THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: July 26, 2022

Subject: Conditional Zoning Request for 221, 217, & 99999 Long Shoals Rd

Staff Resource(s): Todd Okolichany, AICP, LEED AP ND, Planning & Urban Design Director;
Will Palmquist, AICP, Principal Planner

Action Requested: Adoption of an ordinance to conditionally zone all portions of three properties located at 221, 217, & 99999 Long Shoals Rd from Community Business II District (CBII) to Residential Expansion - Conditional Zone (RES EXP - CZ).

Project Location and Contacts:

- The project site totals 5.36 acres located along Long Shoals Rd (PINs 9644-68-0892, 9644-69-0059, and 9644-69-2035).
- Owners: Charles Worley, David Worley, Charles R. Worley and Nancy K. Worley Charitable Remainder Unitrust.

Summary of Petition:

Project Site

- The project site consists of three parcels totalling 5.36 acres located along Long Shoals Road with access to Lake Julian.
- The site is currently zoned Community Business II (CBII).
- Given the size of the project (over 50 residential dwelling units), a conditional zoning to the Residential Expansion (RES EXP) district is required.
- The site is designated “Urban Corridor” on the City’s Future Land Use (FLU) Map.
    - A change in the FLU designation will not be required.

Overall Project Proposal

- New building construction includes 186 dwelling units located across three 4/5-story multi-family buildings.
- Other site improvements include off-street parking, playground, swimming pool, and path to Lake Julian.
- 37 units (20%) will be affordable at 80% Area Median Income (AMI) for a minimum of 20 years.
- 19 of these affordable units (half) will accept housing choice vouchers.

Site Layout and Design

- Maximum building height for multifamily buildings in the RES EXP district is 60 feet.
- The maximum building height of the proposed project is 41 feet.
- Maximum density in the RES EXP district is 50 units/acre for this project, since at least 20% of the dwelling units are affordable at 80% AMI.
- The proposed project’s density is 34.7 units per acre.
- Front yard, rear yard and side yard setbacks of 15 feet are proposed as is required in the RES EXP district.
- Maximum impervious surface in the RES EXP district for multifamily uses is 80%.
- The proposed project would result in a total impervious area of 62%.

Landscaping and Open Space

- Landscape requirements apply, including street trees, parking lot, building impact, property line, and retaining wall screening.
- The RES EXP district requires a 20 foot-wide “Type A” landscape buffer where the subject property is adjacent to any other residentially zoned property, which will be required along the eastern property border where it abuts a RES EXP-zoned property.
    - The project notes that due to the presence of an MSD sewer easement and the proposed shared driveway, no landscape buffer can be planted along 192 linear feet of this property boundary.

- The project is classified as “urban” under the Tree Canopy Preservation standards and has a classification of “Class B”.
- The existing canopy coverage (2018) is 34%.
- The project proposes preserving 3.5% of tree canopy resulting in a required 12% of new tree plantings, which will be accommodated on-site.
- Open space is required at a rate of 500 square feet per unit, resulting in a required 93,000 square feet of open space, with at least one 18,600 square foot area that provides park or plaza-type features.
- The project is proposing a total of 65,600 square feet of open space.

Access, Sidewalks and Parking

- Access to the site will be provided by two new driveways located on Long Shoals Rd, one of which on the northeast of the site would be off of a shared access drive with a neighboring proposed development.
- A total of 282 parking spaces are proposed, 30 of which are proposed to be structured parking spaces beneath portions of buildings A and B.
- 30 parking spaces are proposed to be tandem of the structured parking spaces.
- Based on the number of bedrooms and dwelling units, the minimum/maximum number of required parking spaces is 197/383 for the RES EXP district.
- The RES EXP district requires new 10 foot-wide sidewalks be constructed, both along the primary access corridor and internally throughout the site.
    - The project is proposing a new 10 foot-wide sidewalk with a five foot-wide planting strip along the site’s frontage on Long Shoals Rd.
    - The project is proposing five foot-wide sidewalks internal to the site.

Technical Modifications

- The project is seeking technical modifications to development standards through the conditional zoning process including:
    - A total of 65,600 square feet of open space instead of the required 93,000 square feet.
    - A reduction of approximately 192 linear feet of Type A landscape buffer along two portions of the project’s eastern property line due to the presence of the shared driveway connection and an MSD sewer easement.
    - Five foot-wide sidewalks internal to the site instead of the required 10 foot-wide standard.
    - No bike lanes into the development.

Comprehensive Plan Consistency:

- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan including:
    - **Encourage Responsible Growth** - by providing infill development in targeted growth areas (p. 131).
    - **Increase and Diversify the Housing Supply** - by increasing the supply of housing, including affordable housing (pp. 179 & 183) in proximity to schools, transit and parks (pp. 246 & 251).
    - **Promote Access to Well-Maintained Parks and Open Space for All** - by providing access to natural areas and programmed open spaces (213).
- The proposed development is compatible with the Future Land Use designation of “Urban Corridor” which is proposed, in part, as “redevelopment in the form of mixed-use residential, commercial and office uses that place emphasis on pedestrian-friendly amenities and infrastructure” p. 344).

Compatibility Analysis:

- The proposed multi-family residential project is compatible with the surrounding land uses, including:

- Proposed 130-unit, multi-family retirement community to the north of the site along Long Shoals Rd, known as the Julian Woods Retirement Community.
- Existing multi-family development to the north of the site, known as the Reserve at Biltmore Park Apartments.
- Suburban commercial use to the south of the site along Long Shoals Rd.

Council Goal(s):

- This project is most closely aligned with the council goal of *A Well-Planned and Livable Community*.

Committee(s):

- Technical Review Committee (TRC) - May 16, 2022 - approved with conditions.
- Planning & Zoning Commission (PZC) - July 6, 2022 - approved, 6:0.

Staff Recommendation:

- Staff recommends approval of this rezoning request based on the reasons stated above and finds that the affordable housing being proposed offsets the technical modifications requested for a reduction in the total open space.

Suggested Motion to Approve:

- Motion to approve the conditional zoning request for the properties located at 221, 217, and 99999 Long Shoals Rd from Community Business II (CBII) to Residential Expansion - Conditional Zone (RES EXP-CZ) and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) provides infill development in targeted growth areas; 2) increases the supply of affordable housing in proximity to schools, transit and parks; and, 3) provides access to natural areas and programmed open spaces.

Attachment(s)

(1) Exhibit A - Existing Zoning Map
(2) Exhibit A1 - Proposed Zoning Map
(3) Exhibit B - Aerial Imagery Map
(4) Exhibit C - Existing Future Land Use Map
(5) Exhibit D - Site Plans & Building Elevations
(6) Exhibit E - Project Conditions
(7) Ordinance
(8) PZC Recommendation
(9) PZC Draft Action Minutes (7/6/22)
(10) TRC Report & Comments