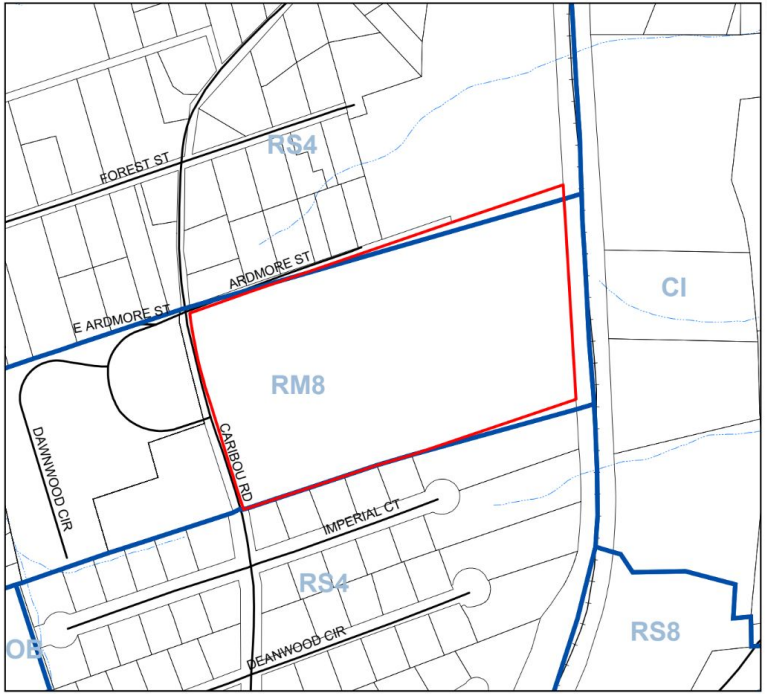
# Laurel Wood II

## Conditional Zoning Petition

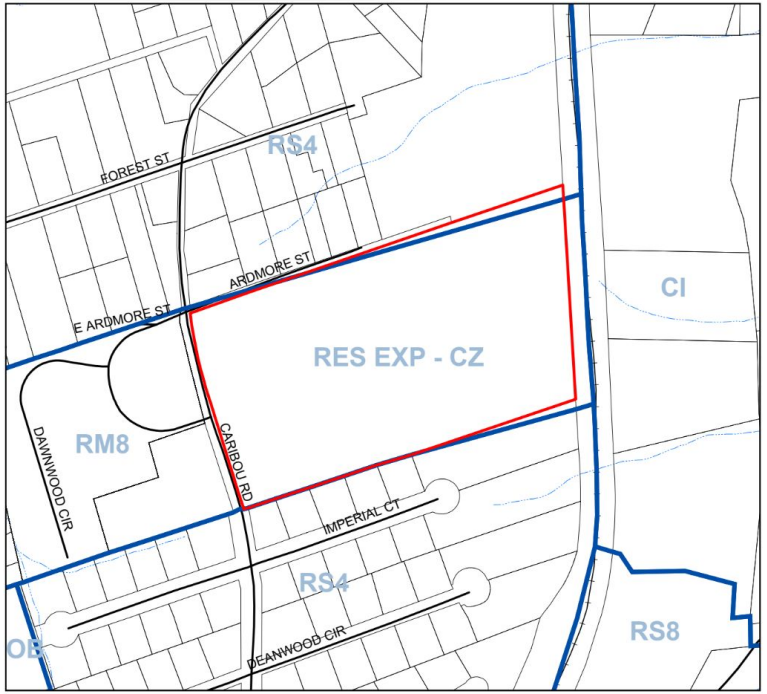
**Asheville City Council**
**September 27, 2022**

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# Exhibit A & A1 - Existing & Proposed Zoning




Current zoning: RM-8




Proposed Zoning: RES EXP - CZ

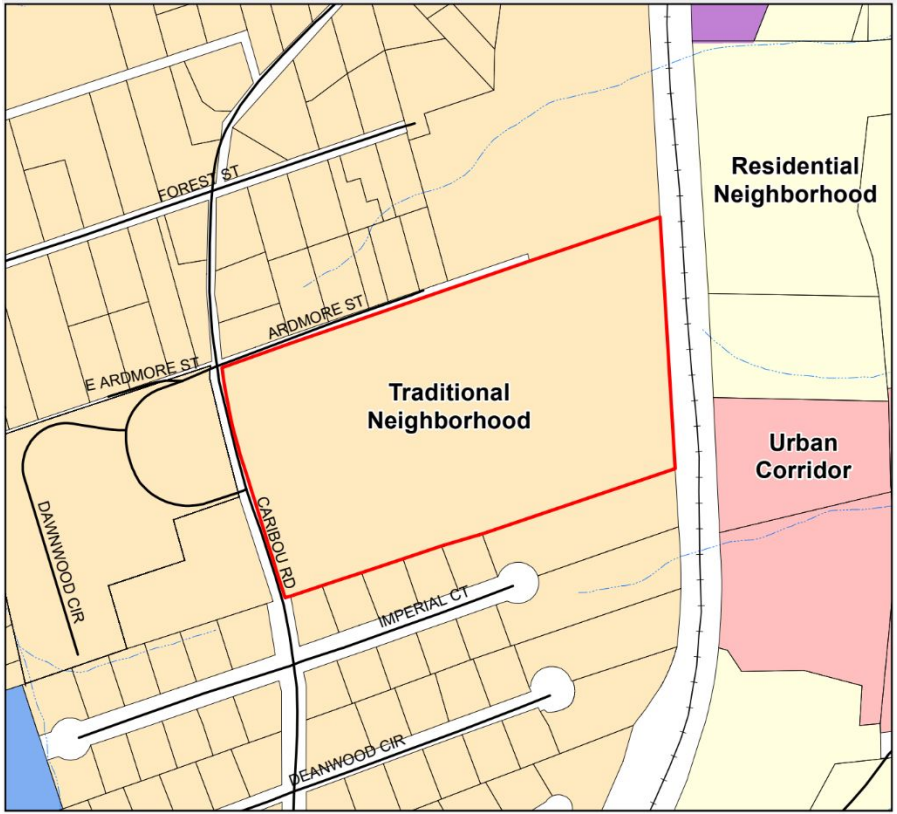
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# Exhibit B - Aerial Imagery




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# Exhibit C & C1 - Future Land Use

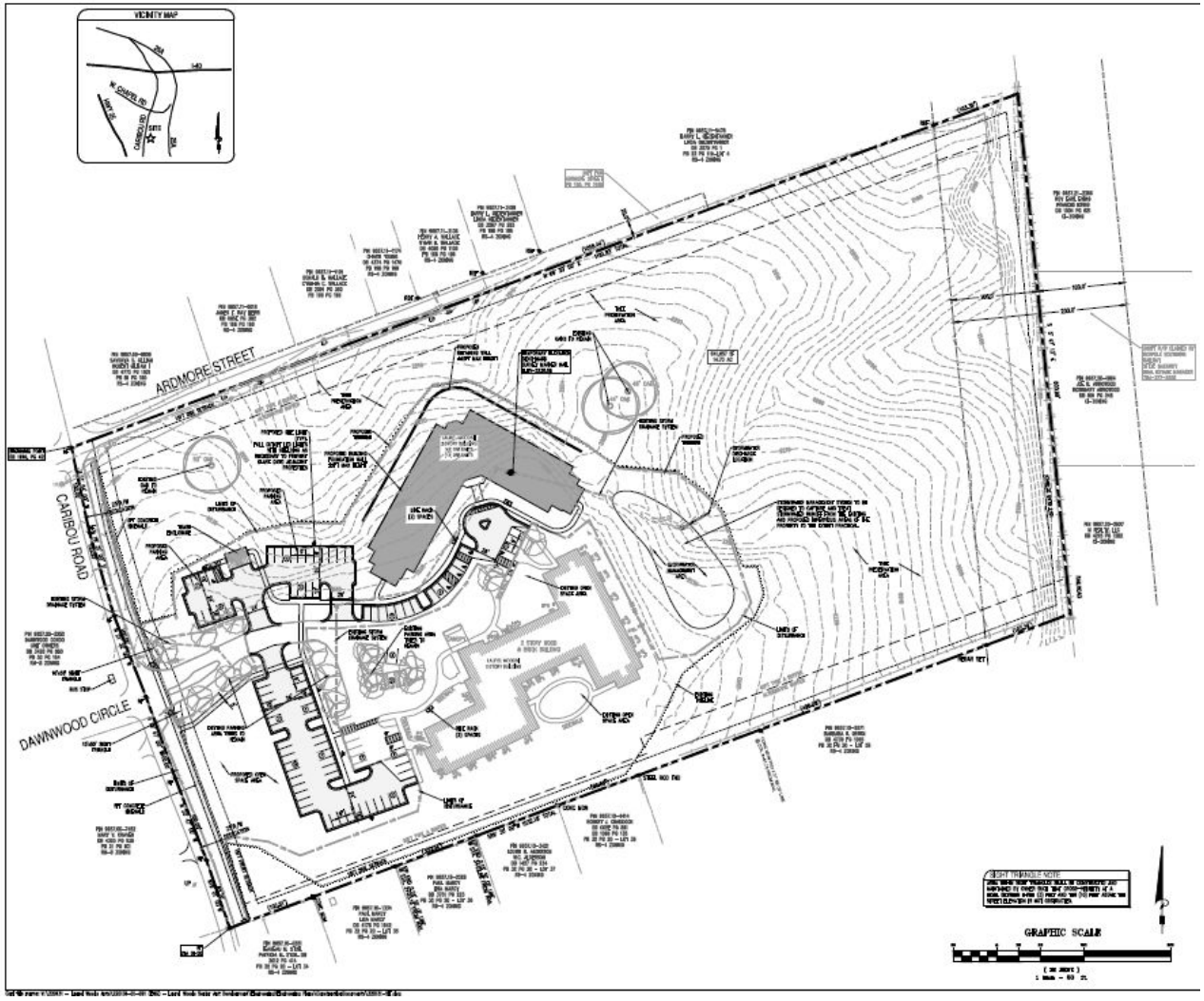



Ex. FLU designation: Traditional Neighborhood

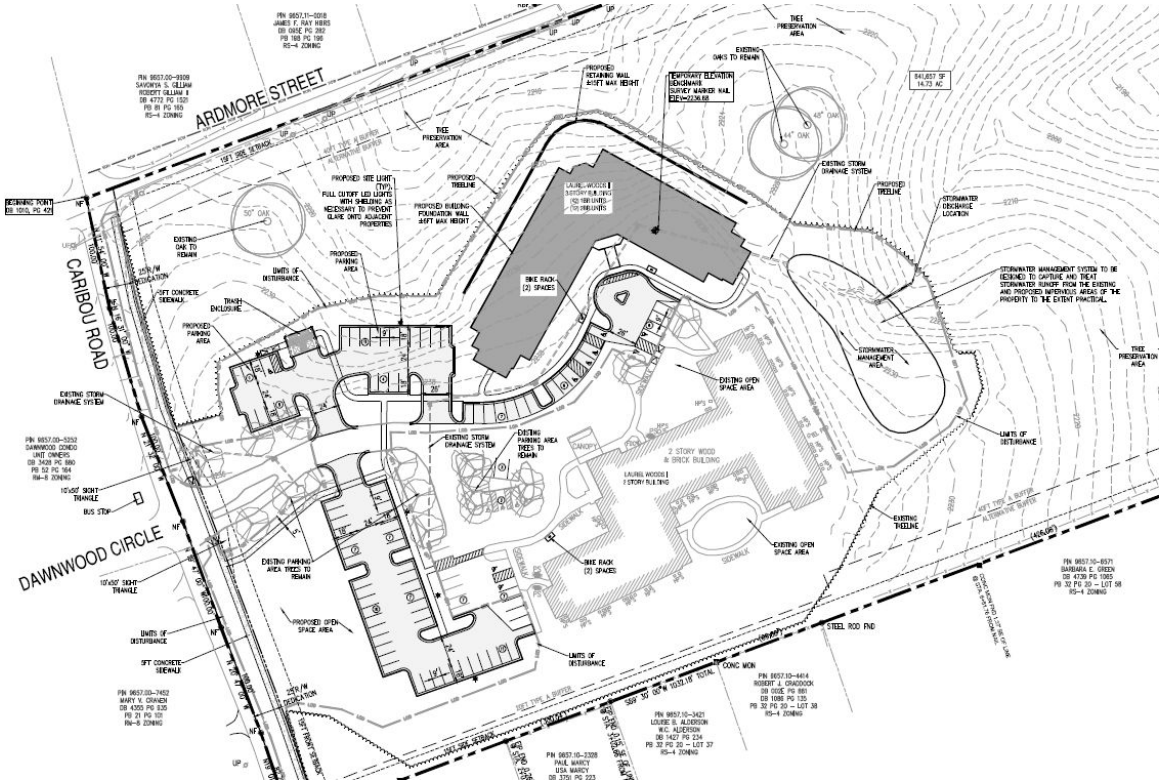
No change in the FLU designation is required.

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# Overall Site Plan



# Site Plan




- Existing 2-story, 51-unit senior-living, multi-family building
- New, 3-story, senior-living, multi-family, senior-living building
- 54 new dwelling units (100% affordable)
- Existing driveway access
- 105 total parking spaces total
- Sidewalks: 5’-wide with 5’-wide planting strip on Caribou Rd, 5’-wide internal sidewalks
- Landscaping and Open Space Standards
- Tree Canopy Preservation standards met on-site

# Building Elevations



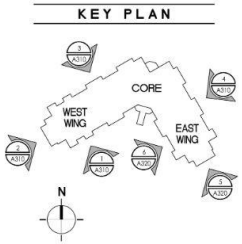
1 SOUTH ELEVATION (PARTIAL)
WEST WING SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (PARTIAL)
WEST WING SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
WEST WING SCALE: 1/8" = 1'-0"




MATERIAL LEGEND KEY

M1 ROOF: WEATHERED WOOD COLOR (DC) OR SIMILAR 30-YR ARCHITECTURAL, DIMENSIONAL ANTI-FUNGAL ASPHALT SHINGLES OVER 1 LAYER OF 15LB BUILDING FELT AND 7/16" OSB TYP.

M2 VINYL SIDING: HORIZONTAL SIDING (BEL 5" EXPOSURE, HEAVY GA. (.044 MIN)

M3 VINYL SIDING: BOARD AND BATTEN PROFILE HEAVY GA. (.044 MIN)

M4 BRICK VENEER: BRICK VENEER W/MASONRY TIES @ 16" O.C. BOTH DIRECTIONS

SEALS
NOT FOR CONSTRUCTION

CONSULTANTS

PROJECT
VOLUNTEERS OF AMERICA, LLC
LAUREL WOOD II
ASHEVILLE, NORTH CAROLINA
21-410.02

REVISIONS

DATE
DATE: AUGUST, 2022
ISSUED FOR: TAC APPLICATION

SET #

SHEET
EXTERIOR ELEVATIONS WEST WING

# A310
DRAWN BY: YURI CHECKED BY: JMR

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# Building Elevations



4 EAST ELEVATION
EAST WING SCALE: 1/8" = 1'-0"

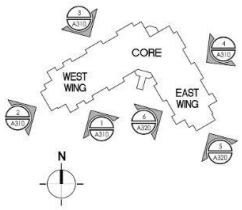


5 SOUTH ELEVATION (PARTIAL)
EAST WING SCALE: 1/8" = 1'-0"



6 WEST ELEVATION (PARTIAL)
EAST WING SCALE: 1/8" = 1'-0"

KEY PLAN




MATERIAL LEGEND KEY

- M1 — ROOF: WEATHERED WOOD COLOR (DC 08 GAF-HD 30-HR ARCHITECTURAL SHINGLES OVER ANR - FUNGAL ASPHALT SHINGLES OVER 1 - LAYER OF 15LB BUILDING FELT AND 7/16" OSB TYP.
- M2 — VINYL SIDING: HORIZONTAL SIDING DBL 5" EXPOSURE HEAVY GA. (.044 MIN)
- M3 — VINYL SIDING: BOARD AND BATTEN PROFILE HEAVY GA. (.044 MIN)
- M4 — BRICK VENEER: BRICK VENEER w/MASONRY TIES @ 16" O.C. BOTH DIRECTIONS

SCALE: NOT FOR CONSTRUCTION

CONSULTANTS:

PROJECT: VOLUNTEERS OF AMERICA, LLC
LAUREL WOOD II
ASHEVILLE, NORTH CAROLINA
21-410.02

REVISIONS:

DATE: AUGUST, 2022
ISSUED FOR: TAC APPLICATION

SHEET #:

SHEET: EXTERIOR ELEVATIONS EAST WING

# A320

DRAWN BY: KJMB CHECKED BY: JMH

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# Streetview Rendering



# Conditions

- All 54 units (100%) will be designated affordable for a minimum of 30 years.
  - 32 units will be affordable at 80% Area Median Income (AMI).
  - 17 units will be affordable at 60% Area Median Income (AMI).
  - 5 units will be affordable at 40% Area Median Income (AMI).
  - 12 of these affordable units will accept housing choice vouchers

- Technical modifications :
  - 5’-wide sidewalk with 5’-wide planting strip along Caribou Rd and 5’-wide sidewalk internally instead of the required 10’-wide standard.
  - No bike lanes into the development.

# Review Process

- Technical Review Committee (TRC) - July 18, 2022
  Approved with conditions.

- Planning & Zoning Commission (PZC) - August 3, 2022
  Continued to September 7, 2022 PZC (Vote 7:0).

- Planning & Zoning Commission (PZC) - September 21, 2022
  Approved (Vote 4:0).

# 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:
  - Prioritizes greater densities of development overall;
  - Increases the supply of affordable housing in proximity to schools, transit and parks;
  - Eliminates gaps in the city-wide sidewalk network.

***Shiloh Community Plan 2025***

- Supports a number of goals in the Plan:
  - Improve pedestrian accessibility through the neighborhood by supporting the development of sidewalks along Caribou Rd.
  - Explore opportunities for the construction of affordable housing in the Shiloh community.

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# Recommendation

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

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