Reed Creek Mixed-Use Development

Conditional Zoning Petition

Asheville City Council
May 24, 2022

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Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: NCD



Proposed Zoning: NCD - CZ

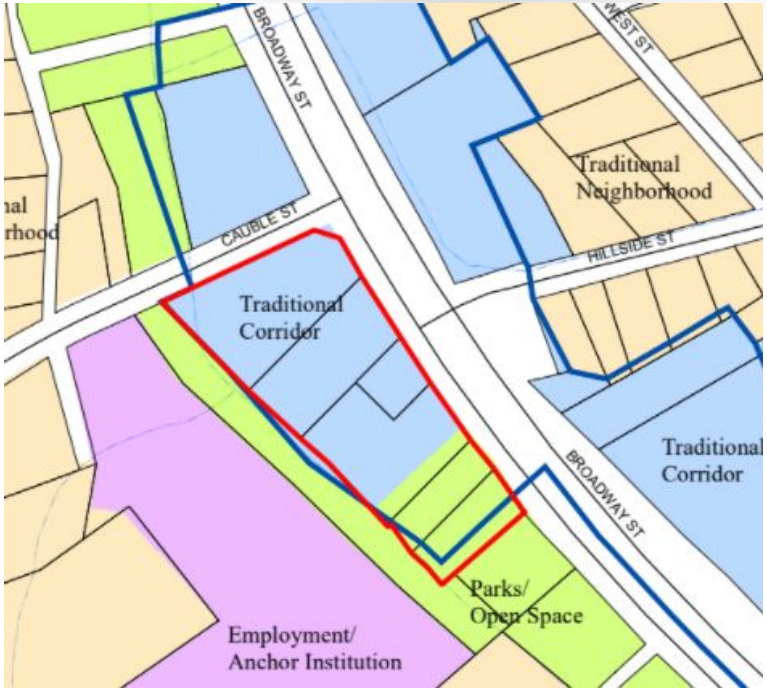
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Exhibit B - Aerial Imagery

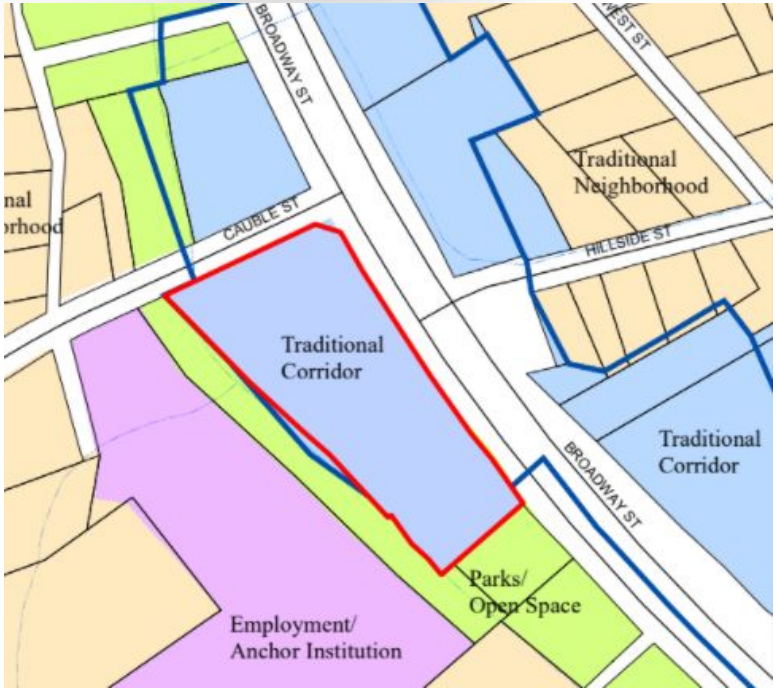


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Exhibit C & C1 - Future Land Use



Ex. FLU designation:
Traditional Corridor & Parks / Open Space



Prop. FLU designation:
Traditional Corridor

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Site Plan

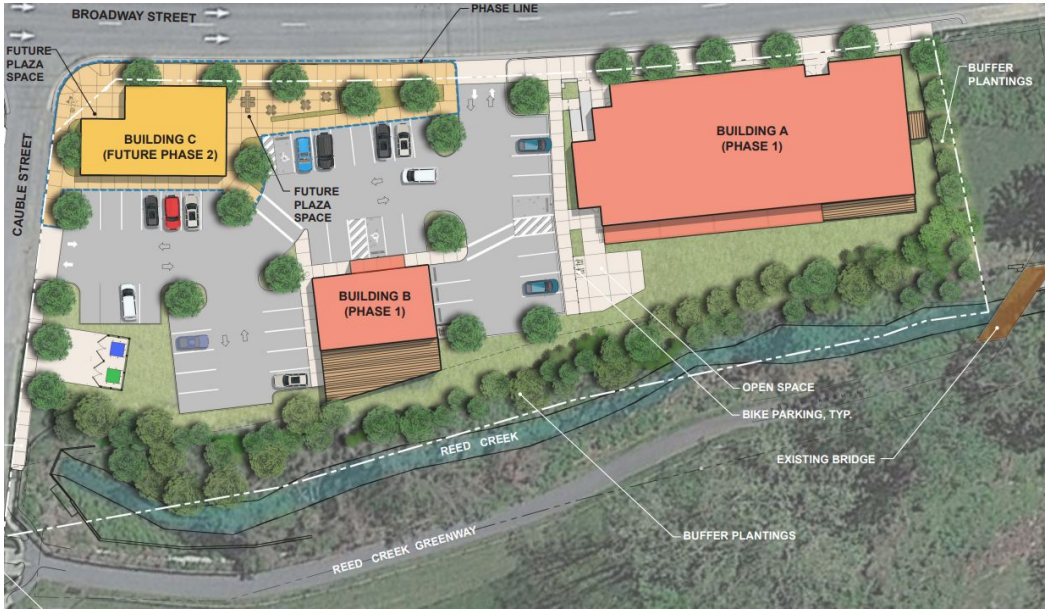


3 Buildings -
Two Phases

(Separate project for stand alone parking lot)

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Site Plan

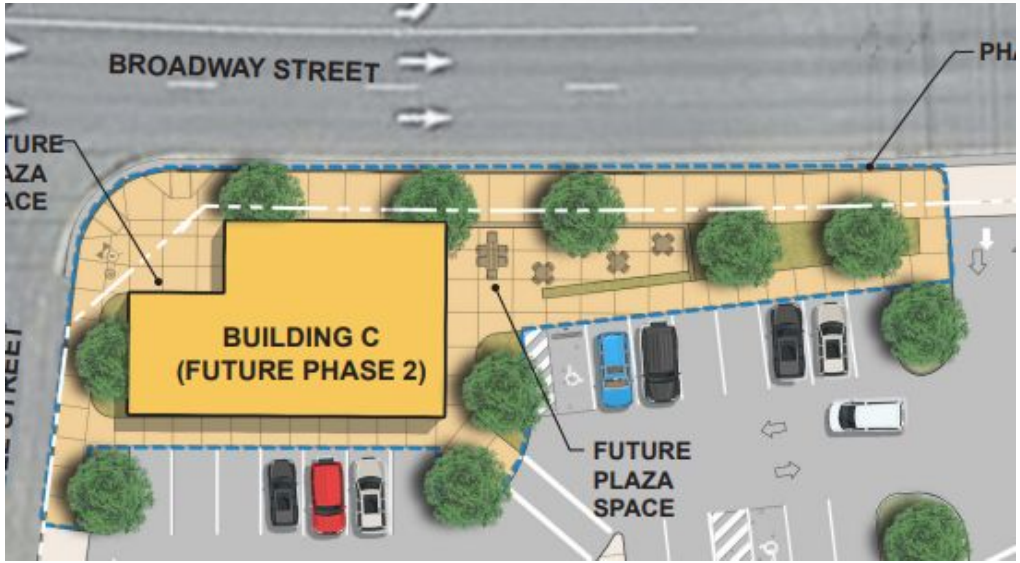


Phase I - Bldg. A + Site Improvements

- Building “A”
  - 4/5 stories
  - 45,000 s.f.
  - 44’-6” tall
  - 49 units, 20% (10 units) affordable
  - setback/buffer reductions
- Building “B”
  - Renovation of ex. one-story bldg.
  - Deck expansion.
- 46 parking spaces (50% reduction)
- 10’ wide sidewalk on (portion of) Broadway St.

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Site Plan



Phase II

- Building “C”
  - 2-3 stories
  - Max. height of 40’
  - 7400 s.f. max.
  - Proposed office use

- 6’ sidewalk on Broadway & Cauble St.

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Building Elevations



North elevation - Broadway St.

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Building Elevations



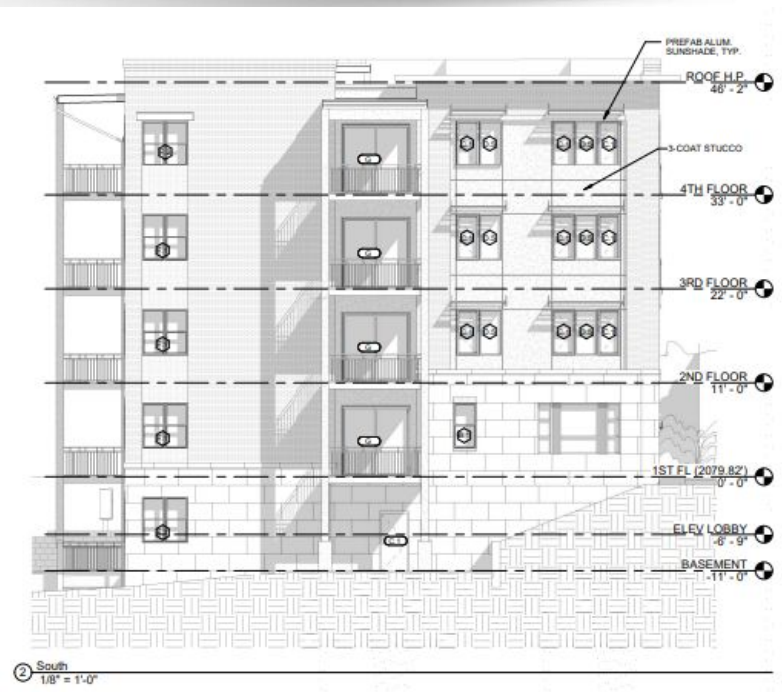
South elevation - Greenway

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Building Elevations



Northwest Elevation -
Southbound Broadway St.



Southeast Elevation -
Northbound Broadway St.

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Building Perspective



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Building Perspective



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Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map by providing high density residential development, along with other compatible non-residential uses
- Encourages responsible growth by providing infill development in targeted growth areas
- Increases the supply of housing in proximity to employment, transit and parks
- Provides affordable housing options

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Review Process

- Technical Review Committee (TRC) - February 21, 2022
  Approved with conditions.

- Planning & Zoning Commission (PZC) - March 2, 2022
  Approved, 6:0.

Conditions

- Technical modifications
  - 16-23’ side setback
  - Reducing the property line buffer to 10’ without a fence
  - A single front entrance

- Other project conditions
  - Consistent with density/mass/scale of other projects in the NCD
  - Architectural detailing that breaks up facade
  - Pedestrian orientation w/ wide sidewalks
  - Preservation of stream buffer
  - 49 residential units, 25% affordable for 30 years
    - 10 units at or below 60% AMI
    - 2 units at or below 80% AMI
    - 5 units (50% of the 60% AMI units) will accept HACA Housing Choice vouchers
  - Community/co-working space
  - Indoor bike room and storage closets for residents

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Recommendation

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

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