West Haywood Street Apartments

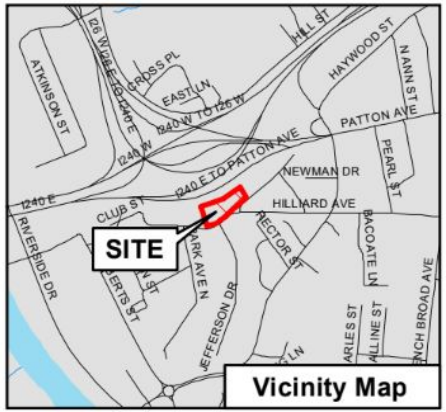
Conditional Zoning Amendment Petition

Asheville City Council
August 22, 2023

THE CITY OF ASHEVILLE

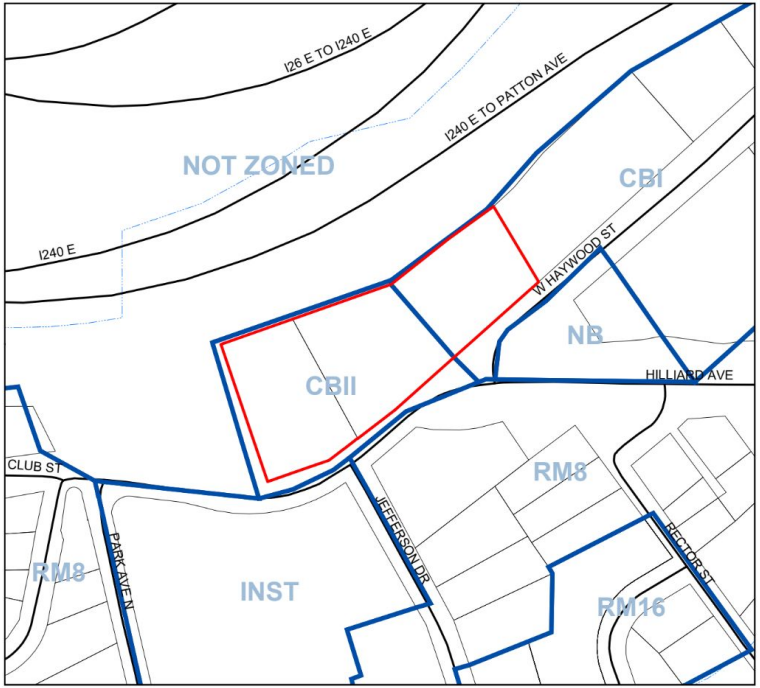
Exhibit B - Aerial Imagery



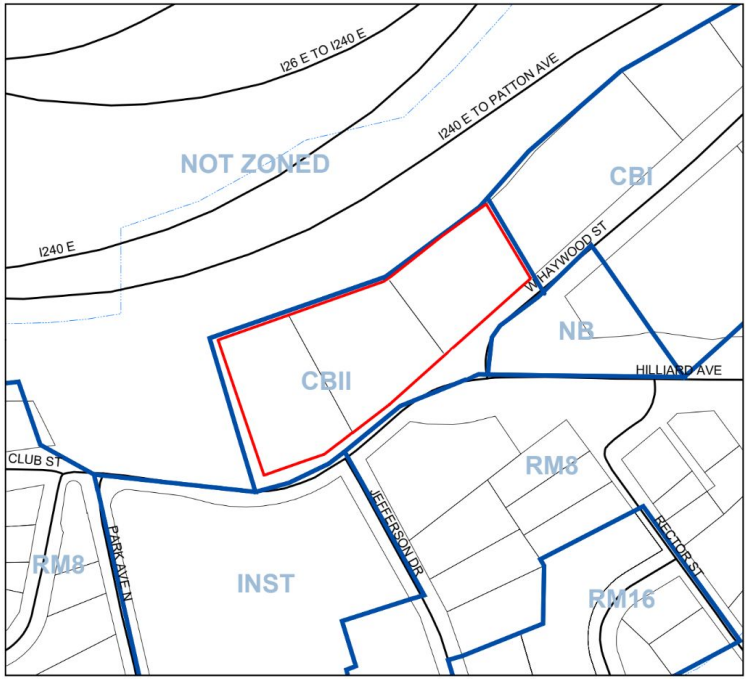


THE CITY OF ASHEVILLE

Exhibit A & A1 - Existing & Proposed Zoning



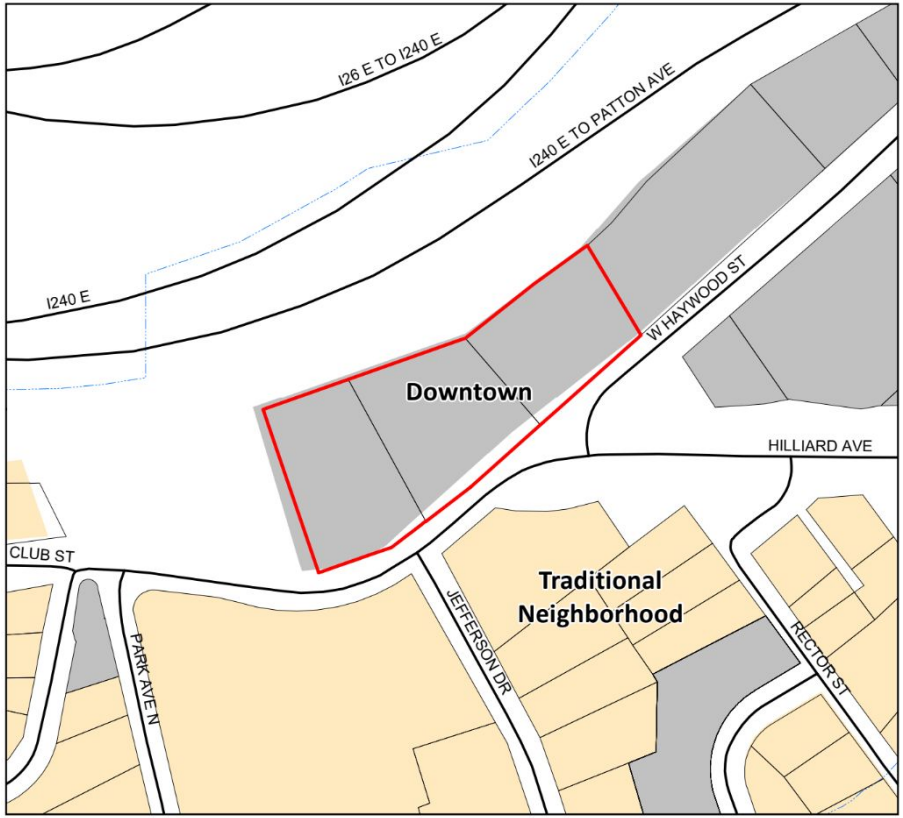
Current zoning: CBI & CBII-CZ



Proposed Zoning: CBII-CZ

THE CITY OF ASHEVILLE

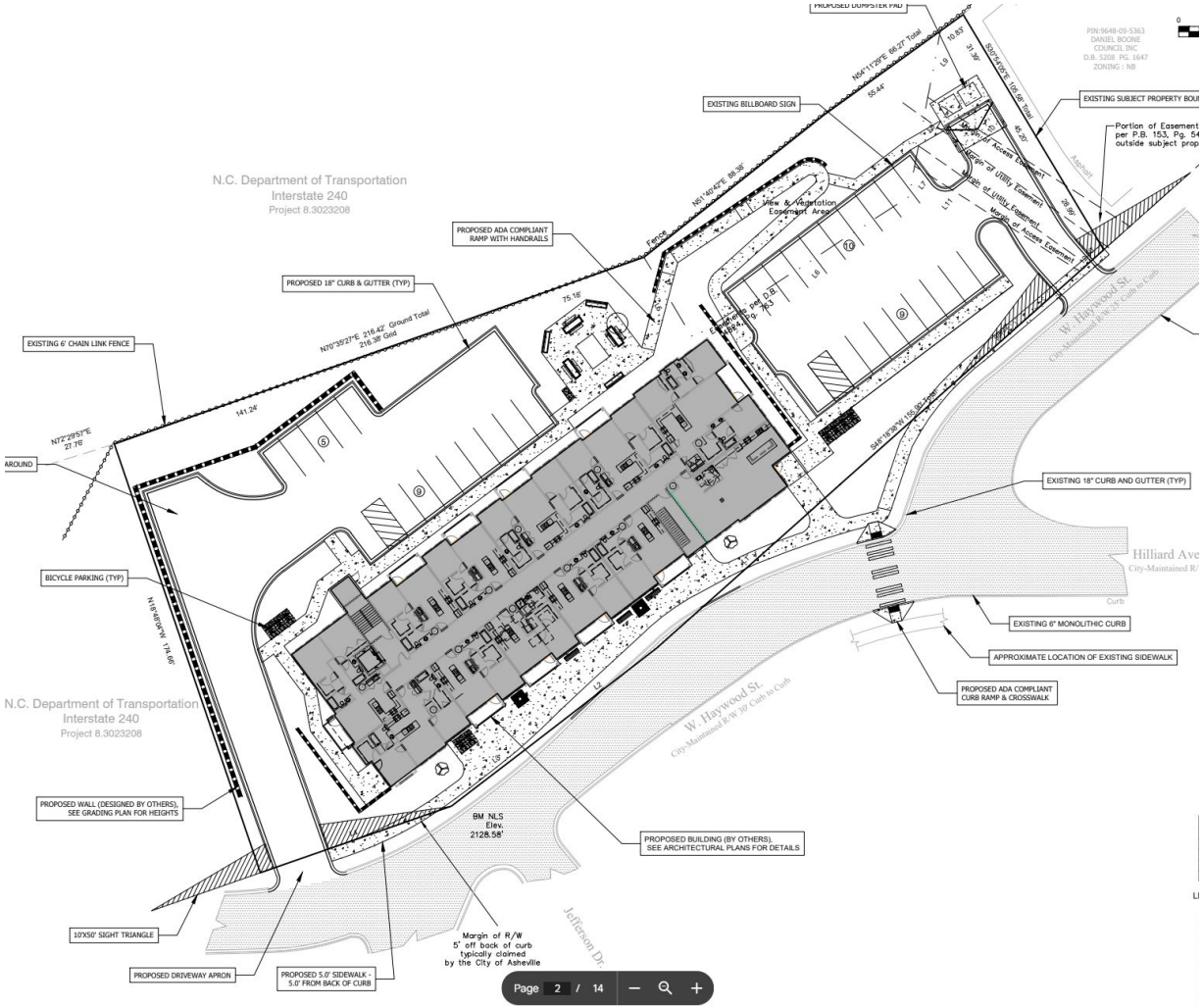
Exhibit C & C1 - Future Land Use



Ex. FLU designation: Downtown

No change in the FLU designation is required.

THE CITY OF ASHEVILLE



Site Plan

- New 3/4 story multi-family building
- 41 residential dwelling units
- All affordable at 80% AMI in perpetuity.
- 21 units (50%) reserved for Housing Choice vouchers.
- 33 parking spaces.
- 5’-wide sidewalks and 5’-wide planting strips.
- Crosswalk on W. Haywood St at Hilliard Ave.
- Shared community space to support the tenants. Permanent offices for property management staff, a social worker and a director of housing will also be maintained on site.



Landscape Plan

- Landscaping standards: street tree, street buffer, building impact, retaining wall, and parking lot landscaping.
- Open space at 19% of site (15% required).
- Tree Canopy Preservation standards met through new tree plantings.

Building Elevations



2 EXTERIOR ELEVATION - REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Conditions

- 41 units (100%) will be designated affordable at 80% Area Median Income (AMI) in perpetuity.
  - 21 of these affordable units (50%) will be reserved for housing choice vouchers.

- Technical modifications :
  - A maximum building square footage of 50,000 s.f. where the maximum is 45,000 s.f. under the CBII zoning.
  - No loading berths where two would be required.

THE CITY OF ASHEVILLE

Review Process

- Technical Review Committee (TRC) - July 17, 2023
  - Approved with conditions.

- Planning & Zoning Commission (PZC) - August 2, 2023
  - Approved with conditions.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map
  - **Downtown**: “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.”
- 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.

THE CITY OF ASHEVILLE

Recommendation

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

THE CITY OF ASHEVILLE