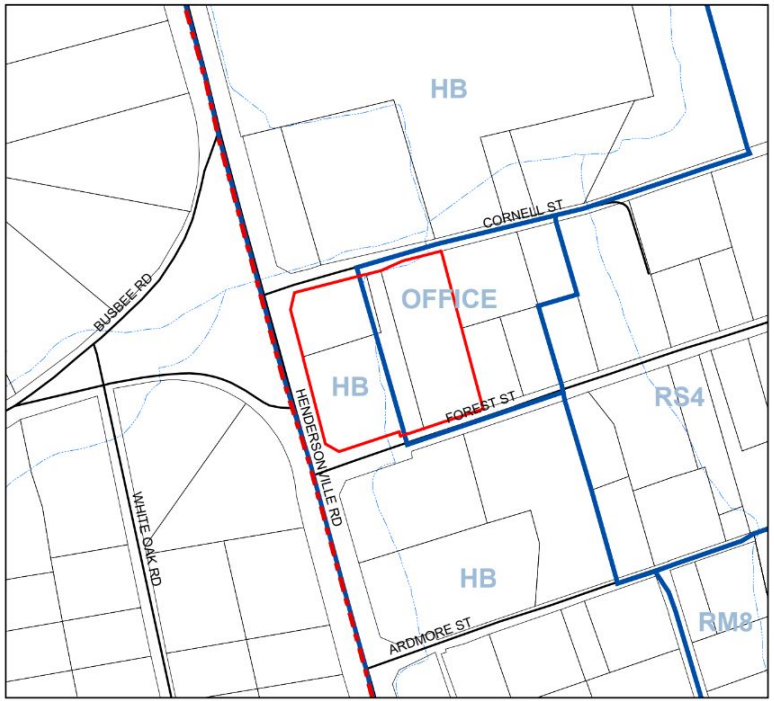
Hendersonville Road Retail

Conditional Zoning Petition

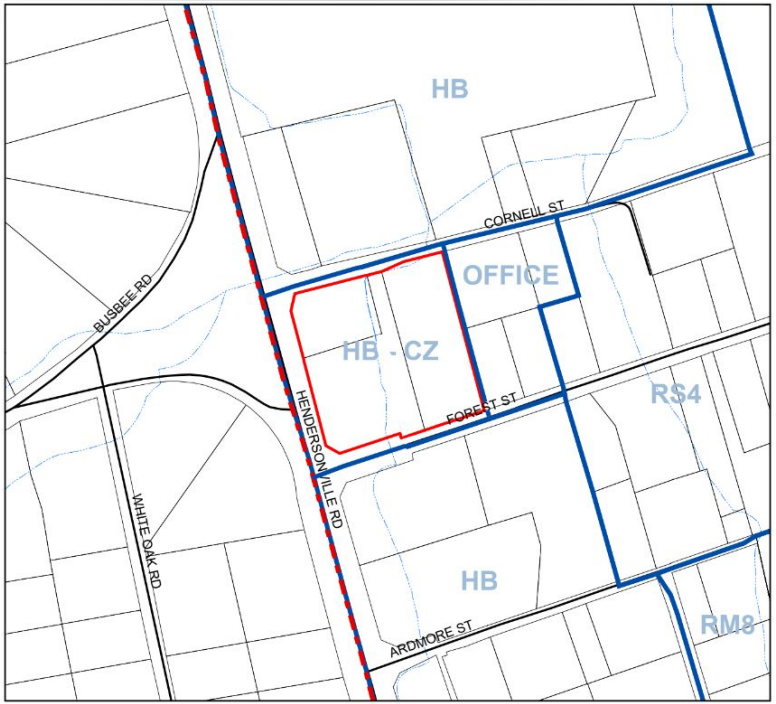
Asheville City Council
October 25, 2022

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Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: HB & OFF I



Proposed Zoning: HB - CZ

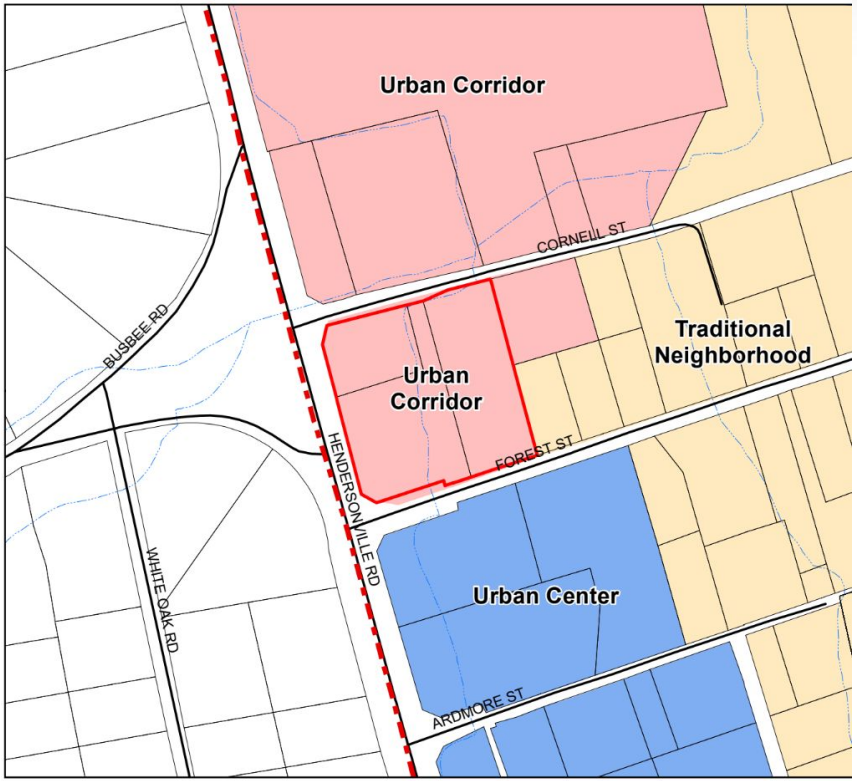
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Exhibit B - Aerial Imagery



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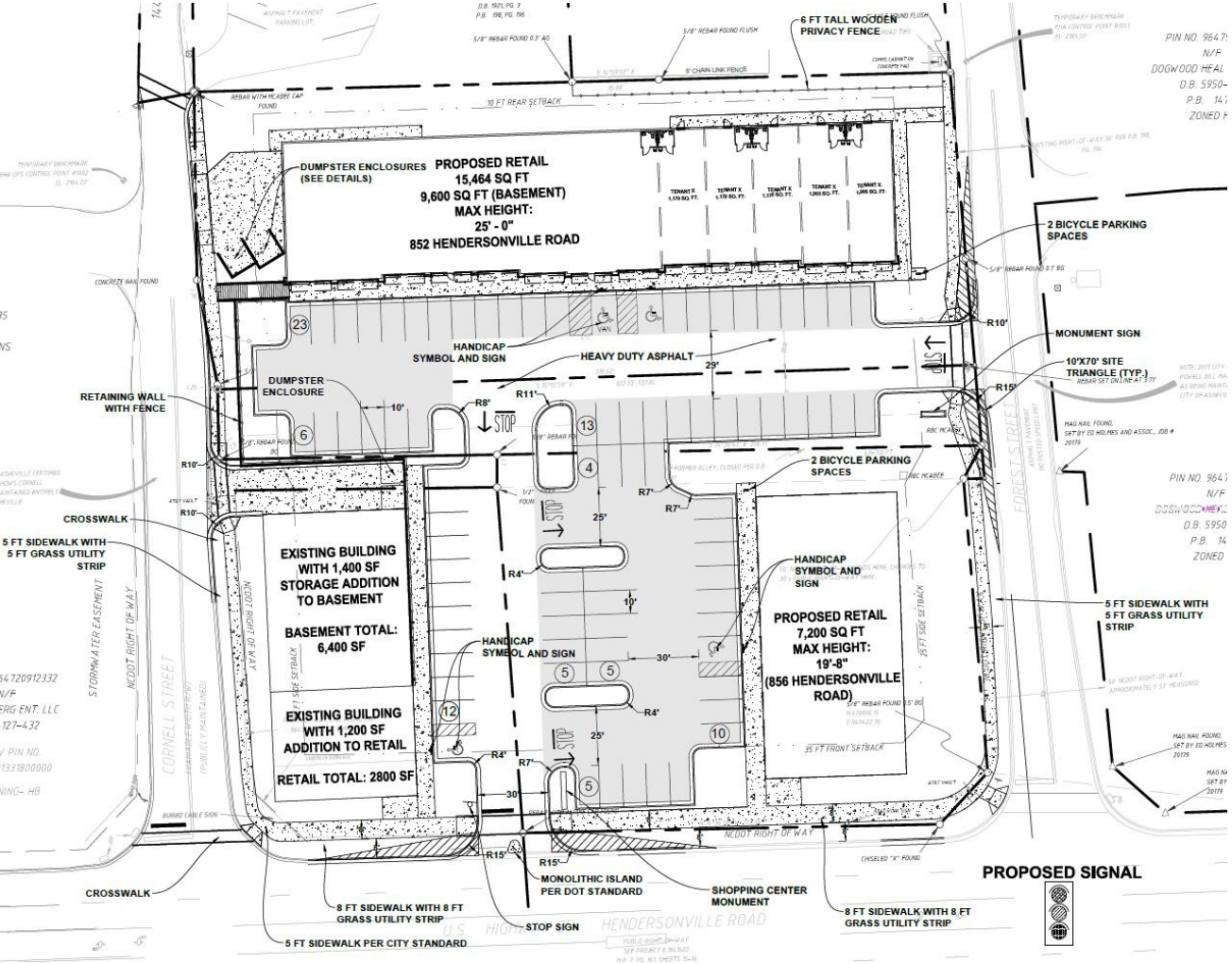
Exhibit C & C1 - Future Land Use



Ex. FLU designation: Urban Corridor

No change in the FLU designation is required.

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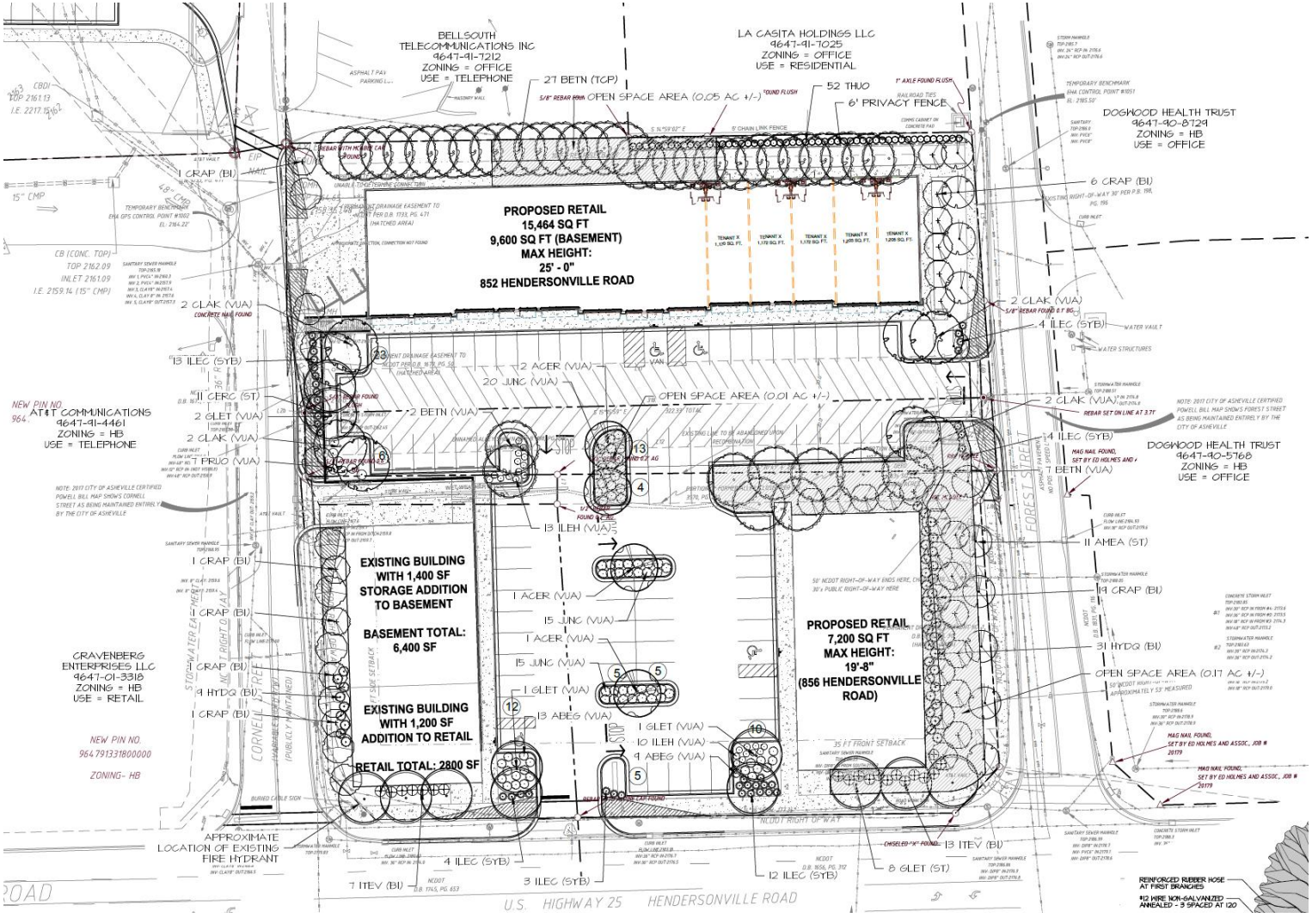


Site Plan

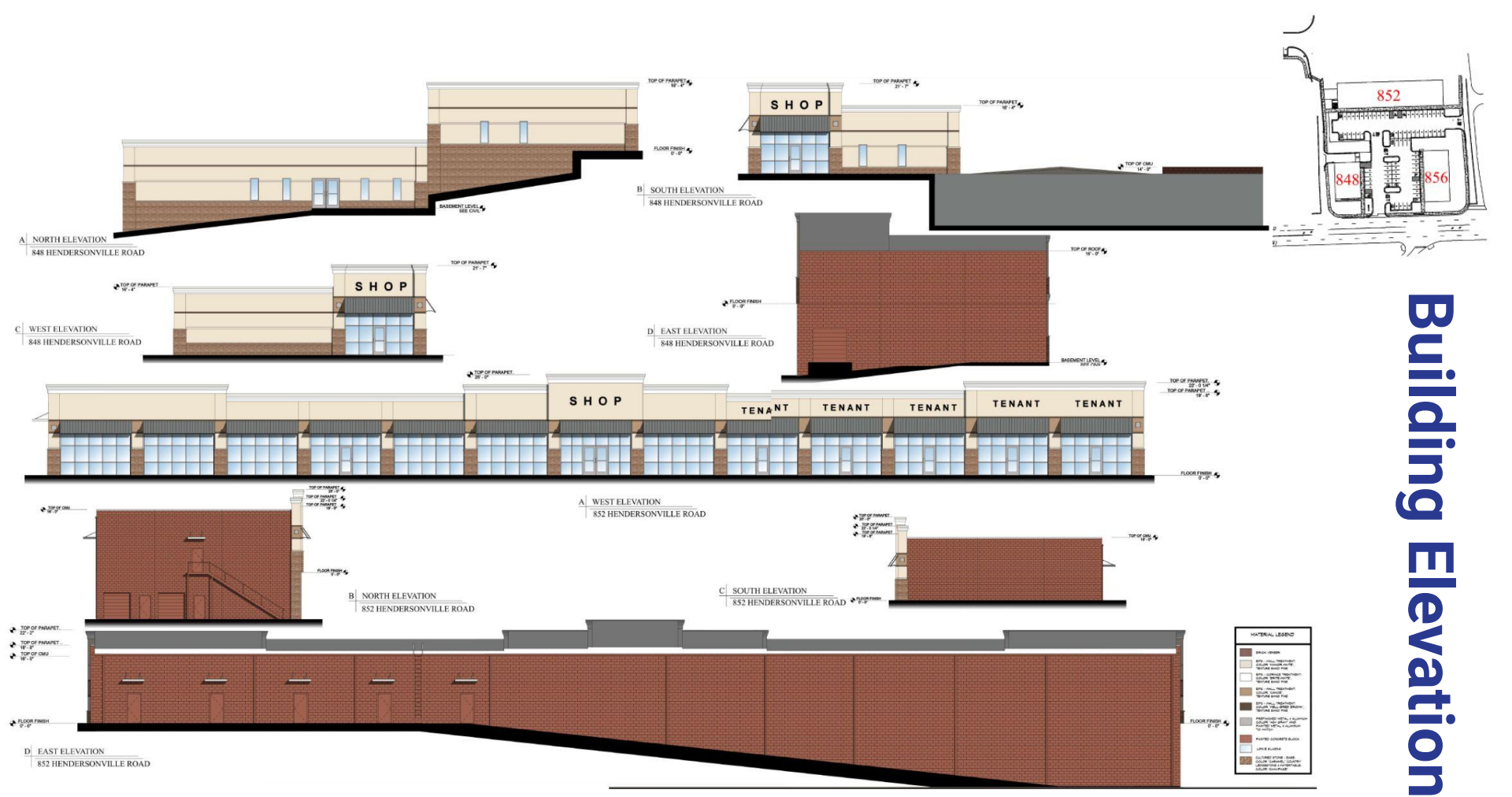
- Three new/expanded retail/manufacturing buildings totalling ~24,000 s.f.
- Access from Hendersonville Rd, Forest St, and Cornell St (for loading)
- 81 total parking spaces total
- Sidewalks: 5’-wide with varying planting strip widths
- Landscaping and Open Space Standards
- Tree Canopy Preservation standards met on-site and fee-in-lieu
- 20’ rear setback and enhanced buffering and screening

Recent Site Plan Changes

- Total square footage increased by 200 s.f.
  - 848 Hendersonville Rd (existing mattress factory) decrease by 1,000 s.f.
  - 856 Hendersonville Rd increase by 1,200 s.f.
  - 852 Hendersonville Rd unchanged
- Existing mattress factory at 848 Hendersonville Rd to be rebuilt with addition at rear at basement level for warehouse space, and addition at front on main level for retail space
  - Setback from Hendersonville Rd decreased from 30’ to 18’ (35’ required in HB district)
  - Setback from Cornell St unchanged at 10’, consistent with the existing building’s siting (25’ required in HB) district
- Proposed building at 856 Hendersonville Rd enlarged and moved closer to the street.
  - Setback from Hendersonville Rd decreased from 30’ to 20’ (35’ required in HB district)
- Loading area on Cornell St moved 20’ to the east to accommodate mattress factory expansion
- Other aspects of the project, including parking, landscaping, screening, sidewalks largely unchanged.

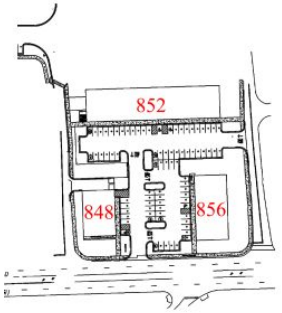


Landscape Plan



Building Elevations





A NORTH ELEVATION
856 HENDERSONVILLE ROAD



B WEST ELEVATION
856 HENDERSONVILLE ROAD



C EAST ELEVATION
856 HENDERSONVILLE ROAD



D SOUT ELEVATION
856 HENDERSONVILLE ROAD

Building Elevations

Conditions

- Technical modifications:
  - A reduction of the required 35 foot front setback and 25 foot side setback for the expanded building at 848 Hendersonville Rd to an 18 foot front setback and a 10 foot side setback.
  - A reduction of the required 35 foot front setback for the proposed building at 856 Hendersonville Rd to 20 feet.
  - A reduction in the required planting strip for new sidewalk along a portion of Cornell St, where no planting strip is proposed instead of the required five foot-wide standard.
  - A reduction in the required 10 foot width of two parking lot islands to 8 feet in width.

Review Process

- Technical Review Committee (TRC) - September 19, 2022
  Approved with conditions.
- Planning & Zoning Commission (PZC) - October 5, 2022 - approved (Vote 7:0) with the following condition: 1) That the front parking aisle can be reduced to accommodate an eight foot-wide planting strip and five foot-wide sidewalk along Hendersonville Rd; and a recommendation that the Applicant work with City Staff to identify reductions in required setbacks and buffers in order to increase the buffer at the rear of the property.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Urban Corridor”) by providing 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;
    - Establishing accessible and well-connected commercial nodes consistent with strategies outlined in the plan’s growth areas;
    - Eliminating gaps in the city-wide sidewalk network.

Shiloh Community Plan 2025

- Supports the following goal in the Plan:
    - Work to improve the livability of the neighborhood by improving pedestrian accessibility throughout the neighborhood.
- Partially supports the following goal in the Plan:
    - Protect, enhance and complement the existing character of Shiloh - Commercial incursion should be prevented in the Shiloh community

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Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends **approval** of the proposed conditional zoning.
- Staff supports the changes to the site plan since the review by PZC, and finds that these changes are consistent with the recommendations of PZC.
- Any additional technical modifications not yet identified would required City Council review and approval.
- City Council may recommend that the project return to PZC prior to final review.