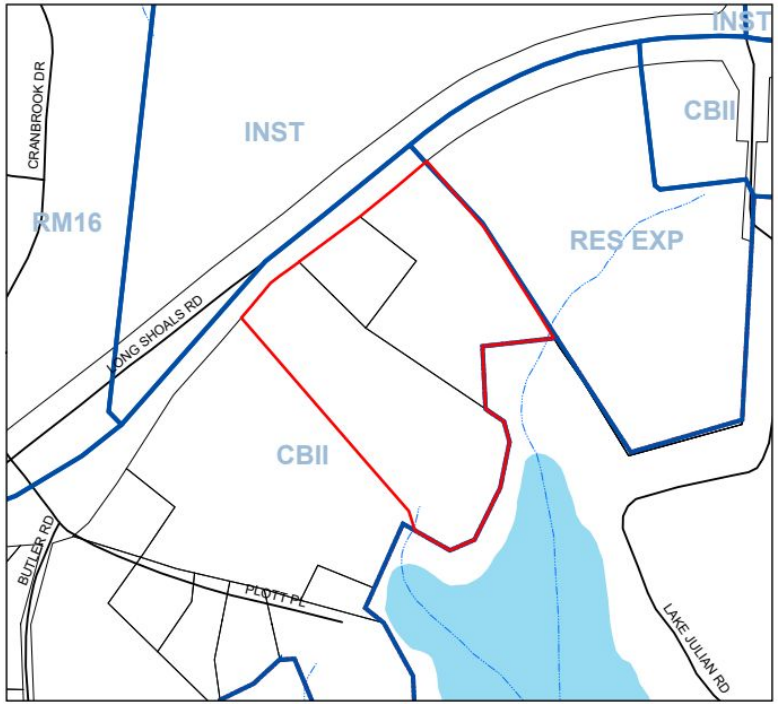
# 221 Long Shoals

## Conditional Zoning Petition

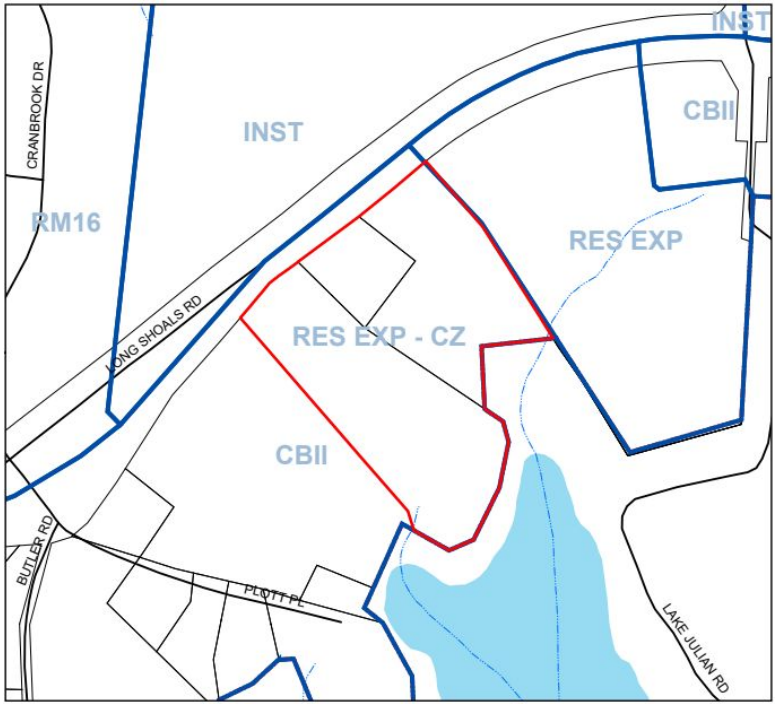
**Asheville City Council**
**July 26, 2022**

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# Exhibit A & A1 - Existing & Proposed Zoning




Current zoning: CBII




Proposed Zoning: RES EXP - CZ

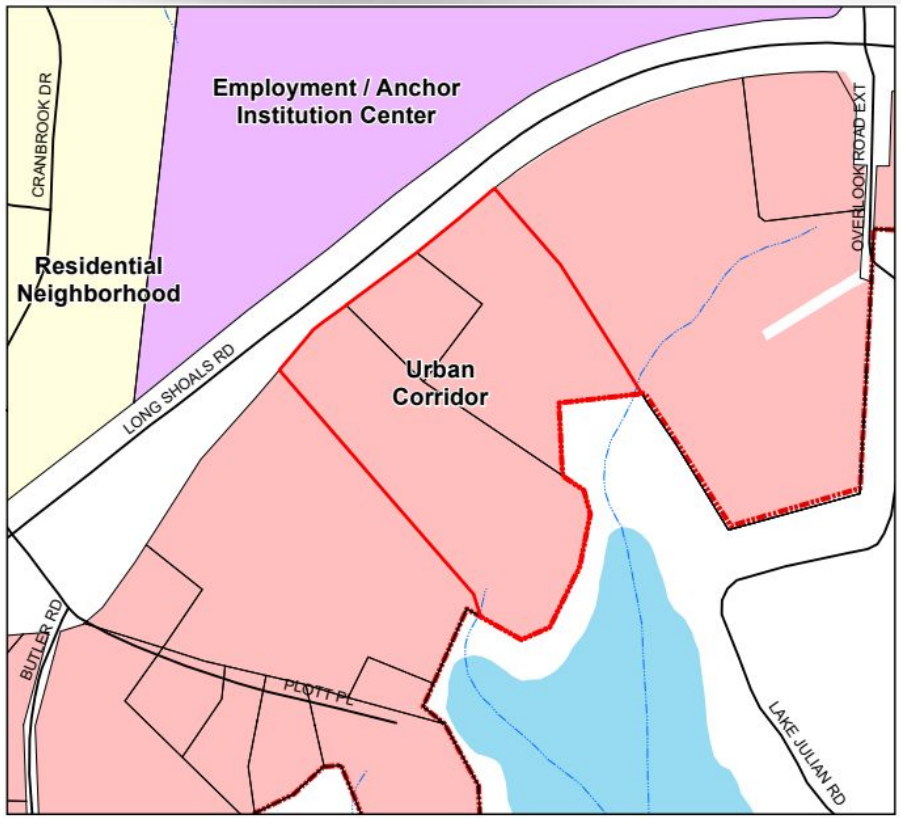
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# Exhibit B - Aerial Imagery




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# Exhibit C & C1 - Future Land Use

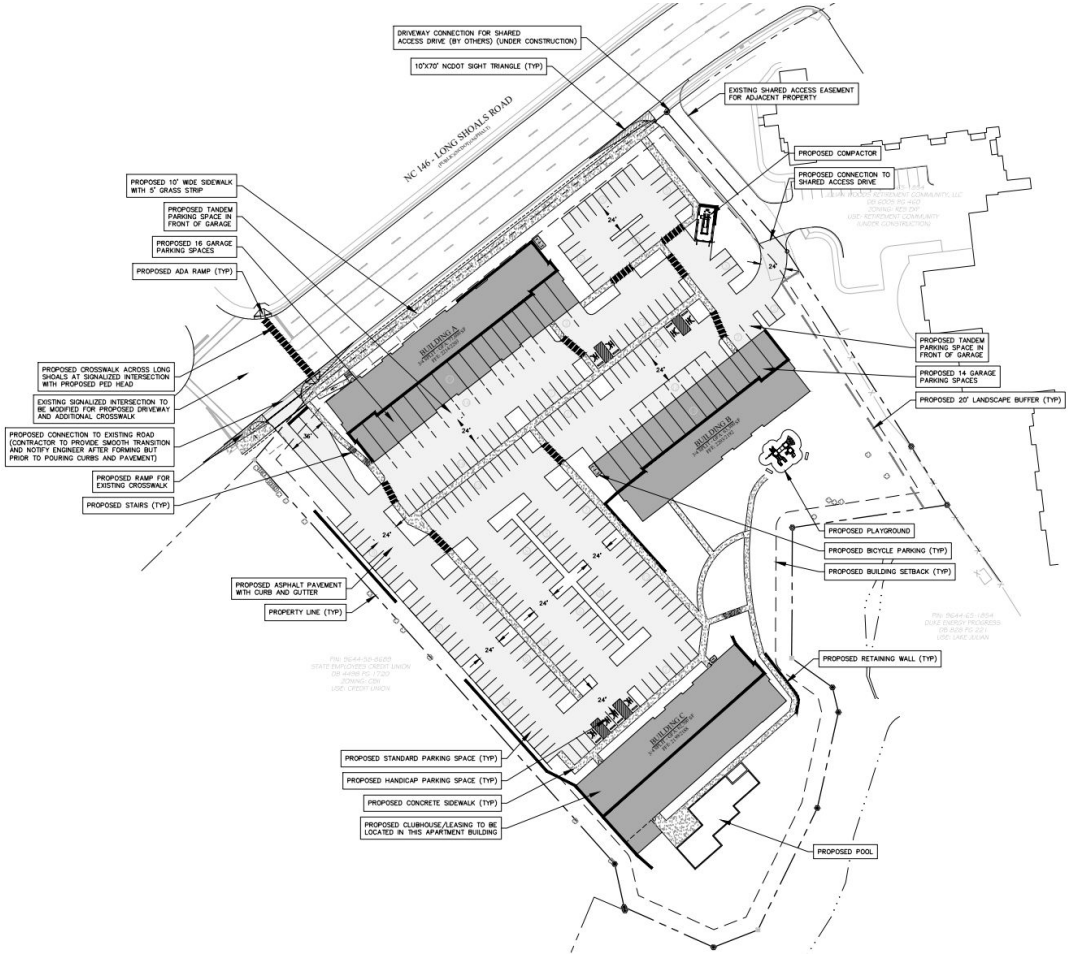



Ex. FLU designation: Urban Corridor

No change in the FLU designation is required.

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# Site Plan




- Three new, 4/5-story multi-family buildings
- 186 dwelling units (20% affordable)
- Two driveway access points - one new, and one on proposed driveway at Julian Woods Retirement Community (under construction)
- 282 parking spaces total, 30 structured/tandem
- Sidewalks: 10’-wide with 5’-wide planting strip on Long Shoals Rd, 5’-wide internal sidewalks
- Landscaping and Open Space Standards
- Tree Canopy Preservation standards met on-site through preservation and new plantings









# Conditions

- 37 units (20%) will be designated affordable at 80% Area Median Income (AMI) for a minimum of 20 years.
  - 19 of these units (half) will accept housing choice vouchers.

- Technical modifications :
  - A reduction in Open Space area from 93,000 square feet to 65,600 square feet.
  - 5’-wide sidewalks internally instead of the required 10’-wide standard.
  - No bike lanes into the development.

# Comprehensive plan goals

***Living Asheville Comprehensive Plan***

- Consistent with the Future Land Use map (“Urban Corridor”) by providing redevelopment in the form of residential uses that place an emphasis on pedestrian-friendly amenities and infrastructure;
- 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;
  - Provides access to natural areas and programmed open spaces.

# Review Process

- Technical Review Committee (TRC) - May 16, 2022
  Approved with conditions.

- Planning & Zoning Commission (PZC) - July 6, 2022
  Approved (Vote: 6:0).

# Recommendation

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

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