Woodfield-Stoneyard

Conditional Zoning Petition

Asheville City Council
December 13, 2022

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Exhibit B - Aerial Imagery

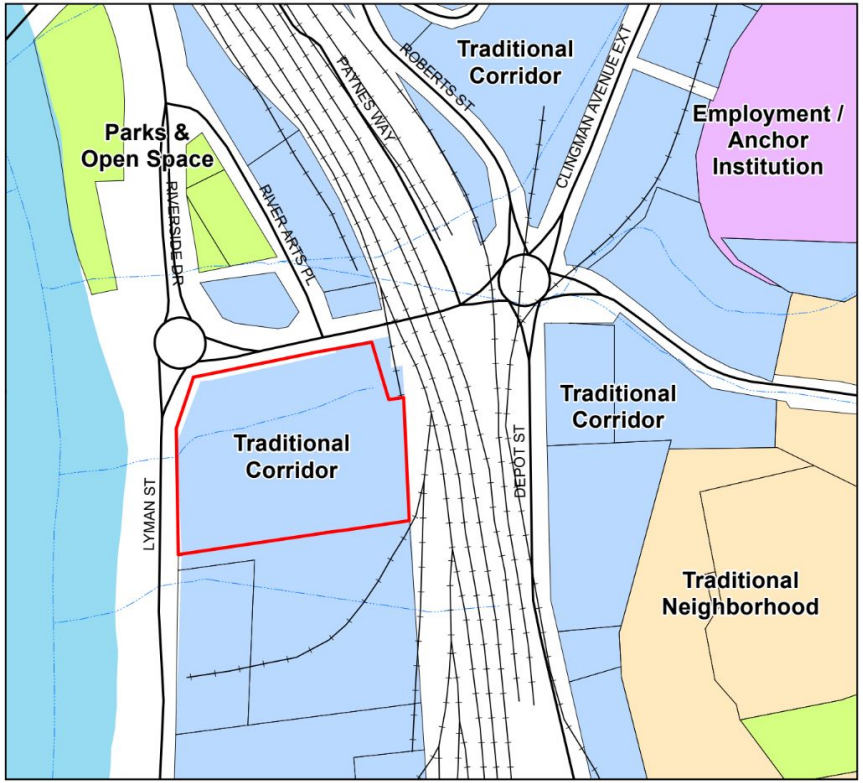


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Existing & Proposed Zoning

	Previously Approved	**Proposed Project**
Zoning Districts	Mixed-Use Expansion - CZ (Ord. No. 4625)	Commercial Expansion - CZ (RAD-RIV form code)
Residential Units	133 units (none affordable, but $50,000 contribution to Housing Trust Fund)	263 units (5% affordable = 13 units)
Retail/Studio Space	Retail, restaurant, 7 office space	4,500 s.f. retail/studio space (1 retail space to be available below market rate)
Parking Spaces	247 spaces (85 public) (1 per unit minimum & 5% reduction for bike/ped elements)	367 spaces (85 public) (0.75 per unit minimum)
Bicycle Parking	36 bicycle parking spaces	133 bicycle parking spaces
Building Height	6 stories, 74’ in height	6 stories, 75’ in height
Impervious Surface	85%	85%

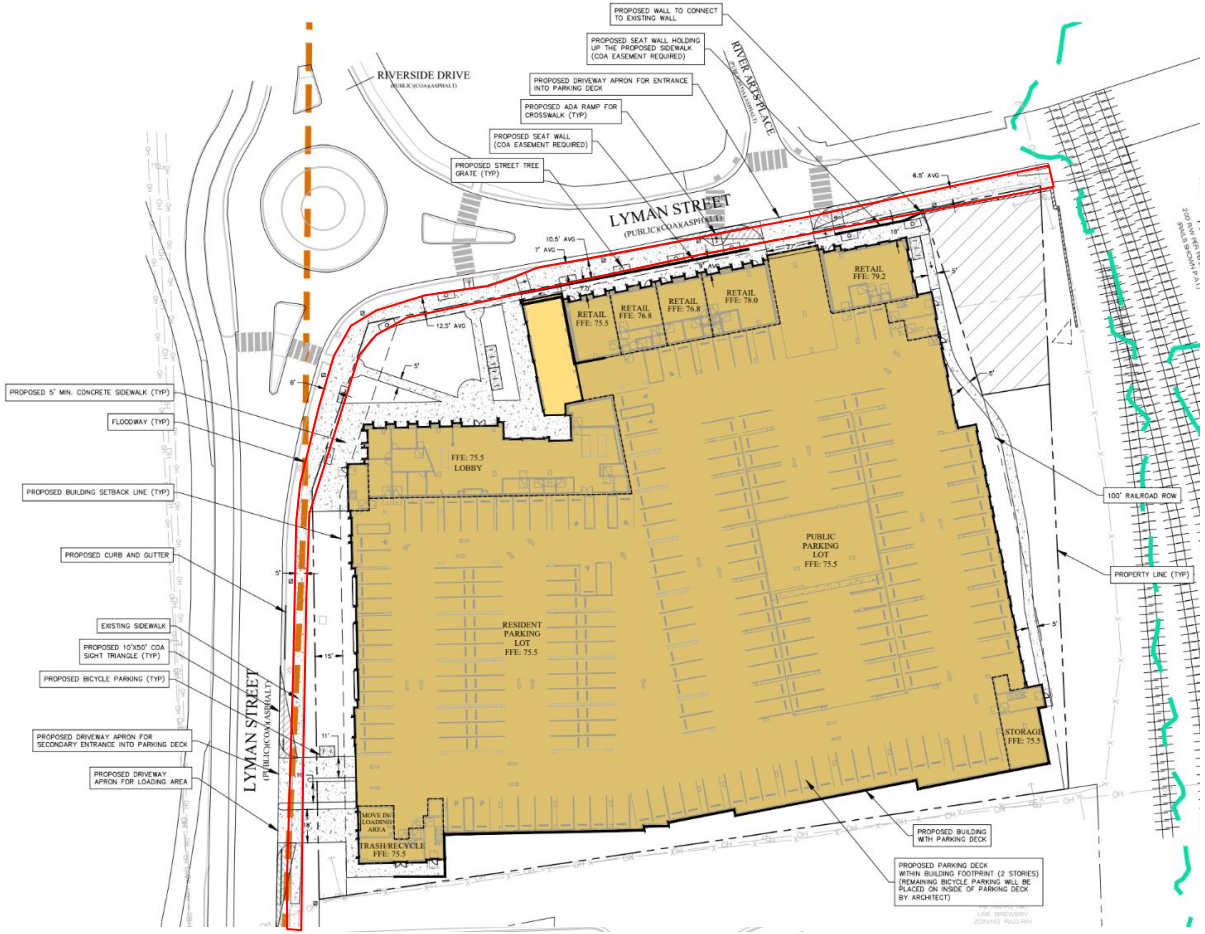
Exhibit C & C1 - Future Land Use



Ex. FLU designation: Traditional Corridor

No change in the FLU designation is required.

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Site Plan

- New six-story building (2 levels of parking with 4 levels of multifamily)
- 263 residential dwelling units
- 13 units (5%) affordable at 80% AMI for 10 years
- 4,500 s.f. of retail / artist studio space (one unit below market rate below perpetuity)
- 367 garage parking spaces (85 of which are for public use)
- Access from Lyman Street (north and west)
- No new sidewalks proposed (existing new sidewalks on Lyman St)
- Plaza in northwest corner
- Landscaping standards: street trees and parking garage screening
- Tree Canopy Preservation standards met on-site and fee-in-lieu

Landscape Plan



Looking east from French Broad River



Looking west down Lyman Street



Conditions

- 5% of the units (13 units) will be designated affordable to those at or below 80% Area Median Income (AMI) for a minimum of 10 years.
- A minimum of one of the commercial spaces will be made available at below market rate in perpetuity.
- 85 parking spaces available for public use.

- Technical modifications :
  - Building height of six stories and 75 feet total instead of the maximum height allowed of four stories and 55 feet.
  - Primary street setback along Lyman Street (north) of four feet instead of the required 15 foot primary street setback.
  - Impervious surface totalling 85% instead of the maximum 80% standard.
  - No new sidewalks as required to be eight feet-wide with six foot-wide planting strips.
  - Pedestrian entrance spacing in excess of the maximum 50 feet on both primary street-facing facades along Lyman Streets.
  - Street-facing facades length in excess of the maximum 200 feet standard for both street-facing facades on Lyman Streets.

Review Process

- Technical Review Committee (TRC) - September 19, 2022
  Approved with conditions.
- Asheville Area Riverfront Redevelopment Commission (AARRC) - October 13, 2022
  Overall supportive with comments given.
- Design Review Committee (DRC) - October 20, 2022 - Approved with conditions
  - November 17, 2022 - Informal courtesy review
- Planning & Zoning Commission (PZC) - November 2, 2022
  Approved with condition that a minimum of one of the commercial spaces will be made available at below market rate in perpetuity.

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Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Traditional Corridor”)
- 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;
  - Supporting opportunities for the creative sector to affordably live, work, and share their work;
  - Implementing low-impact development and green infrastructure strategies.

Wilma Dykeman Riverway Master Plan

- Supports the character of the River Arts District described in the plan:
  - “This district will continue to grow as a concentration of new and reused buildings of mixed-use offering live/work arrangements for artisans and those interested in living along the River” (p.16)

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Recommendation

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

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