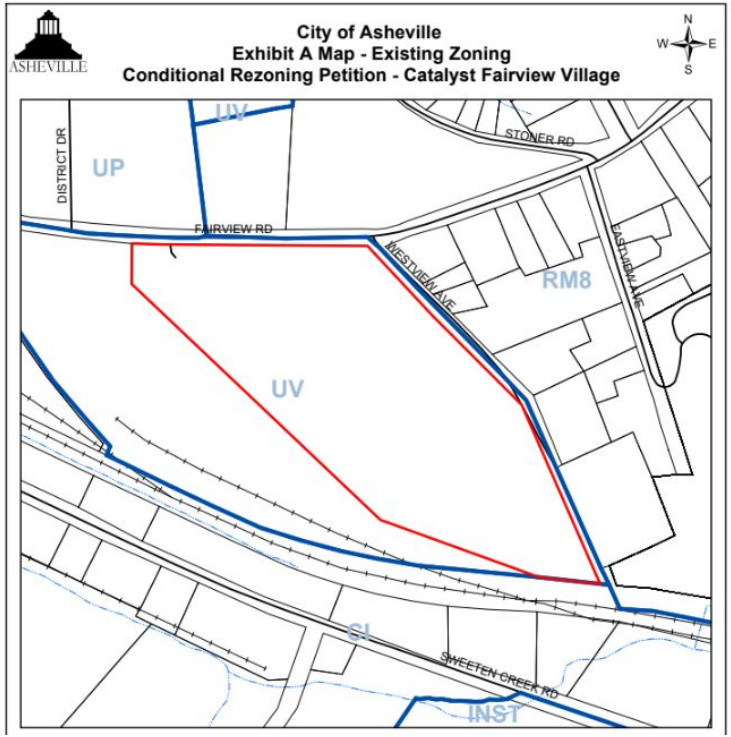
Catalyst Fairview Village
(115 Fairview Road)

Conditional Zoning Petition

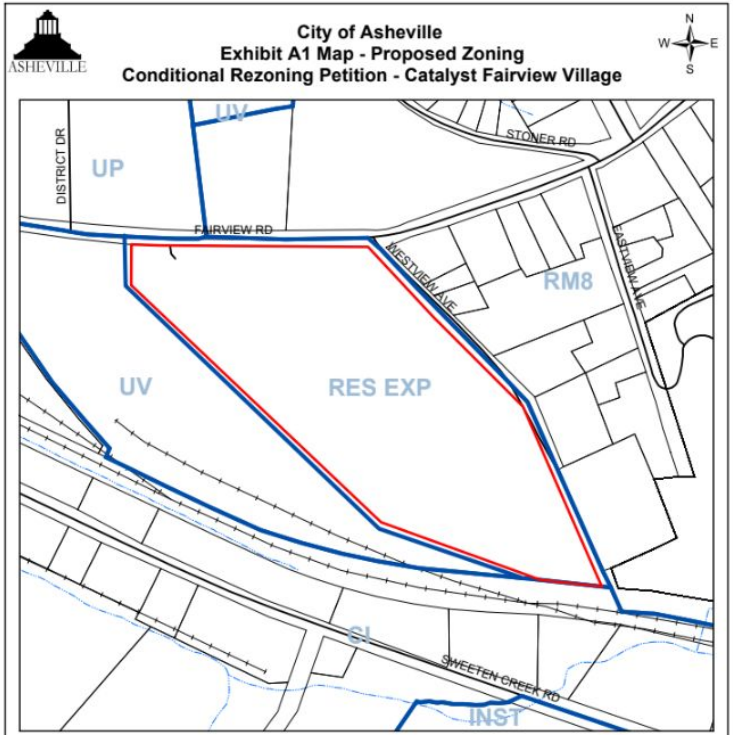
City Council
December 12, 2023
Continued from: September 26, 2023

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Exhibit A & A1 - Existing & Proposed Zoning



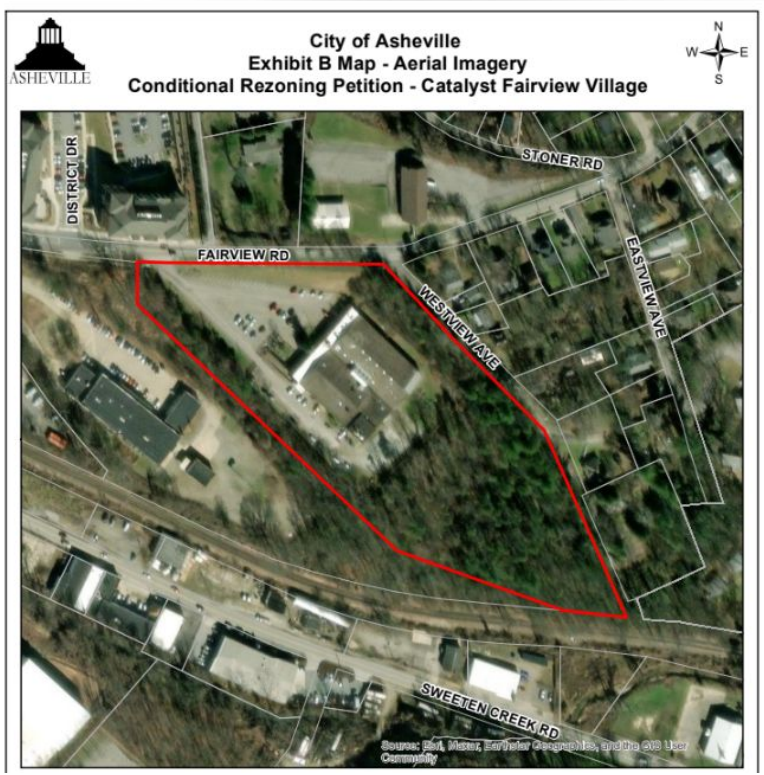
Urban Village

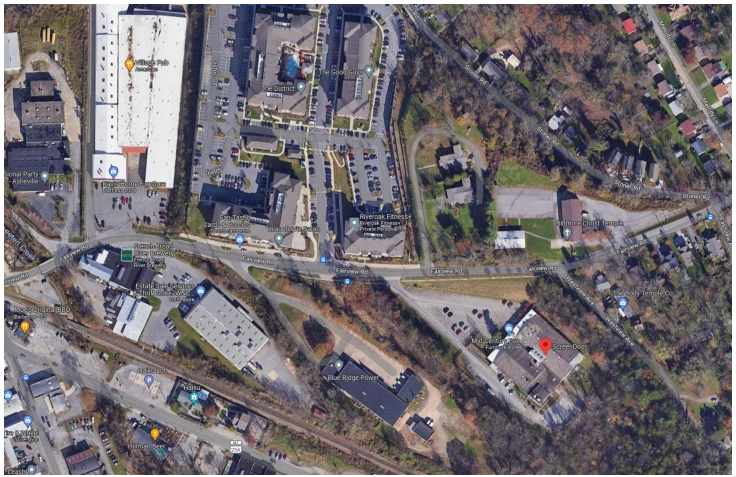


Residential Expansion CZ

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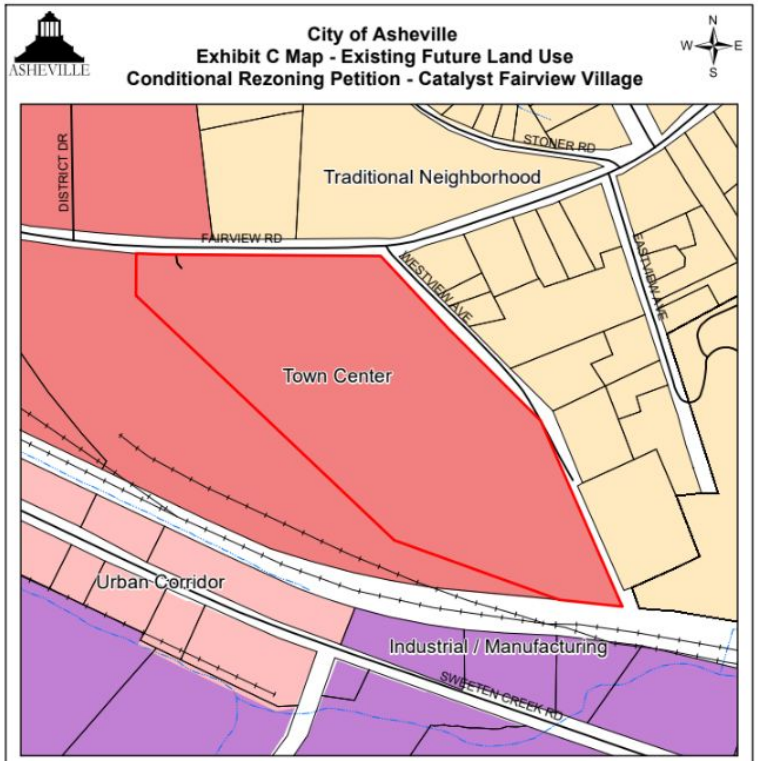
Exhibit B - Aerial Imagery





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Exhibit C - Future Land Use

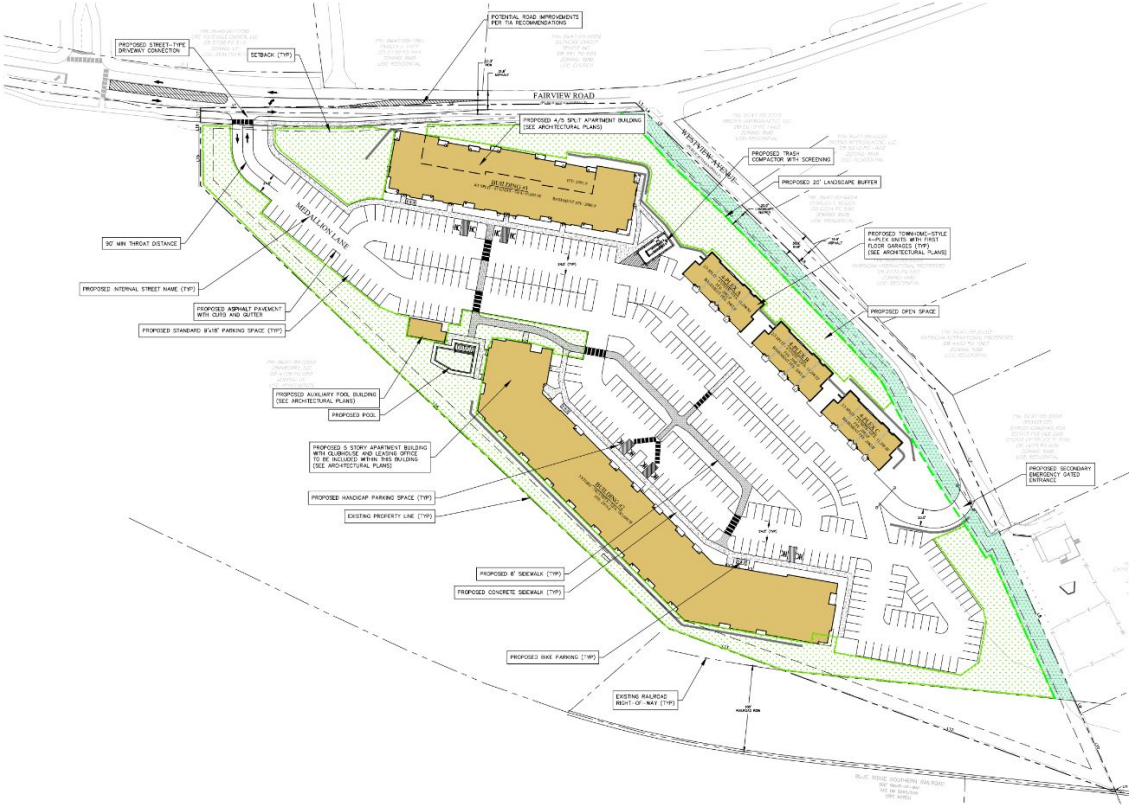


- FLU Designation: Town Center.
- Mix of uses.
- High-density diverse residential uses.
- Orientation to public realm.

- No change in FLU designation is recommended.

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Site Plan



Current zoning: Urban Village.
Proposed zoning: RES - EXP.

- 8.25 Acres Total - Existing Screen Door. RR ROW along south.
- Frontage and access along north Fairview Road
- Westview Ave along northeastern edge secondary fire access at end of Westview.
- 20% affordable units proposed to achieve density at 34.1/acre.
- 269 Apartments + 12 Townhomes (281 Total).
    - Parking under townhomes.
- 333 Parking Spaces (1.2:1).
    - 8 Accessible, 18 Bicycle.

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Site Plan



BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
1	4/5 SPLIT	58'6"	95,985 SF
2	5 STORIES	59'2"	183,600 SF
4-PLEX A	3 STORIES	38'4"	11,208 SF
4-PLEX B	3 STORIES	38'4"	11,208 SF
4-PLEX C	3 STORIES	38'4"	11,208 SF
AUX POOL	1 STORY	20'0"	900 SF

- Pool and Amenity Building on site. Next to Building 2.
- Retaining walls shown throughout.
- Public Transit on Fairview.
- Central trash compactor.
- Landscaping standards:
  - Street trees shown on property at both streets.
  - Buffer along Westview.
- Parking, building (press and planting).
- TCP (met with preservation on site).
- Open space is compliant.

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Renderings - Internal



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Elevations - North Building



④ BLDG 1 - NW ELEVATION - Zoning
1/16" = 1'-0"



① BLDG 1 - SW ELEVATION - 30% openings
1/16" = 1'-0"



③ BLDG 1 - SE ELEVATION - Zoning
1/16" = 1'-0"



② BLDG 1 - NE ELEVATION - Zoning
1/16" = 1'-0"

Elevations - South Building



① BLDG 2 - SE ELEVATION - Zoning
1/16" = 1'-0"



④ BLDG 2 - EAST END - Zoning
1/16" = 1'-0"



③ BLDG 2 - NORTH END - Zoning
1/16" = 1'-0"



② BLDG 2 - Sw ELEVATION - Zoning
1/16" = 1'-0"

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Elevations - Townhouse Buildings



① TH BLDG - DRIVE SIDE - Zoning
1/8" = 1'-0"



③ TH BLDG - RIGHT SIDE - Zoning
1/8" = 1'-0"



② TH BLDG - LEFT SIDE - Zoning
1/8" = 1'-0"



④ TH BLDG - BACK SIDE - Zoning
1/8" = 1'-0"

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Technical Modifications and Conditions

- The Project includes technical modifications:
  - The project proposes a minimum of five foot-wide sidewalks internal to the site
  - The project proposes a new 5 foot-wide sidewalk along a portion of Fairview Road.
  - No sidewalk is proposed along Westview Avenue due to narrow width of roadway, existing tree growth, and low traffic volume.
  - The Project proposes a front setback of 5 feet where 15 feet is required along Fairview Road.
  - The project proposes a 50’ minimum throat distance on the main entrance accessing Fairview Road where 90’ is required.
  - No bike lanes will be provided into the development.
- Standard conditions regarding project.
- Affordable housing is included in the Project:
  - A total of 20% of the units will be affordable at 80% of the Area Median Income (AMI) for Asheville, NC, as established by HUD, for a minimum period of 20 years.
  - Prior to issuance of Certificate of Occupancy for the property, the Developer shall record a Declaration of Restrictions setting for the Affordability Terms, which shall become effective upon the execution and recording thereof.

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Comprehensive plan goals

Living Asheville Comprehensive Plan (2018)

- 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.
  - **Promote the Development and Availability of Affordable and Workforce Housing** - via incentives such as bonus densities and building height bonuses.

Procedural History

- Technical Review Committee:
  - July 3, 2023 (Cont to July 17, 2023),
  - July 27th, 2023 (Cont to August 21st, 2023),
  - August 21st, 2023 Approved with Conditions.

- Planning and Zoning Commission:
  - September 14th, 2023 Approved.

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Recommendation

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

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