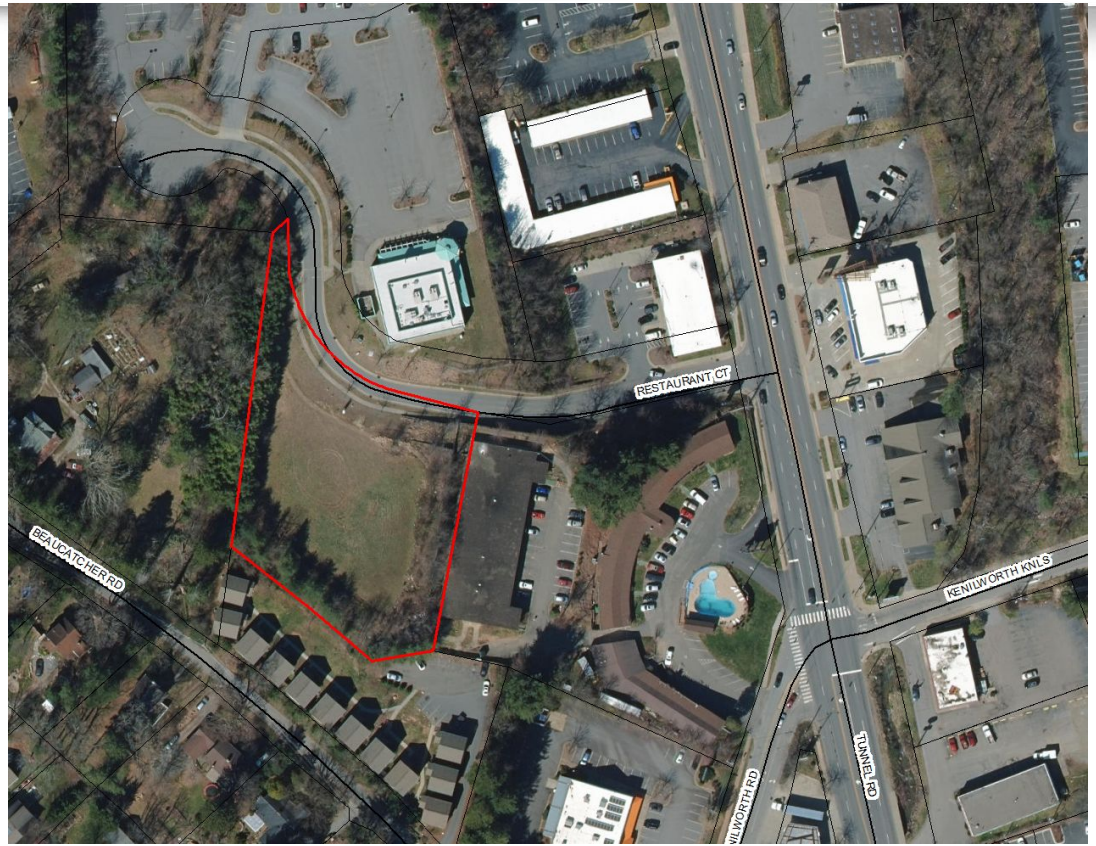
Star Point Rezoning

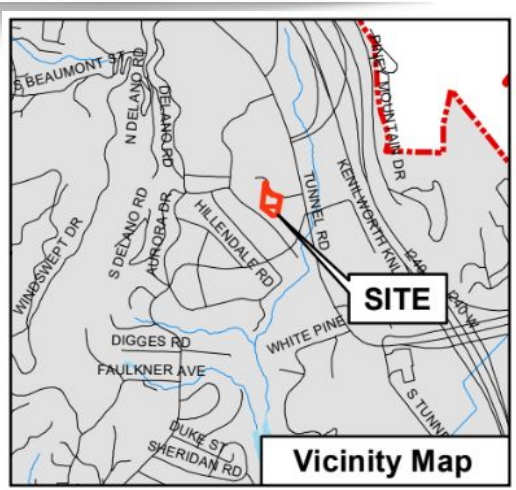
Zoning Petition

Asheville City Council
April 25, 2023

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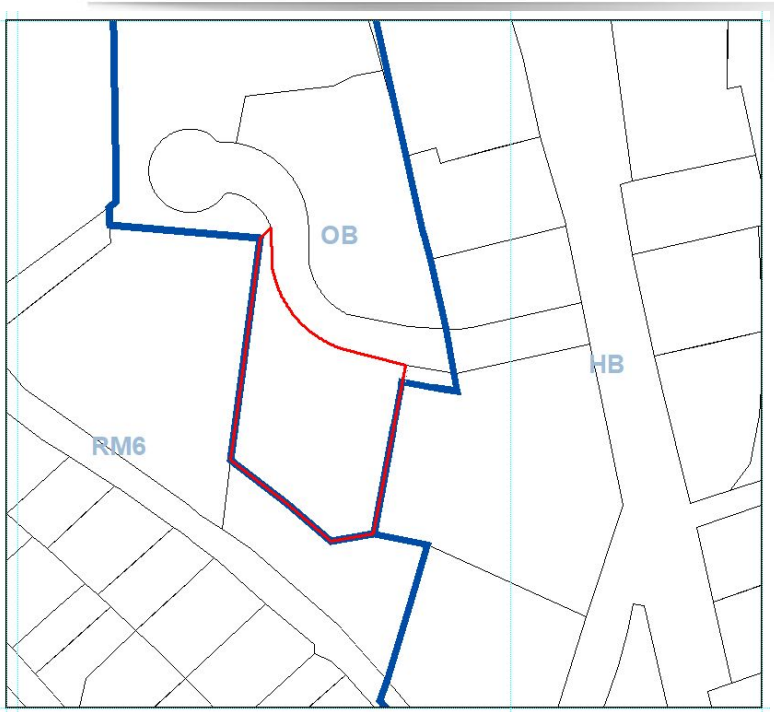
Exhibit B - Aerial Imagery



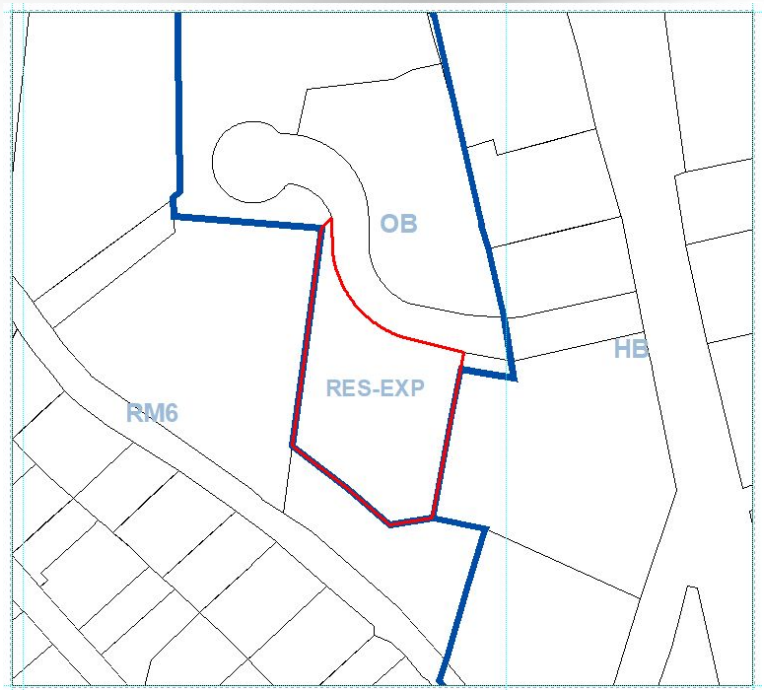


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Exhibit A & A1 - Existing and Proposed Zoning



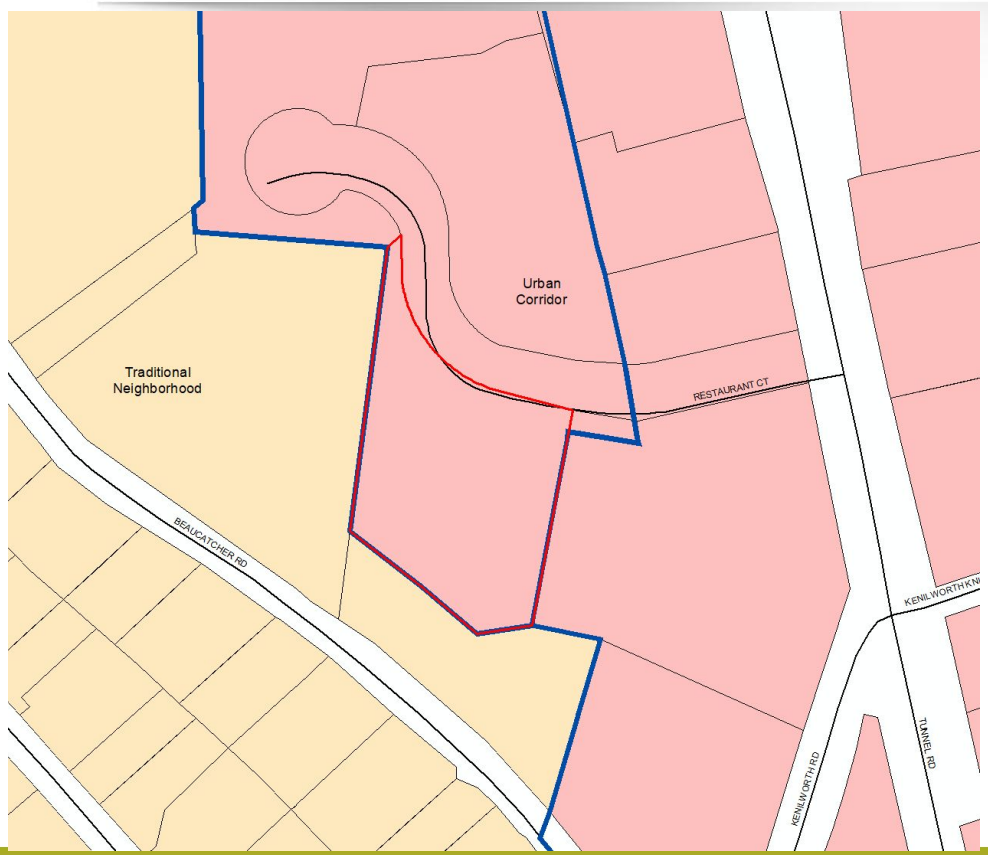
Current zoning: Office Business



Proposed zoning: RES EXP - CZ

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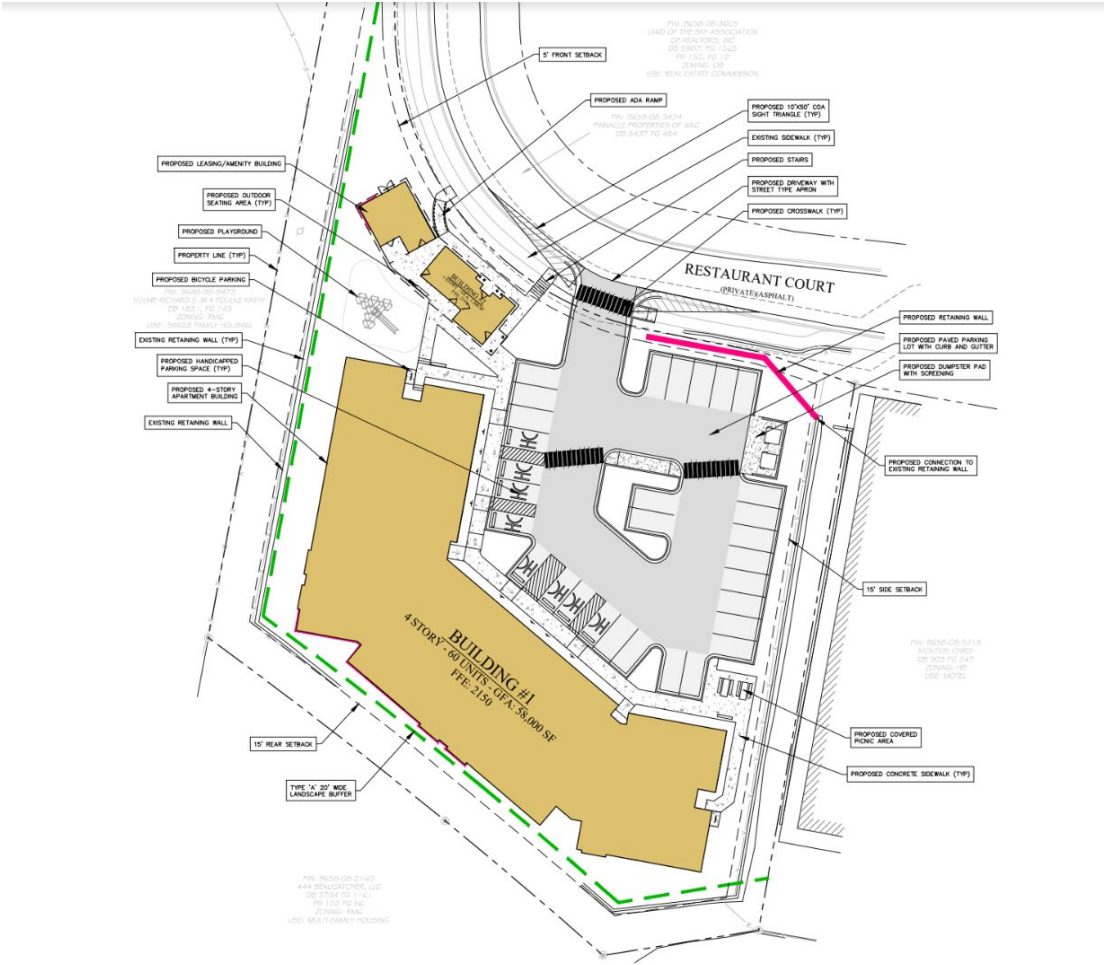
Exhibit C - Future Land Use



Existing FLU designation: Urban Corridor, abutting Traditional Neighborhood

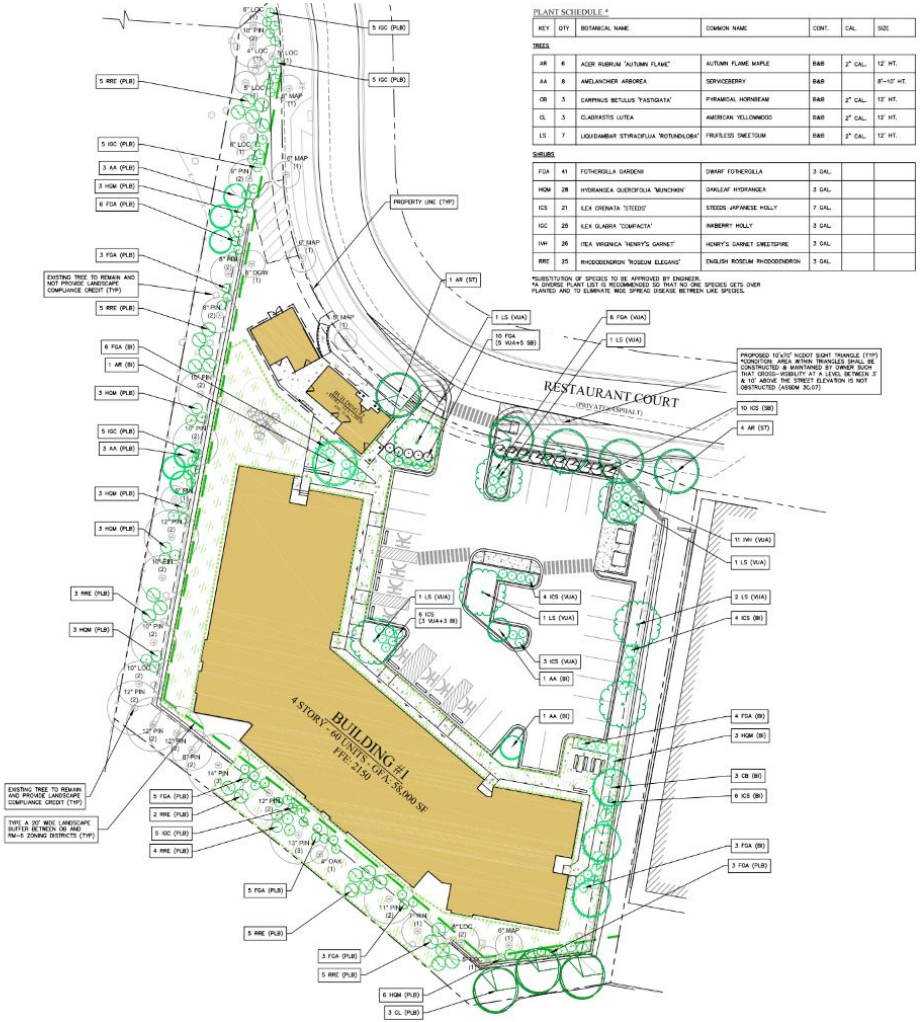
No change in the FLU designation is required.

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Site Plan

- 100% affordable housing.
- Multiple agency and fiscal incentive support in process.
- One four story main building - 60 residential units. One single-story common amenity building.
- Off-street parking (20 spaces, 8 Accessible), access via Restaurant Ct a privately maintained road.
- Subsurface stormwater and proposed retaining wall.
- Existing retaining walls maintained.



PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
TREES						
AR	6	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	B&B	2" CAL.	12' HT.
AA	8	AMELANCHIER ARBOREA	SERVICEBERRY	B&B		8'-10' HT.
CB	3	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL HORNBEAM	B&B	2" CAL.	12' HT.
CL	3	CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	B&B	2" CAL.	12' HT.
LS	7	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	B&B	2" CAL.	12' HT.
SHRUBS						
FGA	41	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL.		
HQM	28	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	OAKLEAF HYDRANGEA	3 GAL.		
ICS	21	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	7 GAL.		
IGC	25	ILEX GLABRA 'COMPACTA'	INKBERRY HOLLY	3 GAL.		
IVH	26	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	3 GAL.		
RRE	25	RHODODENDRON 'ROSEUM ELEGANS'	ENGLISH ROSEUM RHODODENDRON	3 GAL.		

*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER.
^A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.

Site Plan

- Open space and tree canopy protection.
- Landscaping, including street trees, parking lot, property line buffer, and building impact.
- 5’-wide sidewalks throughout the site (req. modification).
- Common amenity building, playground and outdoor picnic area.

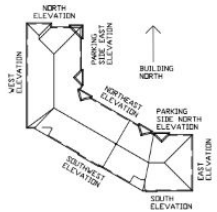
Building elevations. From road.



1 PARKING SIDE NORTH ELEVATION
1/8" = 1'-0"



2 NORTHEAST ELEVATION
1/8" = 1'-0"

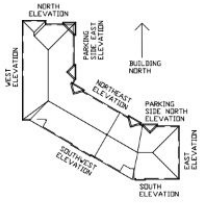


BUILDING KEY



3 PARKING SIDE EAST ELEVATION
1/8" = 1'-0"

Side and Community Building Elevations

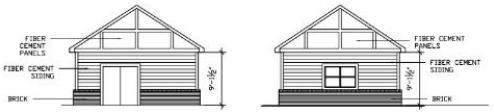


BUILDING KEY



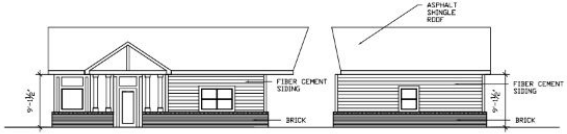
1 NORTH ELEVATION
1/8" = 1'-0"

COMMUNITY BUILDING ELEVATIONS

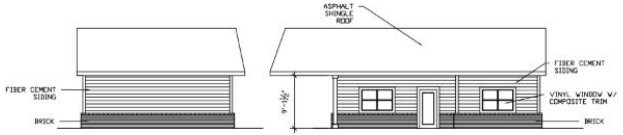


3 WEST ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION
1/8" = 1'-0"



5 NORTH (STREET SIDE) ELEVATION
1/8" = 1'-0"



6 SOUTH (COURTYARD SIDE) ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

Conditions

- All units are designated as affordable.
  - 100% of the units will be affordable at an overall average level below 80% of AMI for a minimum of 40 years. The developer is targeting a mix of units at 60% to 30% of AMI.
  - Approximately 20% of units for youth aging out of foster care.
  - 40 year affordability minimum with permanence as the intent.

- Technical modifications :
  - Parking will be provided at a minimum of 20 standard parking spaces and 8 accessible spaces where 60 are required.
  - Parking areas will be located between a portion of the building and the primary access corridor where parking areas are not permitted between the building and the primary access corridor.
  - Sidewalks within the site will be minimum of 5 feet in width where 10-foot width is required.
  - Sidewalks along Restaurant Court will be preserved in current condition at approximately 5-foot width with grass planting strip to back of curb.
  - Front setback will be 5 feet where 15 feet is required.
  - No bike lanes into the development.

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Comprehensive plan goals

Living Asheville Comprehensive Plan

- The site is designated "Urban Corridor" on the city's Future Land Use (FLU) Map and abuts "Traditional Neighborhood".
    - The project provides infill residential development that links to the transportation system, providing access to the rest of the city. RES-EXP zoning is recommended in both designated areas.
- Supports a number of goals in the Plan:
    - **Increase Mixed-Use Development Along Transit Corridors** by providing more activity and living within a quarter mile walk of transit;
    - **Increase and Diversify the Housing Supply** and **Promote the Development and Availability of Affordable and Workforce Housing** by creating more affordable and multi-family style housing;

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Review Process

- Technical Review Committee (TRC) - May 16, 2022
  Approved with conditions.

- Planning & Zoning Commission (PZC) - April 5, 2023
  Approved (Vote 4:0)
  - The approval included a condition that bicycle “sharrows” would be added to the access drive off Restaurant Court.

Recommendation

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

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