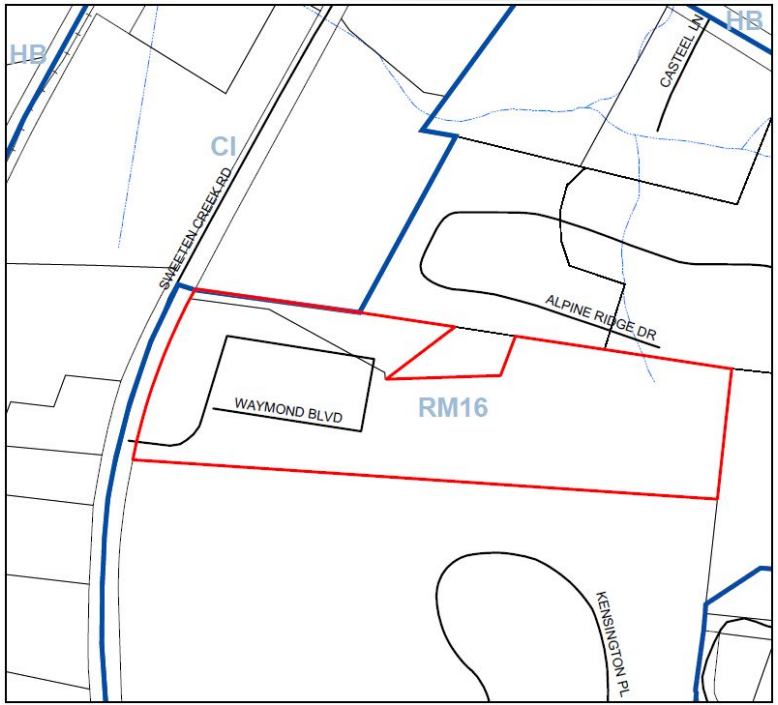
Fairhaven Summit Apartments

Conditional Zoning Petition

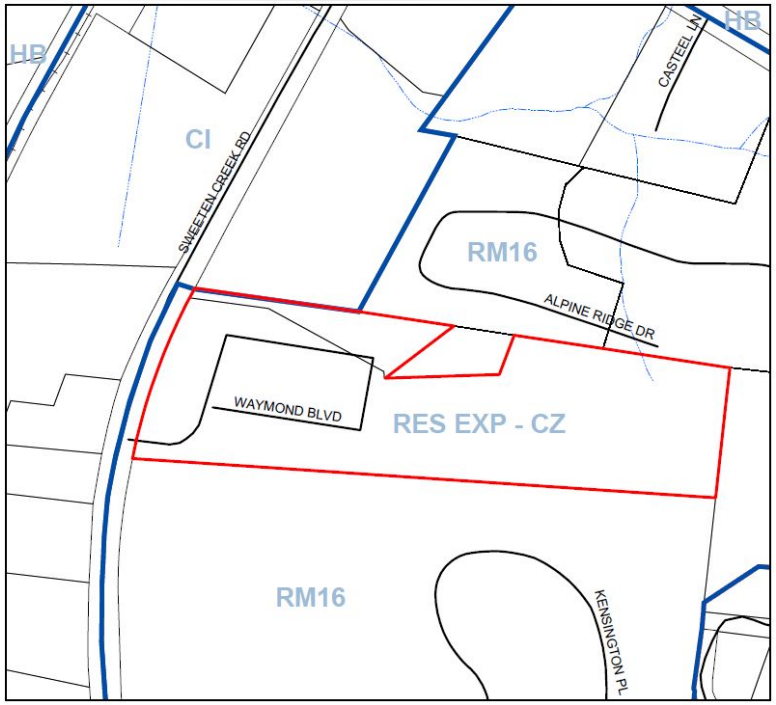
Asheville City Council
June 28, 2022

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Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: RM-16



Proposed Zoning: RES EXP - CZ

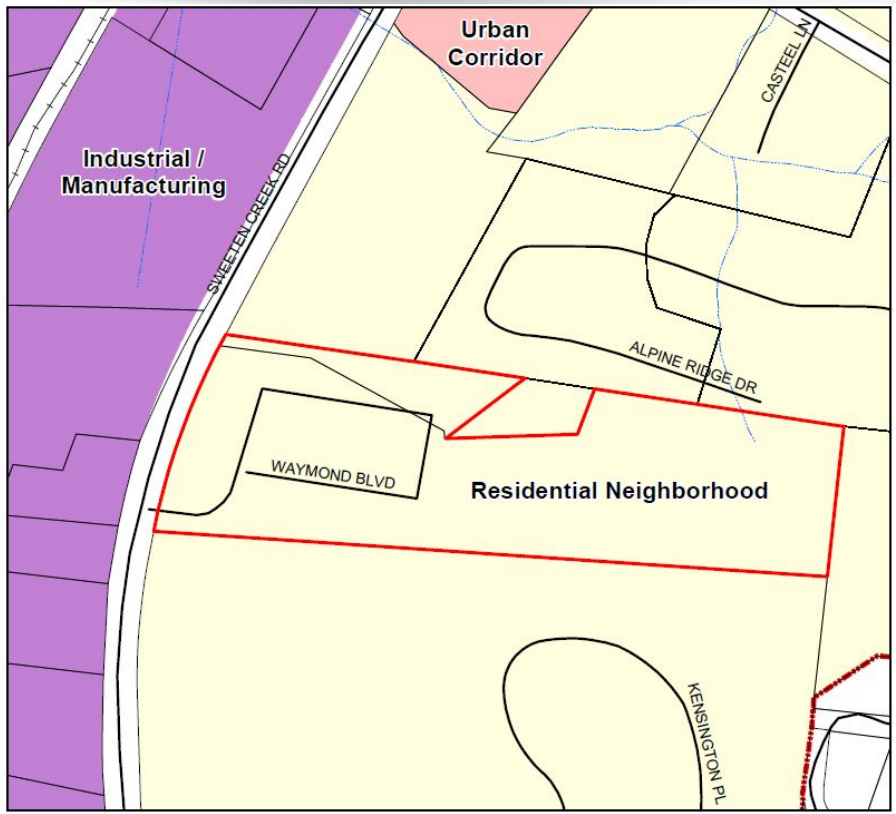
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Exhibit B - Aerial Imagery



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Exhibit C - Future Land Use

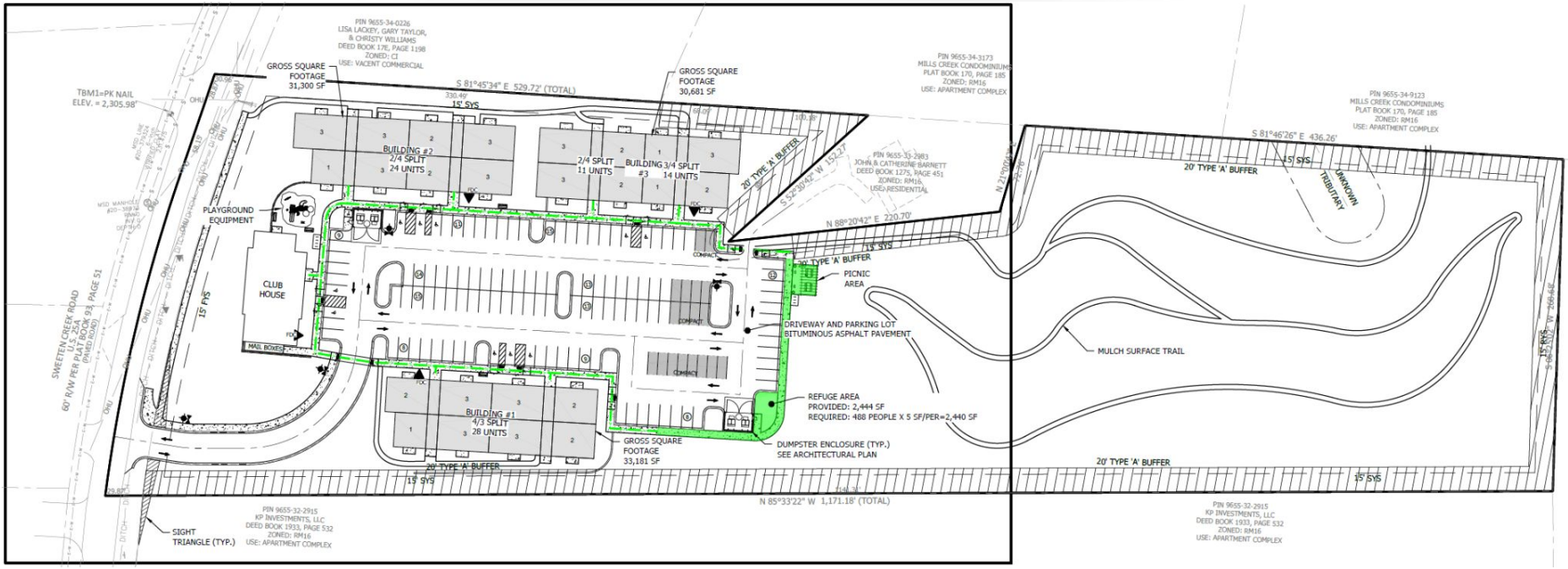


Ex. FLU designation: Residential Neighborhood

No change in the FLU designation is required.

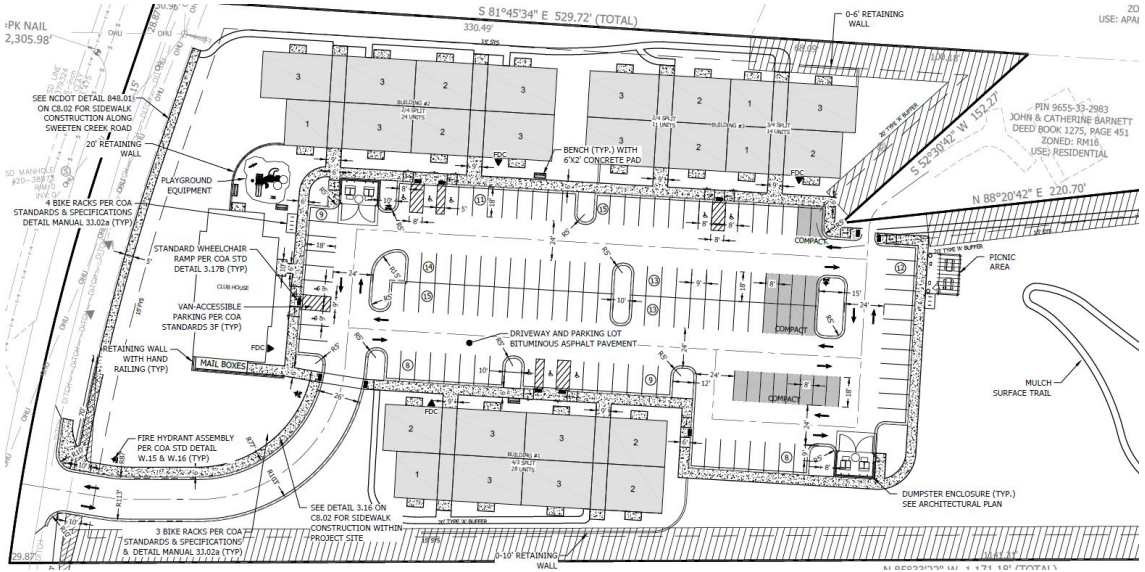
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Master Site Plan



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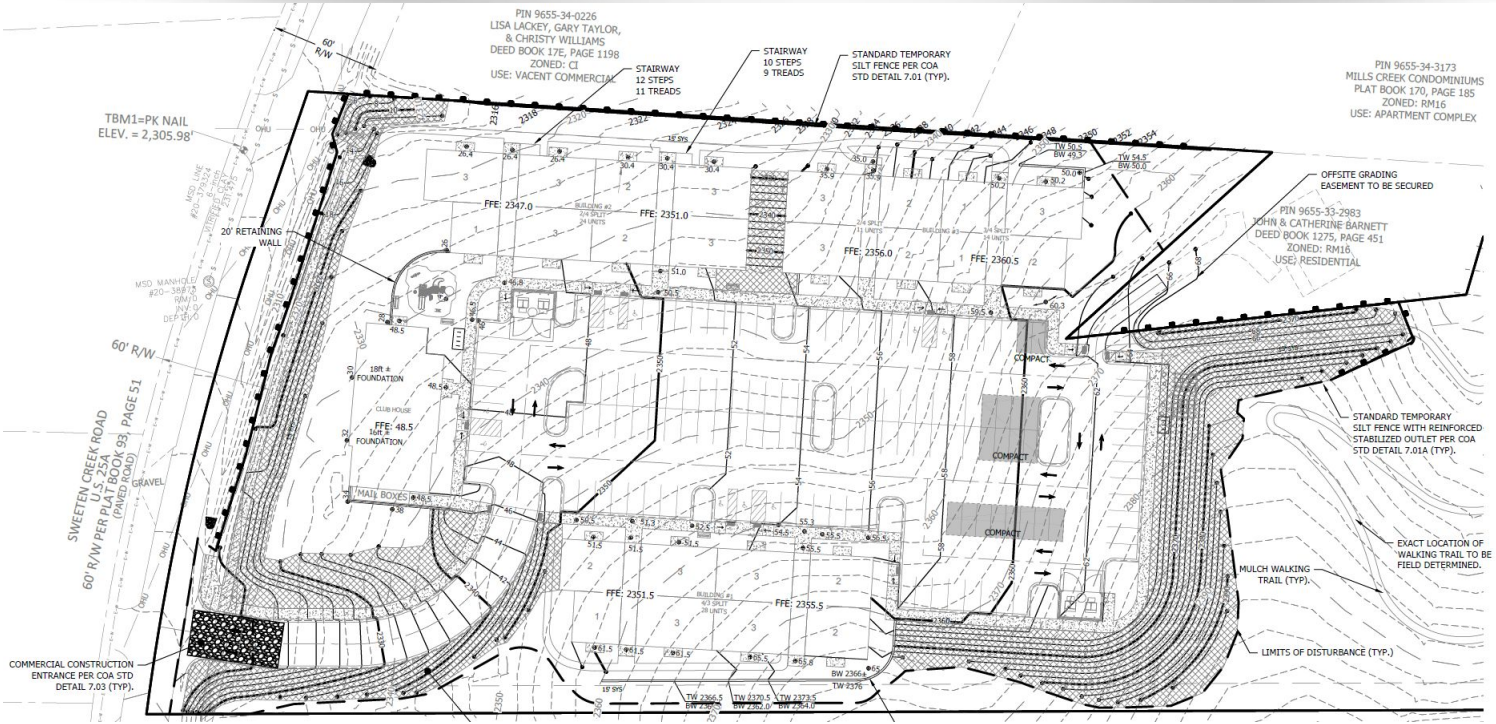
Site Plan



- Three new, four-story multi-family buildings and clubhouse
- 77 affordable housing units
- New driveway on Sweeten Creek Rd
- 135 parking spaces total
- Sidewalks: 6’-wide with 19’-wide planting strip on Sweeten Creek Rd, 6’-wide internal sidewalks
- Landscaping and Open Space Standards
- Tree Canopy Preservation standards met on-site

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Grading Plan



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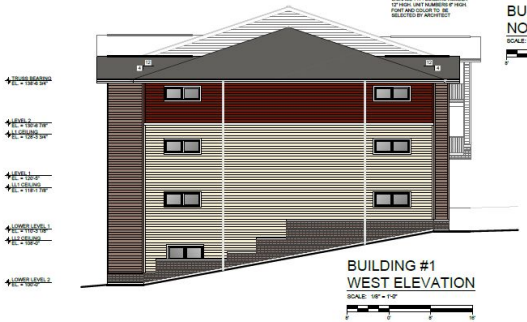
Building Elevations



BUILDING #1
SOUTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #1
NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

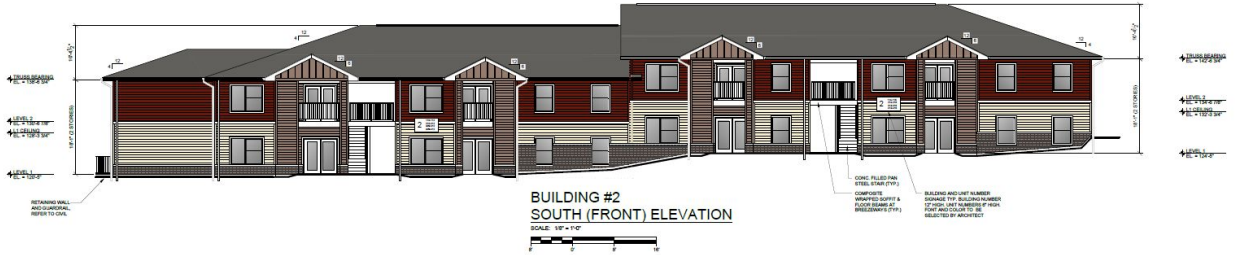


BUILDING #1
WEST ELEVATION
SCALE: 1/8" = 1'-0"

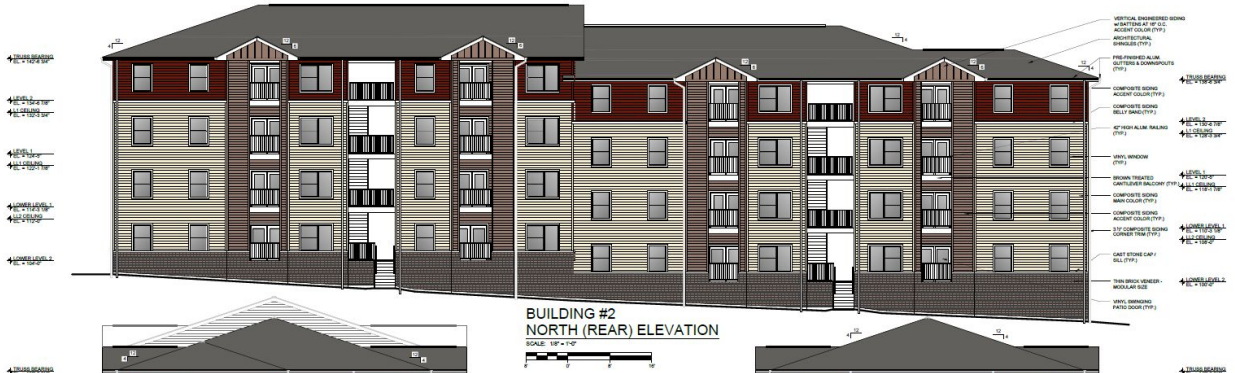


BUILDING #1
EAST ELEVATION
SCALE: 1/8" = 1'-0"

Building Elevations



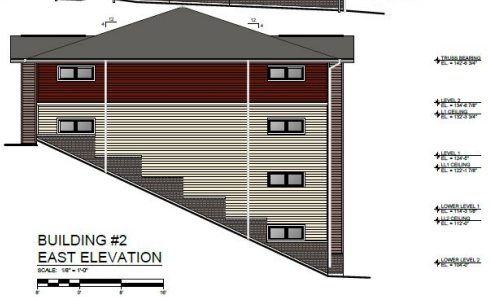
BUILDING #2
SOUTH (FRONT) ELEVATION



BUILDING #2
NORTH (REAR) ELEVATION



BUILDING #2
WEST ELEVATION



BUILDING #2
EAST ELEVATION

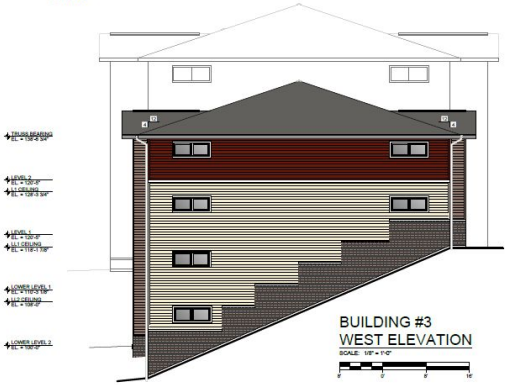
Building Elevations



BUILDING #3
SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #3
NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #3
WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #3
EAST ELEVATION
SCALE: 1/8" = 1'-0"

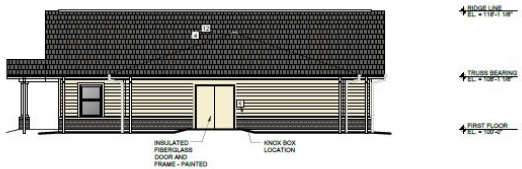
Building Elevations



CLUBHOUSE
REAR ELEVATION
SCALE: 1/8" = 1'-0"



CLUBHOUSE
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



CLUBHOUSE
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



CLUBHOUSE
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Residential Neighborhood”) by providing residential uses and a diversity in housing type;
- Supports a number of goals in the Plan:
  - Prioritizes greater densities of development overall;
  - Increases the supply of affordable housing in proximity to transit, schools and parks;
  - Utilizes creative design solutions which minimize impacts to the natural environment such as natural open space and steep topography.

Review Process

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

- Planning & Zoning Commission (PZC) - June 1, 2022
  Approved with conditions (Vote: 6:0):
  1) That the number of bedrooms per dwelling unit be listed in the Exhibit E - Project Conditions.
  2) That the landscape requirements for steep slope areas be met to the maximum extent feasible.
  3) That the building heights, as defined for steep slope areas, be allowed to exceed the maximum height.

Conditions

- All 77 units (100%) will be designated affordable for a minimum of 30 years:
  - 20 units will be designated affordable to those earning at or below 30% AMI
  - 8 units will be designated affordable to those earning at or below 50% AMI
  - 23 units will be designated affordable to those earning at or below 60% AMI
  - 26 units will be designated affordable to those earning at or below 80% AMI
- All 77 units (100%) will accept HACA Housing Choice vouchers.

Conditions

- Technical modifications :
  - 6’-wide sidewalks instead of the required 10’-wide standard.
  - No bike lanes into the development.
  - Reduction of the Type A landscape buffer of 90 linear feet to allow access to adjacent property.
  - Residential density in excess of the maximum allowed in steep slope areas:
    - 77 total units proposed (73 total units allowed by-right)
    - 39 units proposed in the “Zone A” steep slope area (25 units allowed by-right)
  - Building stories in excess of the maximum allowed in steep slope areas: 2 stories on uphill side and 3 stories on the downhill side allowed by-right, and 2-3 stories on uphill side and 4 stories on downhill side proposed.
  - Build heights in excess of the maximum allowed in steep slope areas (30 feet on the uphill side and 40 feet on the downhill side, as measured from the existing grade to the midpoint of the peak and eave for structures with pitched roofs), but not to exceed 50 feet.

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Recommendation

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

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