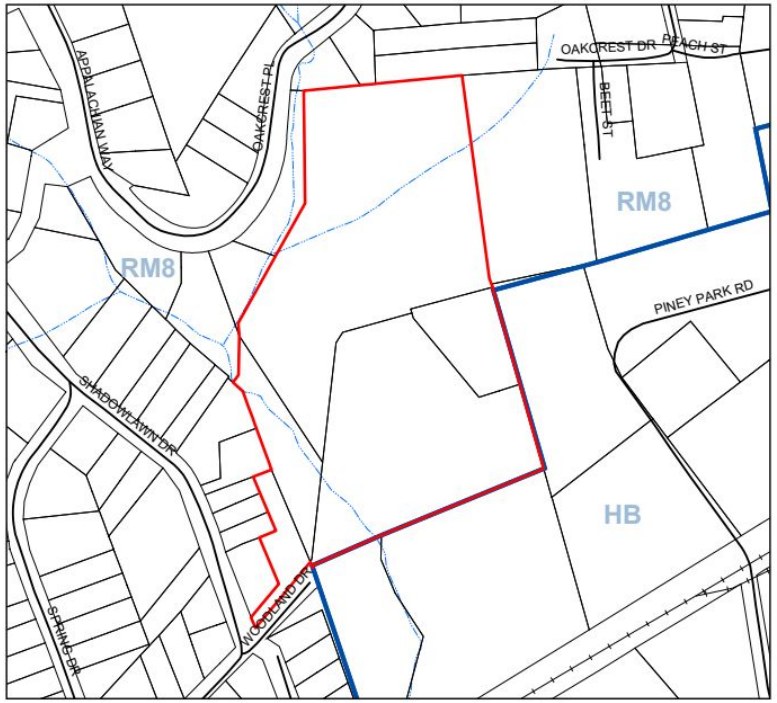
Woodland Development

Conditional Zoning Petition

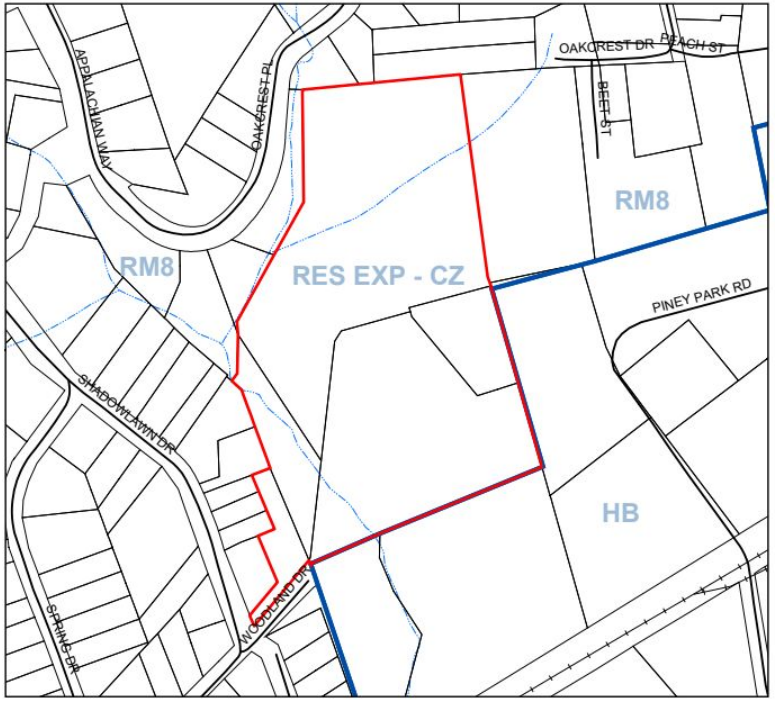
Asheville City Council
October 11, 2022

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Exhibit A & A1 - Existing & Proposed Zoning



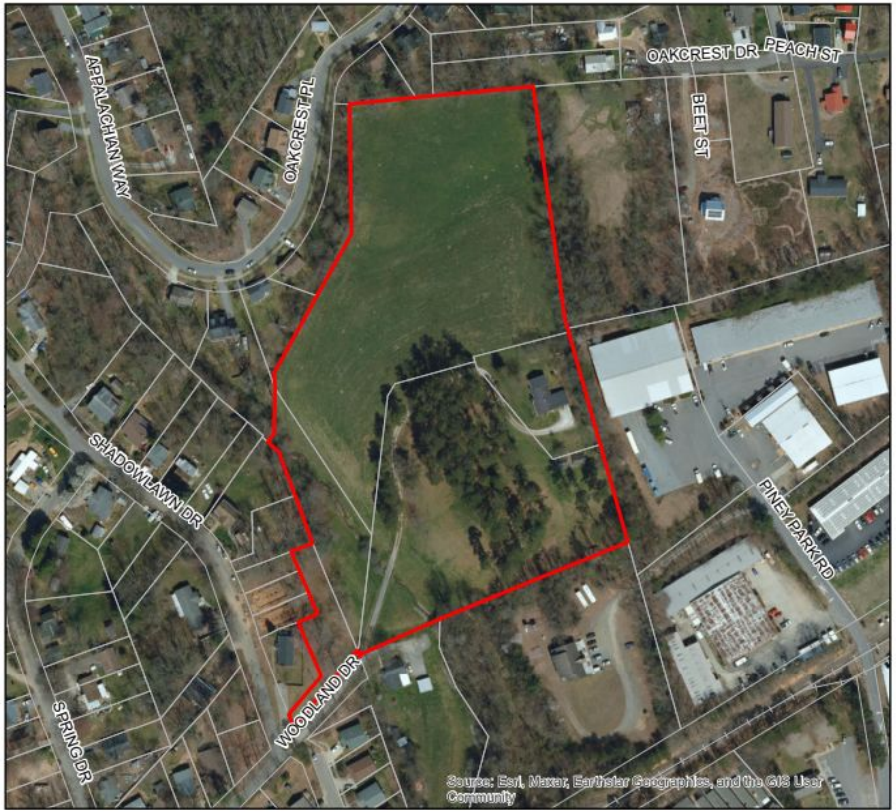
Current zoning: RM8



Proposed Zoning: RES EXP - CZ

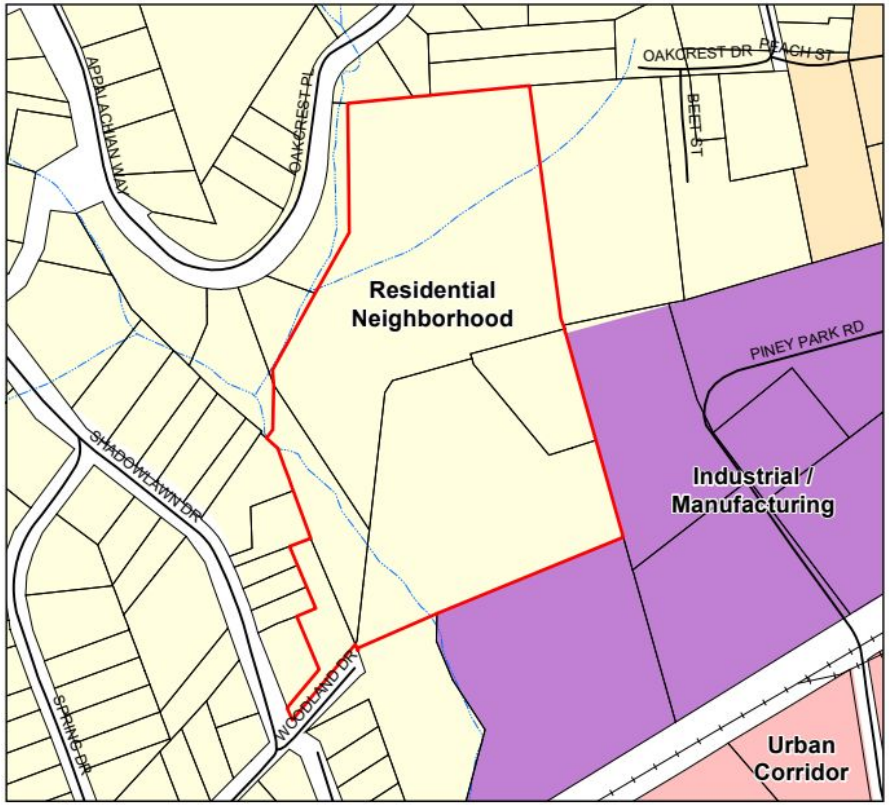
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Exhibit B - Aerial Imagery



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Exhibit C & C1 - Future Land Use

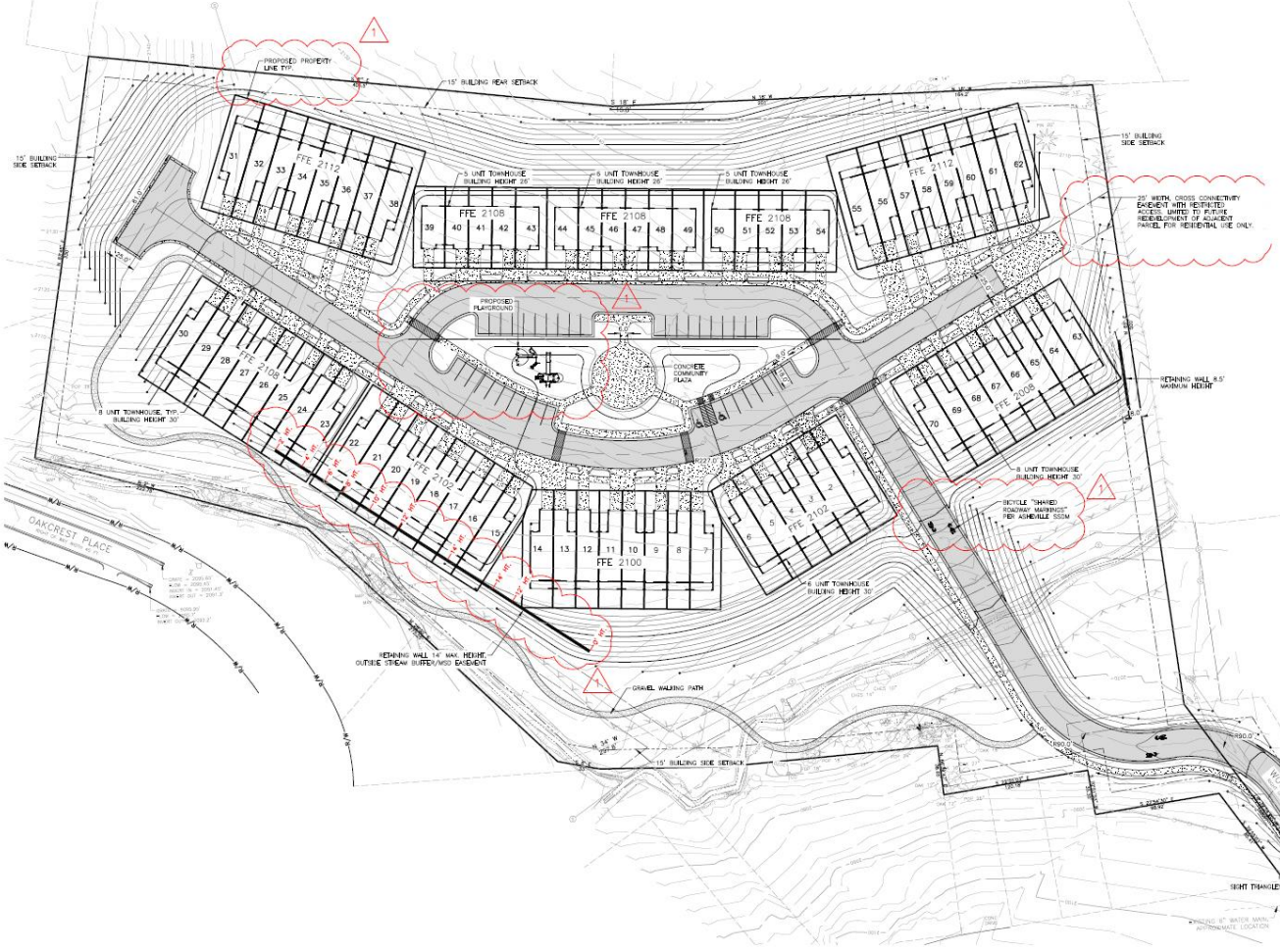


Ex. FLU designation: Residential Neighborhood

No change in the FLU designation is required.

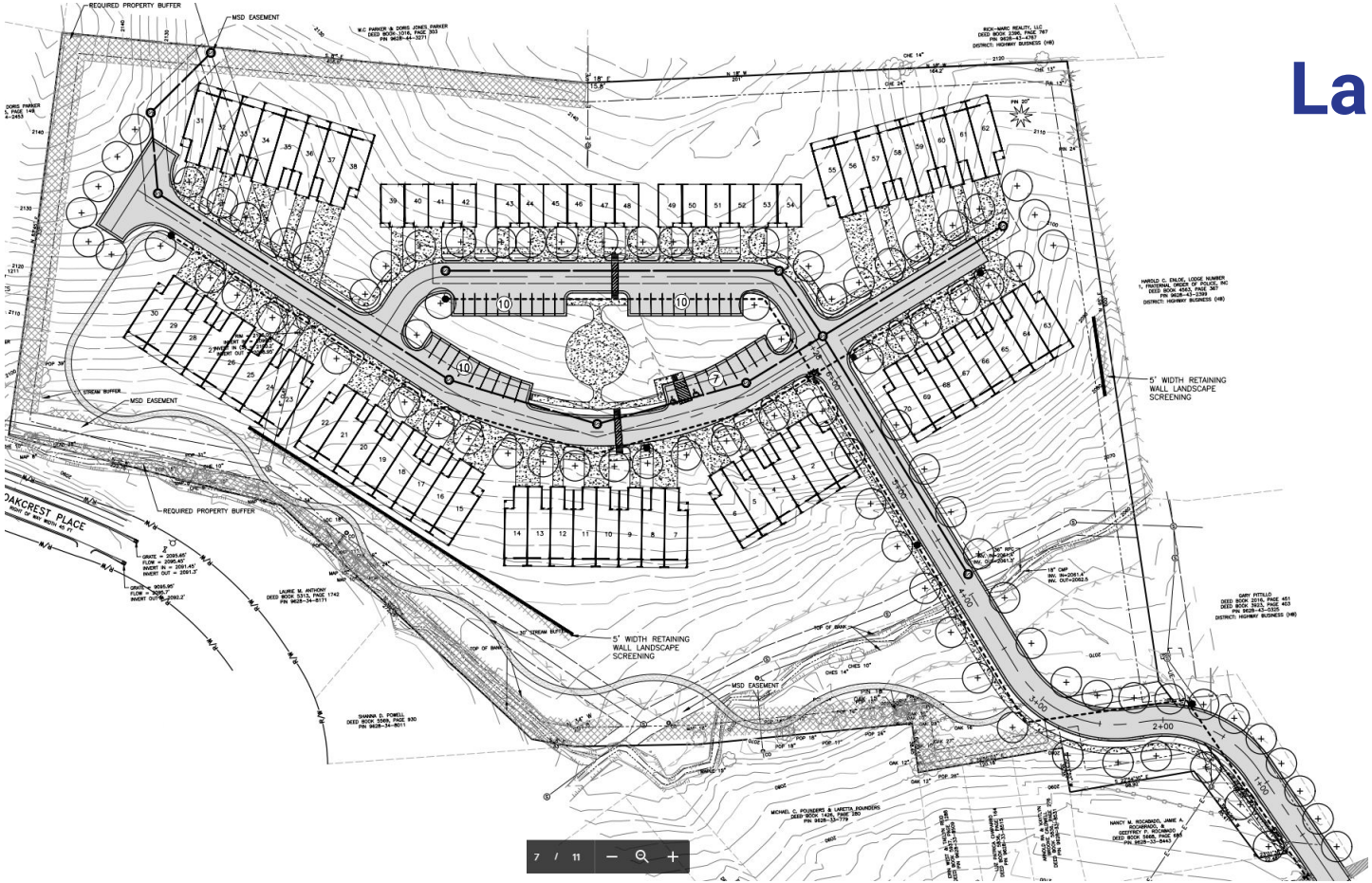
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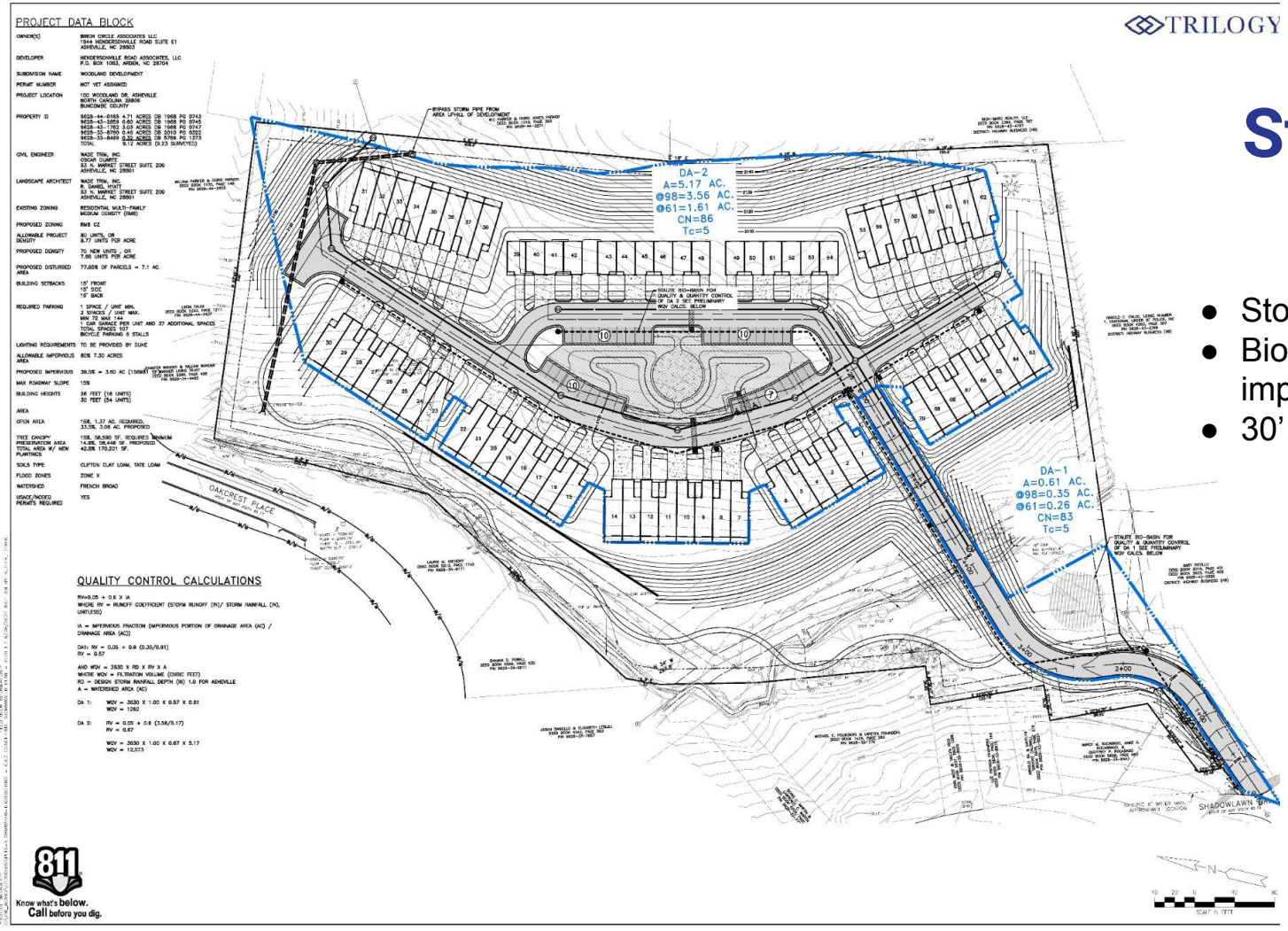
Site Plan



- 72 dwelling units located across 10 groups of two-story, attached townhomes
- To be subdivided into lots
- Access via an extension of Woodland Dr
- 177 parking spaces, 72 of which are garage spaces, 72 of which are driveway spaces, and 37 additional surface spaces
- Sidewalks: 5’-wide with 5’-wide planting strip on north side of Woodland Dr, 5’-wide internal sidewalks
- Gravel walking path along creek
- Cross connectivity easement
- Landscaping, Open Space Standards, and Landscape Buffer
- Tree Canopy Preservation standards met on-site through preservation and new plantings

Landscape Plan

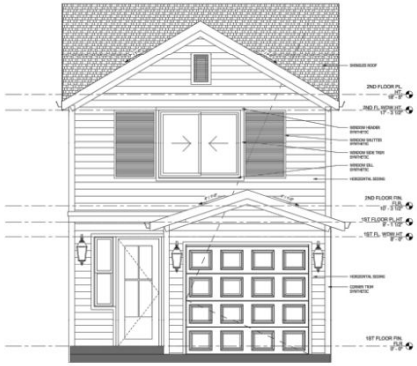




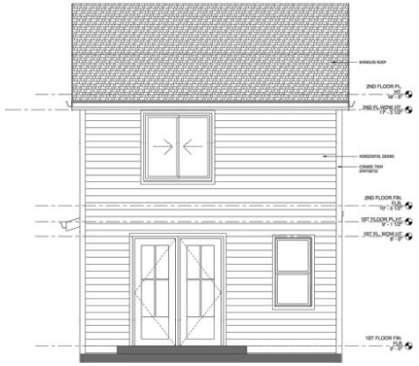
Stormwater Plan

- Stormwater catch basins
- Bio-basins to slow and improve quality of runoff
- 30’ stream buffer

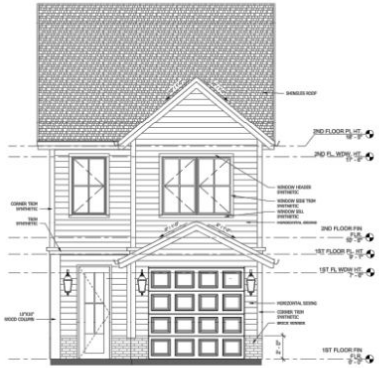
Building Elevations



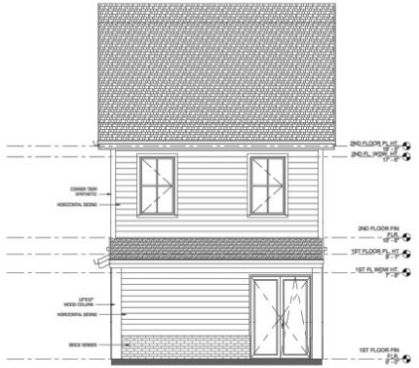
1 FRONT ELEVATION
1/2" = 1'-0"



2 REAR ELEVATION
1/2" = 1'-0"



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



2 REAR ELEVATION
3/8" = 1'-0"





Conditions

- **10%** of the units (**7 units**) will be designated affordable to those at or below 80% Area Median Income (AMI) for a minimum of 20 years.
  - Half (**4 units**) will accept HACA Housing Choice Vouchers.

- Technical modifications :
  - Type A (20'-wide) Buffer instead of required Type B (30'-wide) Buffer.
  - Reduction of 210 linear feet of Type A buffer due to the presence of an MSD easement and the project's roadway.
  - No bike lanes into the development. (Bike sharrows added to the site plan)

Review Process

- Technical Review Committee (TRC) - June 6, 2022
  Approved with conditions.

- Planning & Zoning Commission (PZC) - July 6, 2022
  Continued to August 3, 2022 PZC.

- Planning & Zoning Commission (PZC) - August 3, 2022
  Continued to September 7, 2022 PZC.

- Planning & Zoning Commission (PZC) - September 21, 2022
  No recommendation given, motion to approve failed (Vote 2-2).

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Residential Neighborhood”) by providing more housing diversity such as accessory apartments, duplexes and other types of smallscale infill housing;
- Supports a number of goals in the Plan:
  - Prioritizes greater densities of development overall, throughout the city as appropriate;
  - Increases the housing supply in existing residential neighborhoods at greater densities and diversity in building types;
  - Provides contextually appropriate infill development and a variety of housing types.

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Recommendation

- Staff recommends **approval** of the proposed conditional zoning.

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