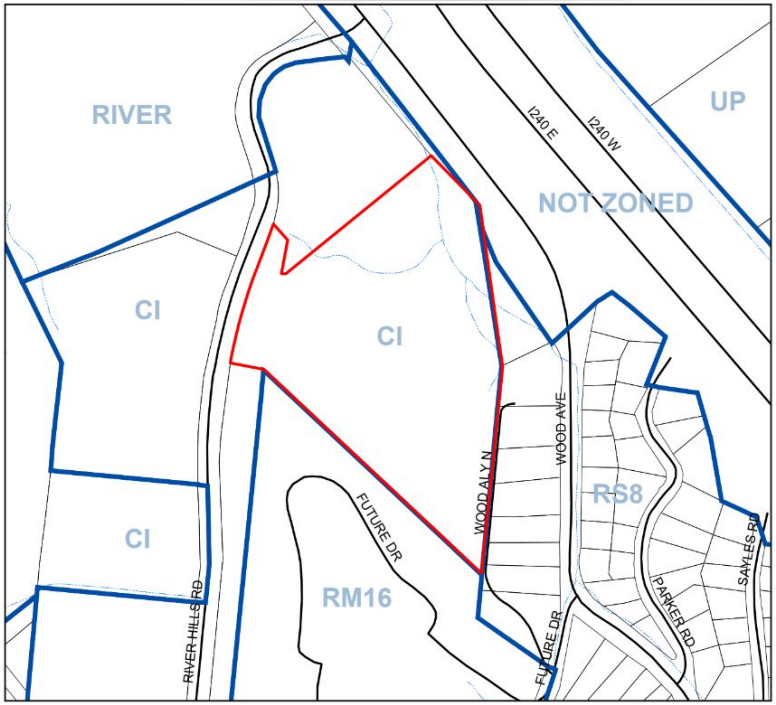
Orange Capital Multi-Family

Conditional Zoning Petition

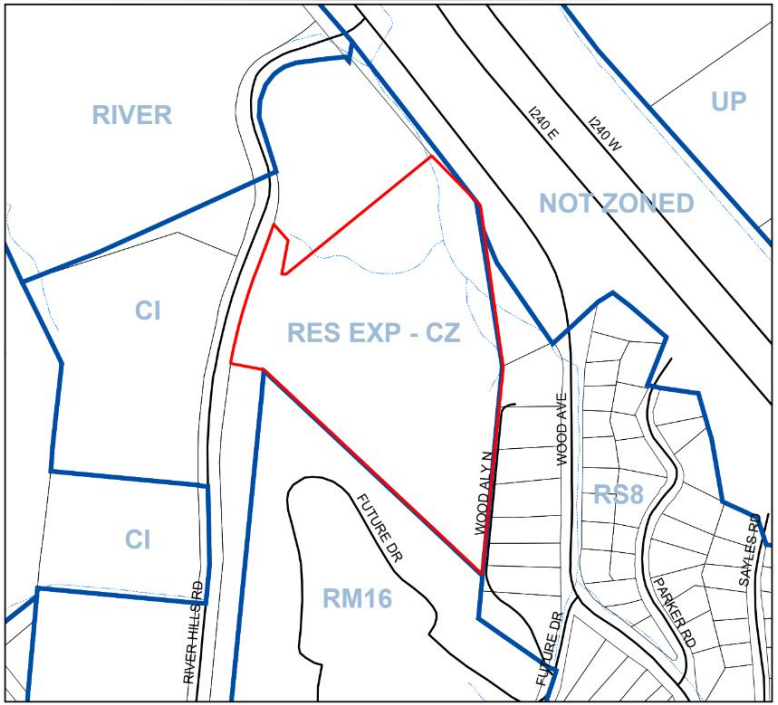
Asheville City Council
November 15, 2022

THE CITY OF ASHEVILLE

Exhibit A & A1 - Existing & Proposed Zoning



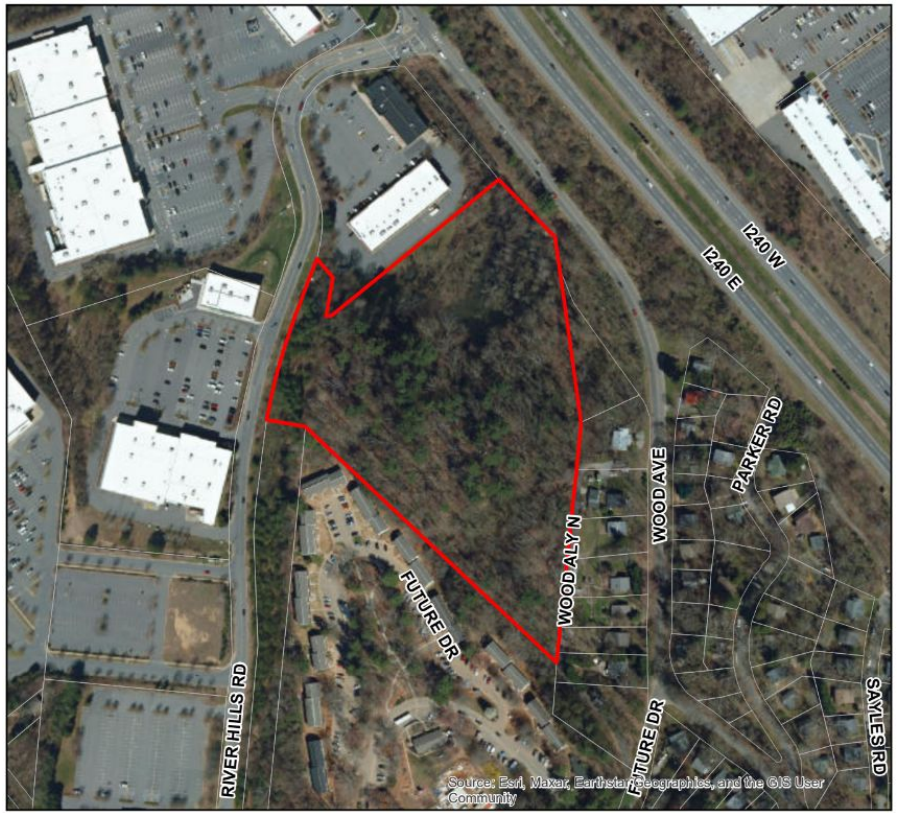
Current zoning: CI



Proposed Zoning: RES EXP - CZ

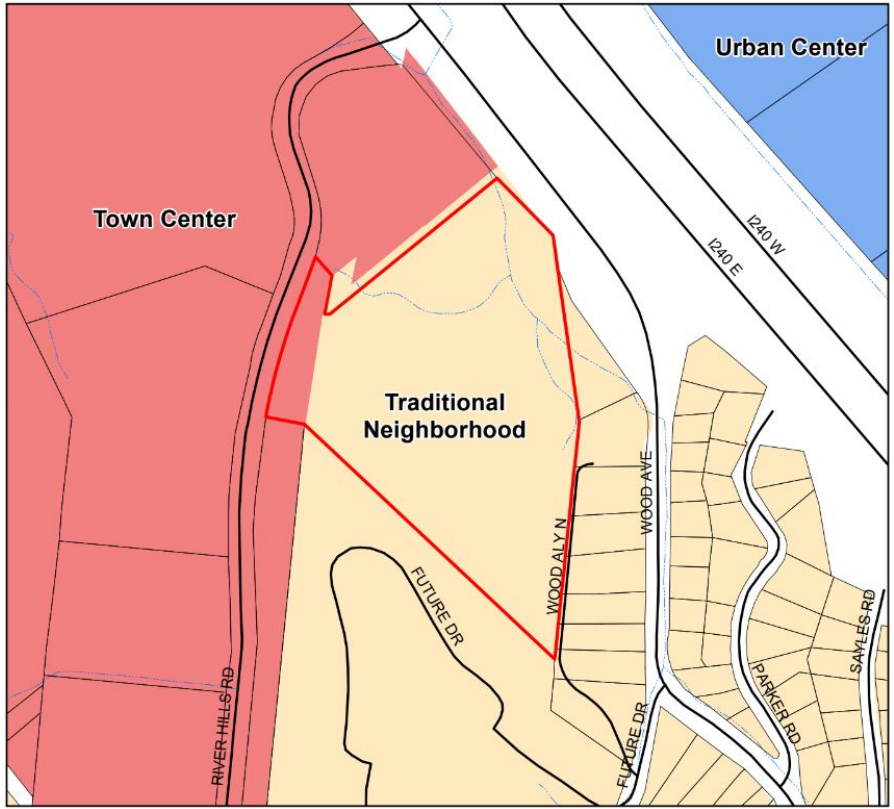
THE CITY OF ASHEVILLE

Exhibit B - Aerial Imagery



THE CITY OF ASHEVILLE

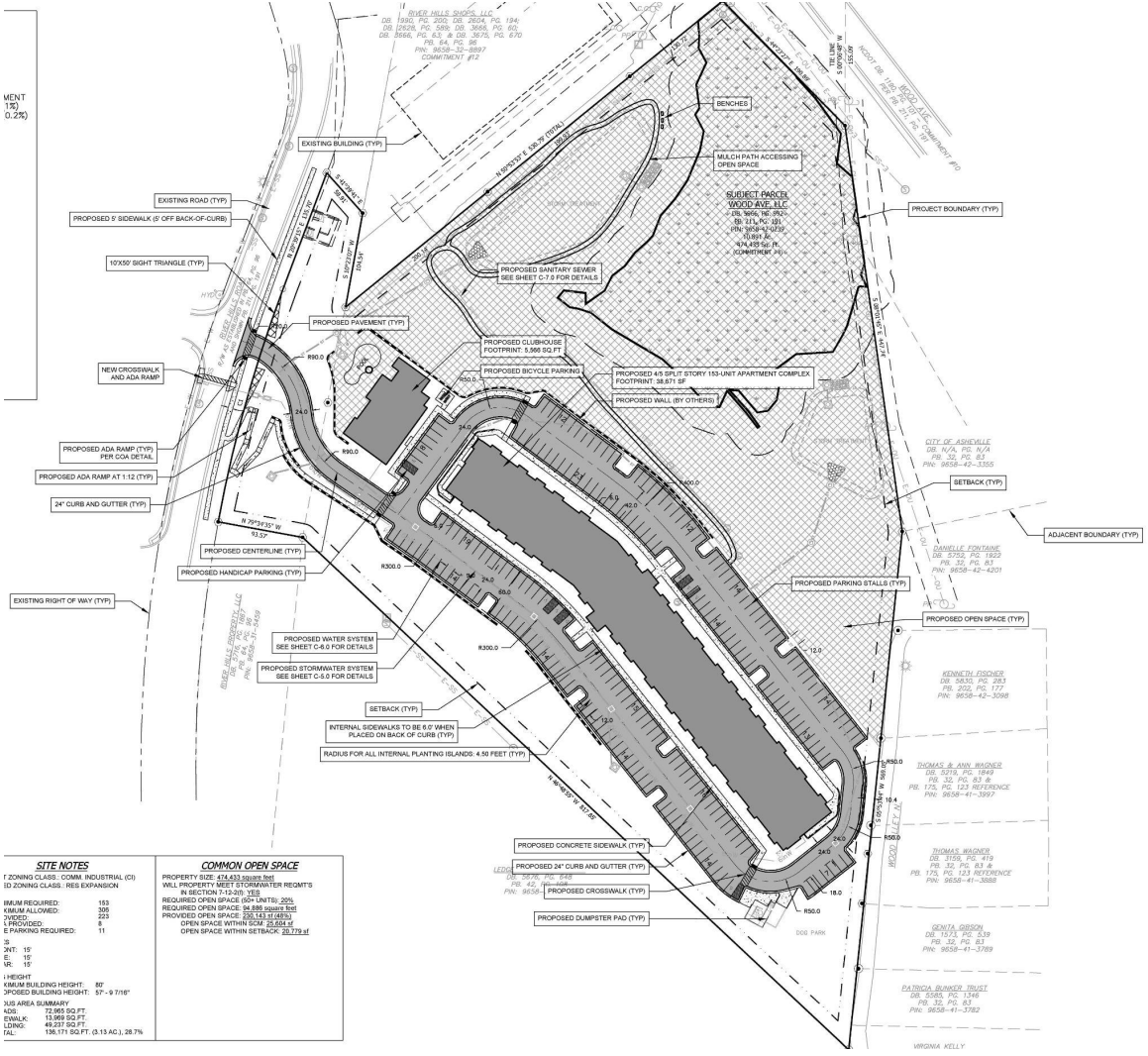
Exhibit C & C1 - Future Land Use



Ex. FLU designation: Traditional Neighborhood

No change in the FLU designation is required.

THE CITY OF ASHEVILLE



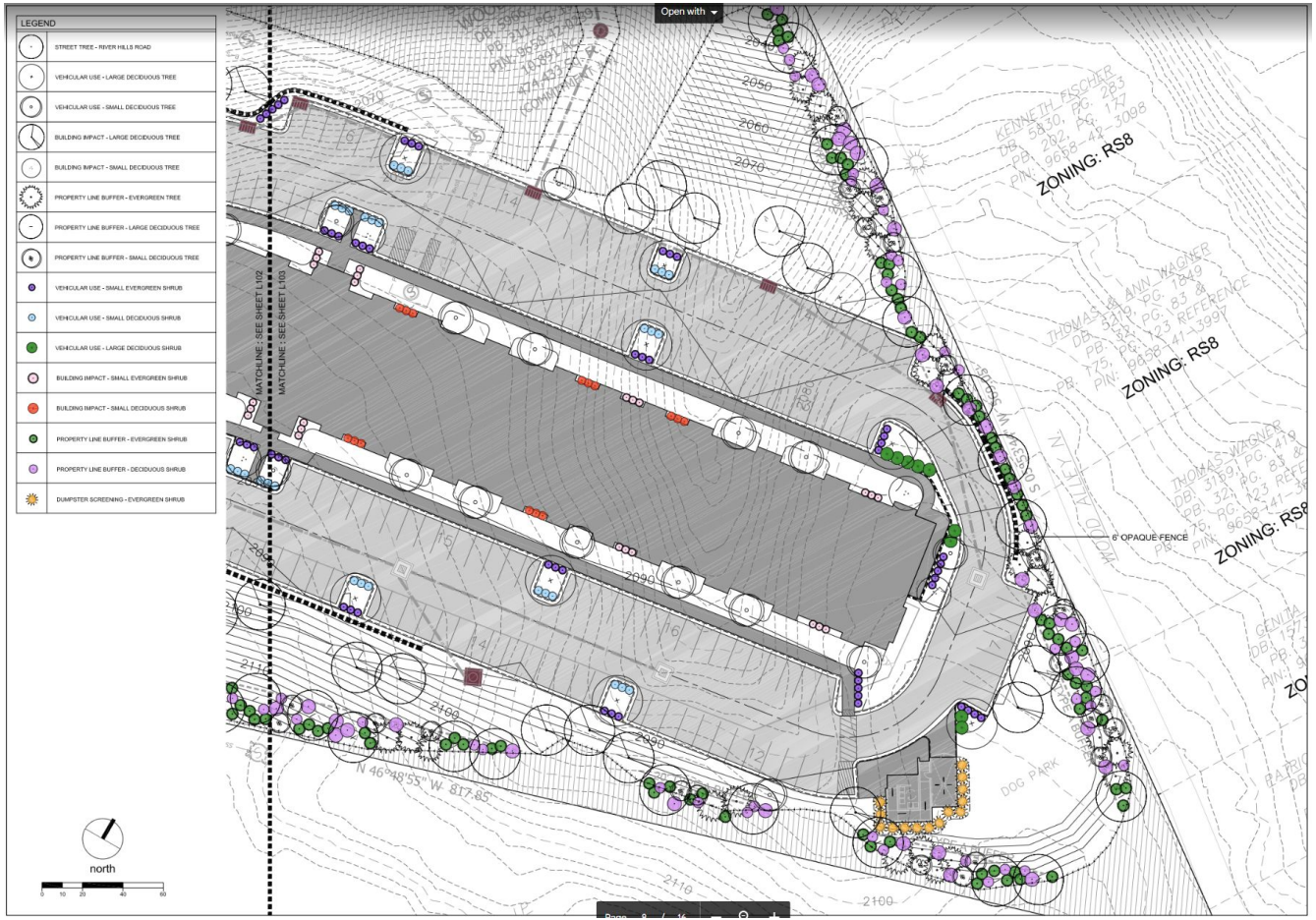
Site Plan

- New 4/5-story multi-family building
- 153 dwelling units (20% affordable)
- New driveway on River Hills Rd
- 223 total parking spaces total
- Sidewalks: 5’-wide with 5’-wide planting strip on River Hills Rd, 5’-wide internal sidewalks
- Landscaping and Open Space Standards
- Tree Canopy Preservation standards met on-site

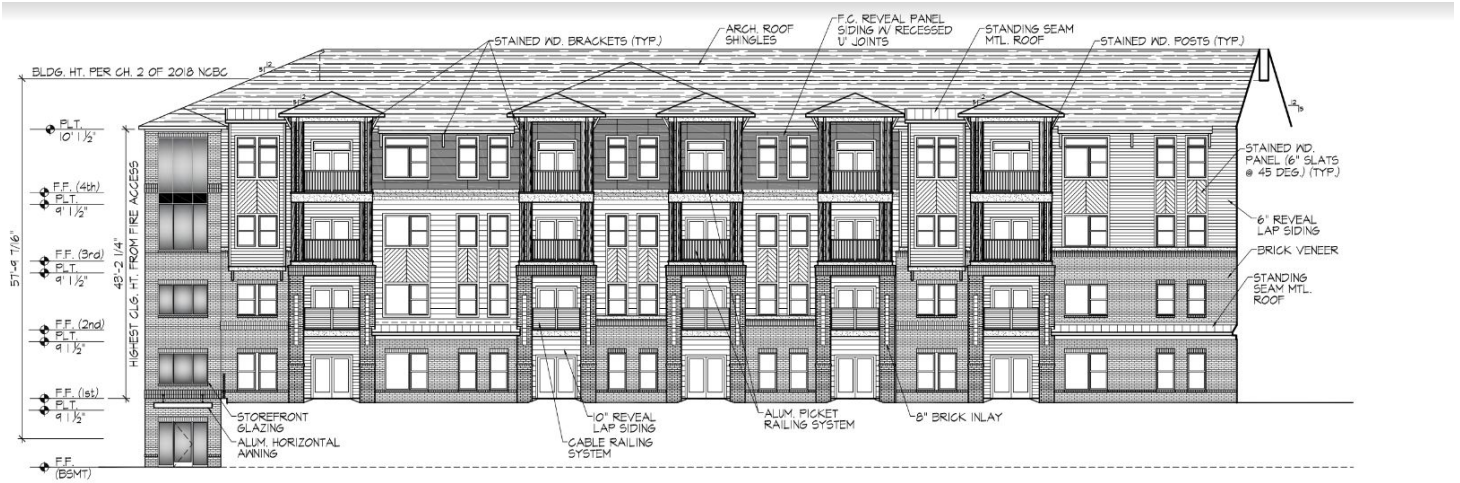
Landscape Plan



Landscape Plan



Building Elevations



BLDG. A- NORTHEAST ELEVATION (PARTIAL)

SCALE: 1/8"= 1'-0"



BLDG. A- SOUTHWEST ELEVATION (PARTIAL)

SCALE: 1/8"= 1'-0"

TRC SUBMITTAL
NOT FOR CONSTRUCTIO
September 21, 2022

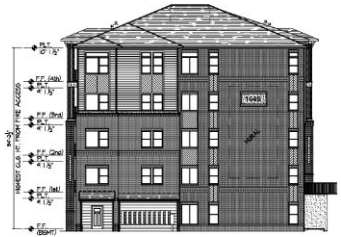
Building Elevations



BLDG. A- NORTHEAST ELEVATION (PARTIAL)



BLDG. A- SOUTHWEST ELEVATION (PARTIAL)
SCALE: 1/16"=1'-0"



BLDG. A- NORTHWEST ELEVATION
SCALE: 1/16"= 1'-0"



BLDG. A- SOUTHEAST ELEVATION
SCALE: 1/16"= 1'-0"

Conditions

- 20% of the units (31 units) will be designated affordable to those at or below 80% Area Median Income (AMI) for a minimum of 20 years.
    - Half (16 units) of these affordable units will accept HACA Housing Choice Vouchers.

- Technical modifications :
    - Five foot-wide sidewalk with five-foot wide planting strip along River Hills Rd and five-foot wide sidewalks internal to the site instead of the required 10 foot-wide standard.
    - Encroachment into the required landscape buffer for 155 linear feet along the eastern property boundary to accommodate a driveway aisle and parking areas.
    - No bike lanes into the development. (Bike sharrow pavement markings will be installed on the project's driveway)

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 bicycle sharrow pavement markings be added to the entrance driveway of the development.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Traditional Neighborhood”) by providing a mix of housing types such as single family with accessory dwelling units, duplexes, townhomes and multifamily apartments;
- Supports a number of goals in the Plan:
  - Provides infill development in targeted growth areas;
  - Increases the supply of affordable housing in proximity to schools, transit and parks;
  - Eliminates gaps in the city-wide sidewalk network.

THE CITY OF ASHEVILLE

Recommendation

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

THE CITY OF ASHEVILLE