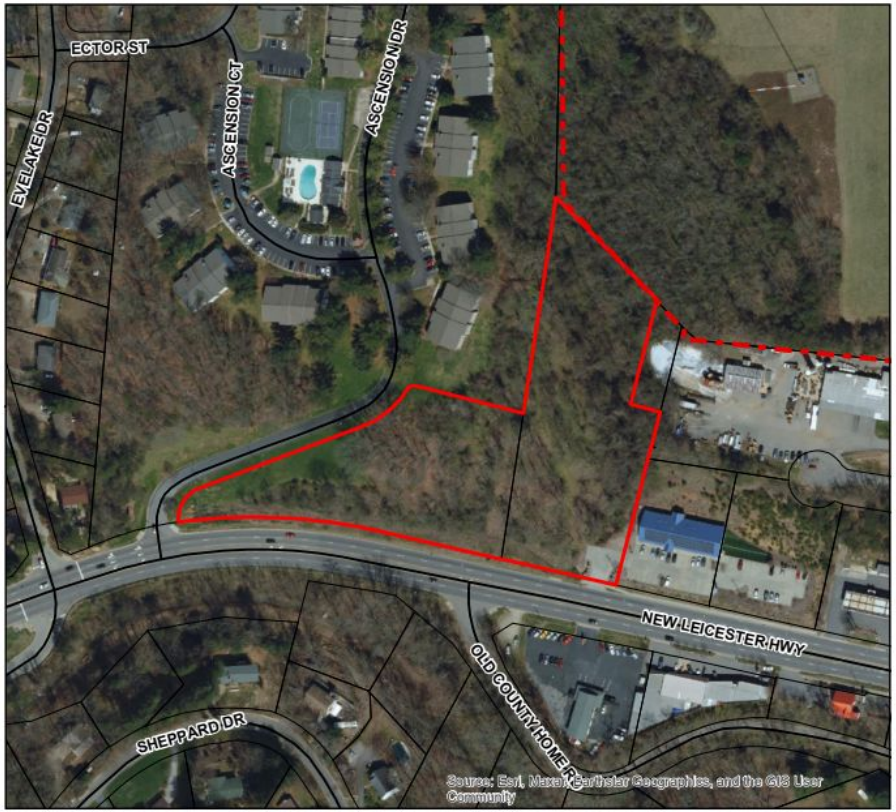
157 New Leicester

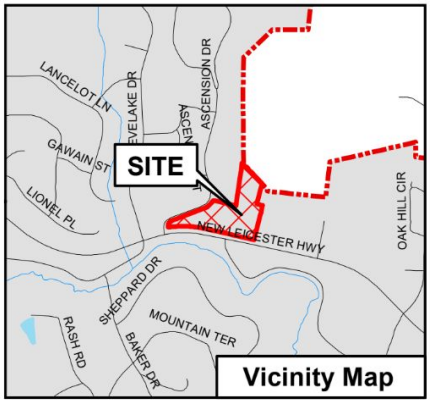
Conditional Zoning Petition

Asheville City Council
February 14, 2023

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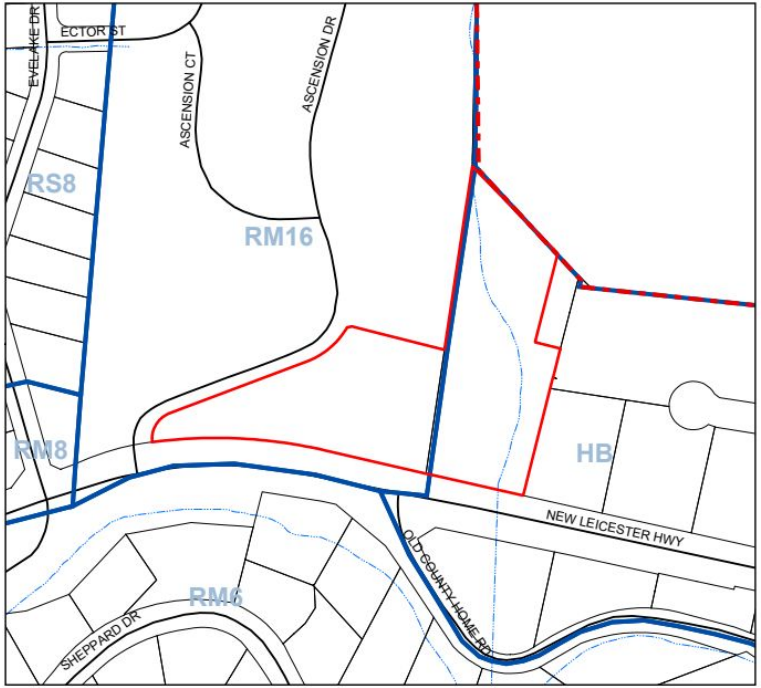
Exhibit B - Aerial Imagery



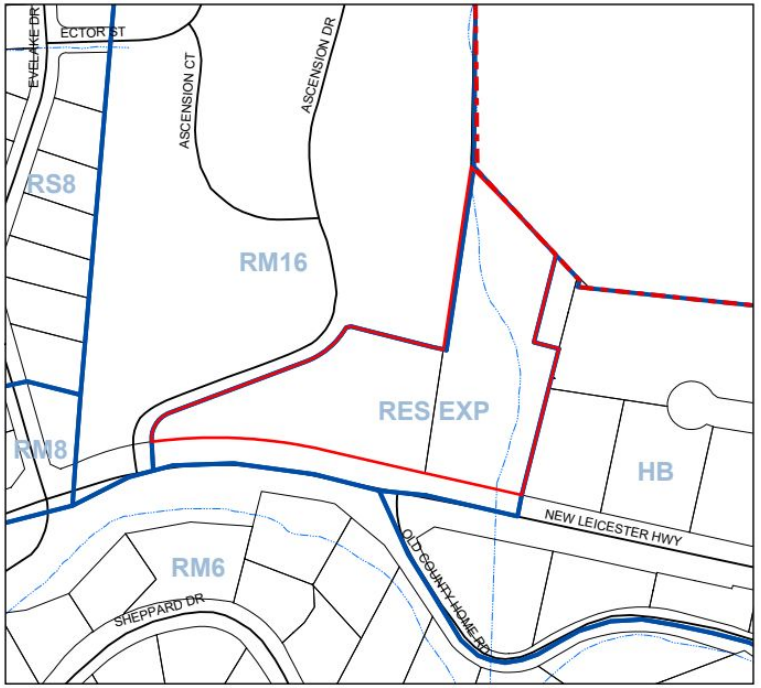


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Exhibit A & A1 - Existing & Proposed Zoning



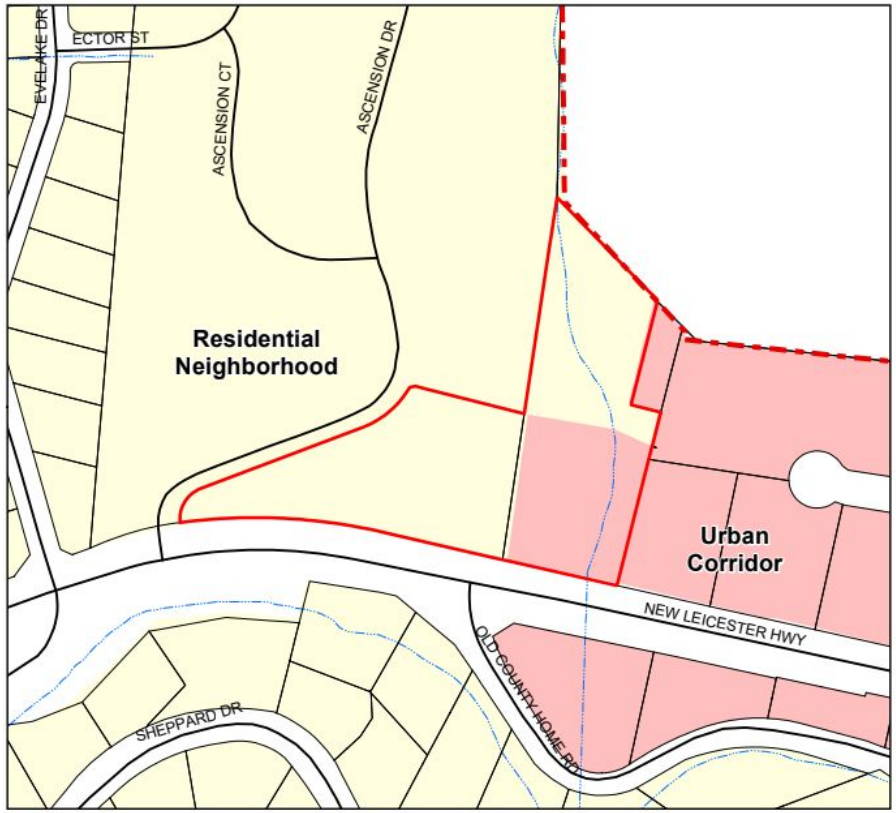
Current zoning: RM-16 & HB



Proposed Zoning: RES EXP - CZ

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Exhibit C & C1 - Future Land Use

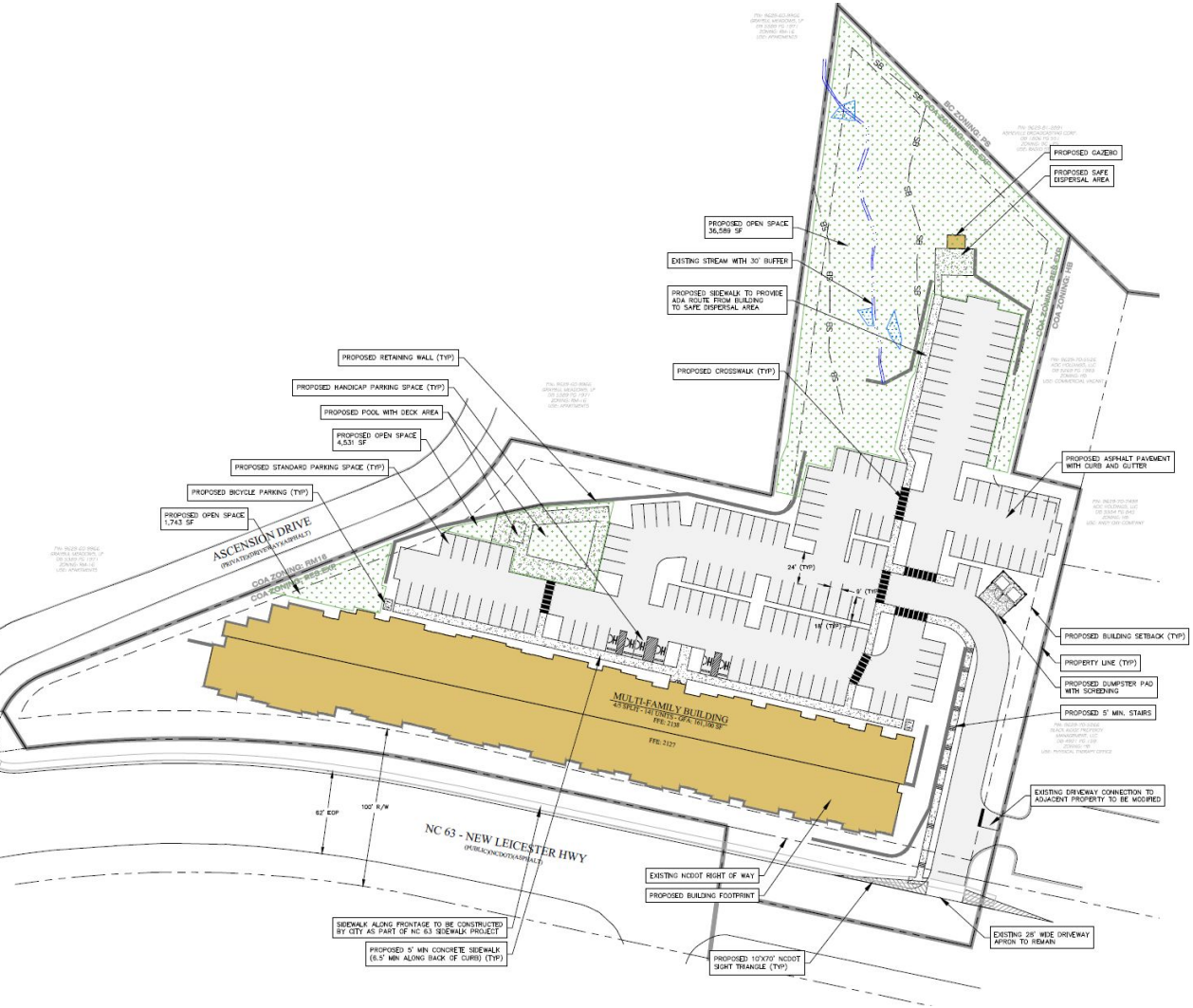


Ex. FLU designation: Residential Neighborhood & Urban Corridor

No change in the FLU designation is required.

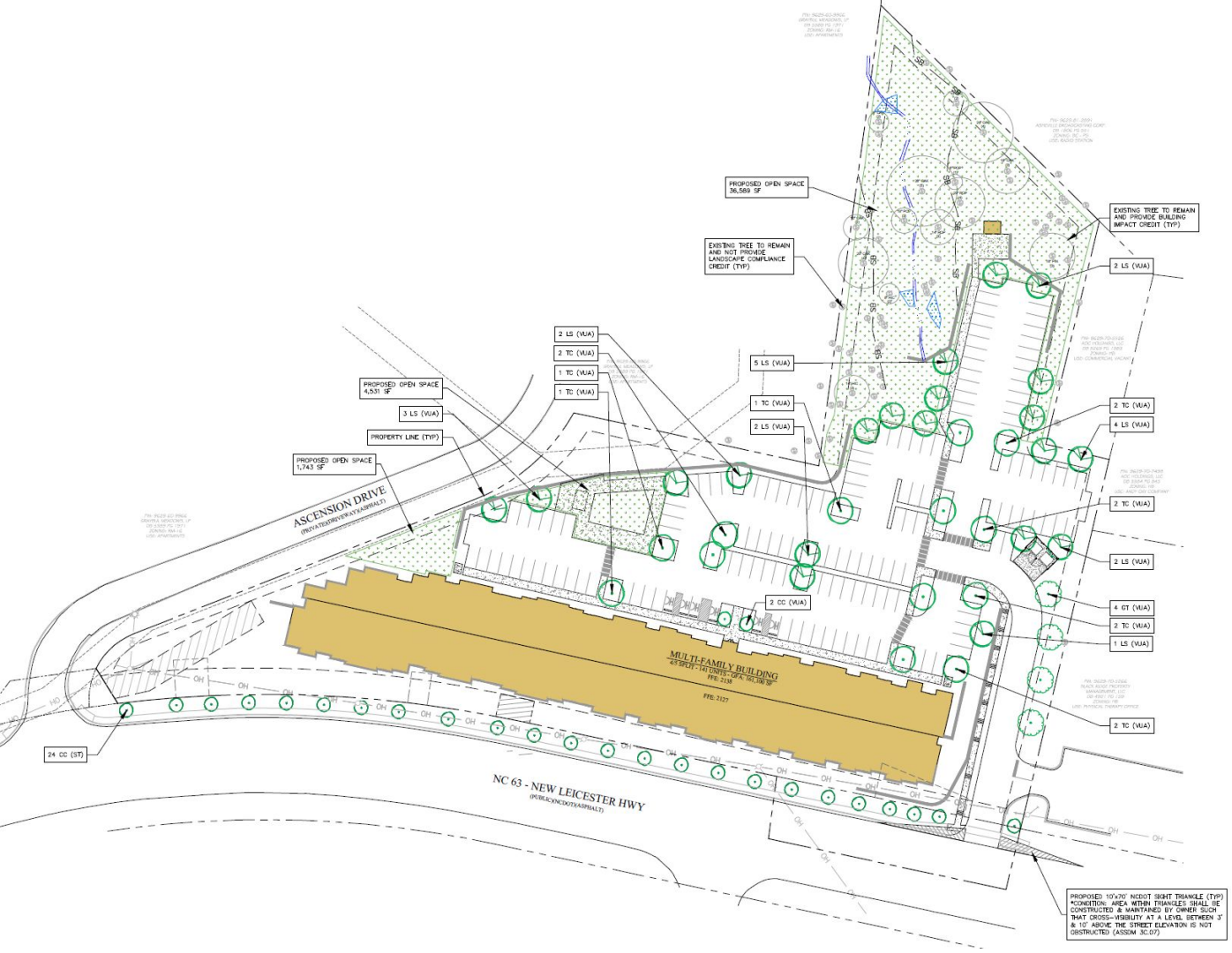
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Site Plan

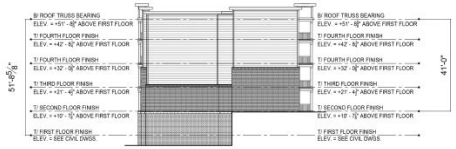


- New 4/5 story multi-family building
- 141 residential dwelling units for seniors
- 28 units (20%) affordable at 80% AMI for 20 years
- ~150 parking spaces (141 minimum)
- Access from existing curb cut on New Leicester Hwy
- No new sidewalks on New Leicester (City project planned, fee in-lieu)
- 5’-wide sidewalks internal to site
- Landscaping standards: street tree, parking lot, building impact, and property line buffers.
- Open space at 20% of site
- Tree Canopy Preservation standards met on-site through preservation

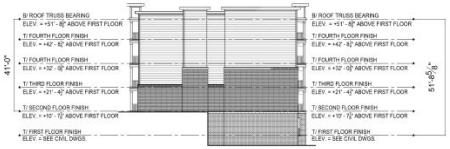
Landscape Plan



Building Elevations



5 BUILDING - SIDE ELEVATION
3/64" = 1'-0"



4 BUILDING - SIDE ELEVATION
3/64" = 1'-0"



3 BUILDING - REAR ELEVATION
3/64" = 1'-0"



2 BUILDING - FRONT ELEVATION (NEW LEICESTER HWY)
3/64" = 1'-0"



1 BUILDING - PARTIAL FRONT ELEVATION (NEW LEICESTER HWY)
3/32" = 1'-0"

Conditions

- 28 units (20%) will be designated affordable at 80% Area Median Income (AMI) for a minimum of 20 years.
    - 14 of these affordable units (50%) will accept housing choice vouchers.

- Technical modifications :
    - No landscape buffer along the western property boundary where a “Type A” 20-foot wide landscape buffer is required.
    - Five foot-wide sidewalks internal to the site instead of the required 10 foot-wide standard.
    - No bike lanes into the development.

Review Process

- Technical Review Committee (TRC) - November 21, 2022
  - Approved with conditions.

- Planning & Zoning Commission (PZC) - December 7, 2022
  - Approved with conditions.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map
  - **Residential Neighborhood**: “Residential neighborhoods can benefit from having more housing diversity such as accessory apartments, duplexes and other types of small scale infill housing.”
  - **Urban Corridor**: “Redevelopment in the form of mixed-use residential, commercial and office uses that place emphasis on pedestrian-friendly amenities and infrastructure.”
- Supports a number of goals in the Plan:
  - Providing infill development in targeted growth areas;
  - Increasing the supply of housing, including affordable housing in proximity to schools, transit and parks;
  - Leveraging city resources for the development and maintenance of subsidized housing, including senior housing.

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Recommendation

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

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