide sidewalks internal to the site instead of the required 10 foot-wide standard.
- The project proposes a new 6 foot-wide sidewalk along a portion of Lee Garden Lane where no sidewalk is currently installed, consistent with existing sidewalks along Lee Walker Lane where a 10 foot-wide sidewalk is required.
- The Project proposes a front setback of 0 feet, and side setbacks of 15 feet and rear setbacks of 12 feet. Corner portions of the lots, along Lee Garden Way and Biltmore Avenue, shall have setbacks of 7.5 feet.
- No bike lanes will be provided into the development due to the low speed limits and recommendations from CoA Transportation Dept.

The applicant will work with the City to install sidewalks consistent with the following limitations based on available information:

- Provided the City of Asheville and the NCDOT can produce engineered plans sufficient to design and install sidewalk infrastructure linked to final plans, whether the project includes a signal and/or turn lane construction, prior to the issuance of a building permit, the applicant shall install 10' sidewalks consistent with the final road location which may include additional sidewalk and plaza space to the edge of the building.
- In the alternative, if no plans are available, the applicant shall only be responsible for restoring three existing curb cuts on the 8 foot sidewalks adjacent to Biltmore Avenues.
- If no later than the end of calendar year 2023, the City and/or NCDOT determine that no turn lane will be built and the curbline along Biltmore Avenue will not be changed, the applicant shall install a 10-foot sidewalk along Biltmore Avenue frontage.

The applicant will work with City departments to install a high-visibility crosswalk, which will include a speed table, across John Walker Ave at the access point to both buildings.

Signage will be reviewed separately as a multi-tenant residential develop in a residential district (RES-EXP).

Review Process

Neighborhood Meeting - Completed.

Technical Review Committee - 041723 Approved with Conditions.

Planning Zoning Commission - 050323 Continued, 060723 Approved with Conditions.

City Council - 062723.

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Comprehensive Plan Goals & Consistency

- 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 (p. 131).
  - **Increase and Diversify the Housing Supply** - by increasing the supply of housing, including affordable housing (pp. 179 & 183) in proximity to schools, transit and parks (pp. 246 & 251).
  - **Promote the Development and Availability of Affordable and Workforce Housing** - by leveraging city resources for the development and maintenance of subsidized housing, including housing for low- and moderate-income families and individuals, senior housing, and workforce housing. (p. 183).
- The proposed development is compatible with the Future Land Use map designation of "Downtown".
  - The project provides this compatibility respecting that “Downtown is also an important residential area and it benefits from having year-round full time residents. Opportunities for growing this sector of the downtown population through new development is important for the future including market rate and affordable residential housing.” (p. 339).

Recommendation

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

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