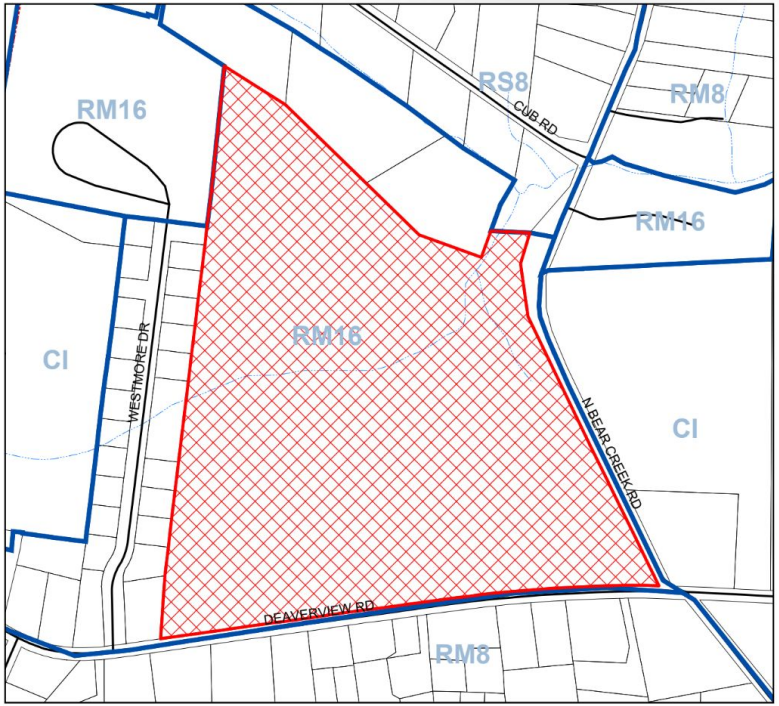
Deaverview Infill Apartments

Conditional Zoning Petition

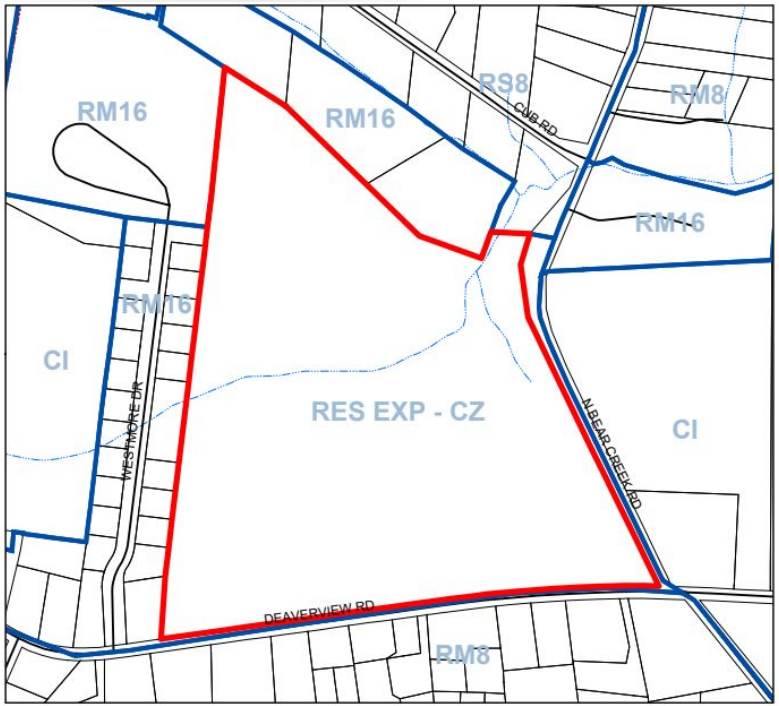
Asheville City Council
May 10, 2022

THE CITY OF ASHEVILLE

Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: RM-16



Proposed Zoning: RES EXP - CZ

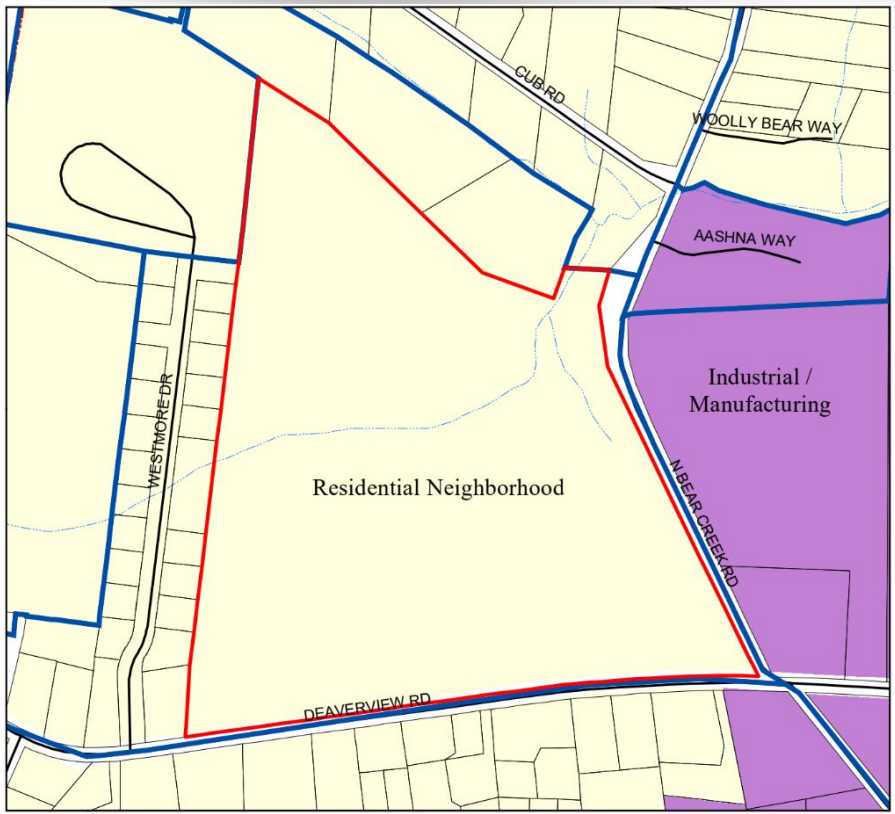
THE CITY OF ASHEVILLE

Exhibit B - Aerial Imagery



THE CITY OF ASHEVILLE

Exhibit C & C1 - Future Land Use

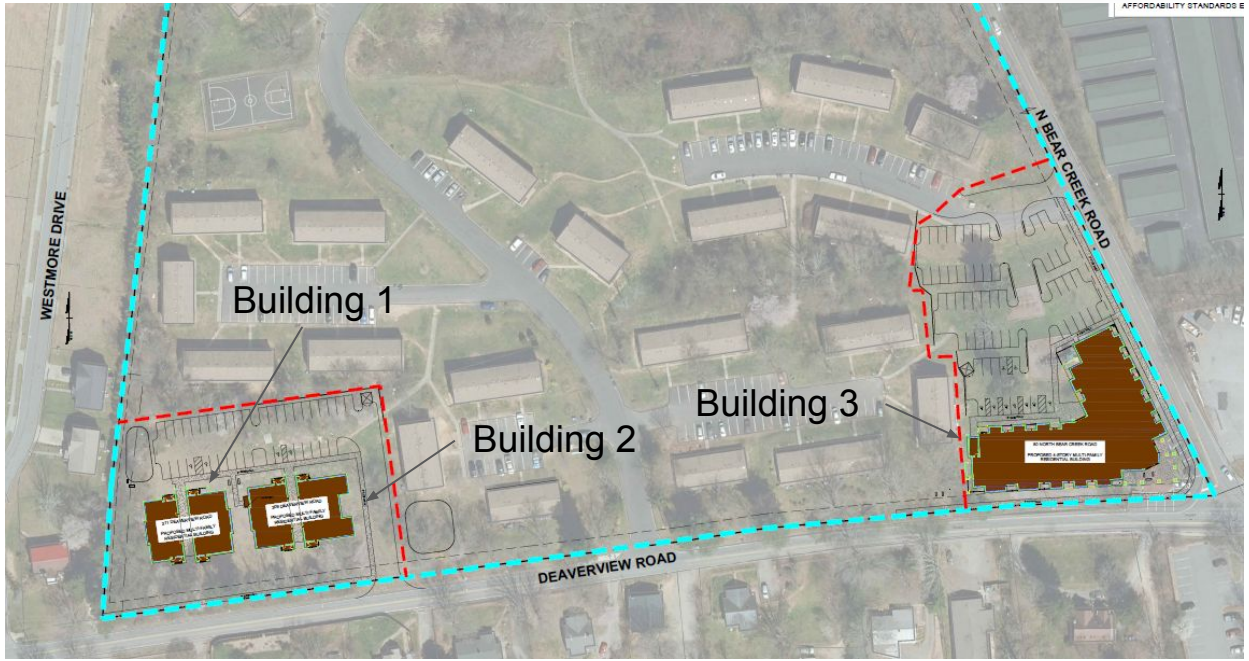


Ex. FLU designation: Residential Neighborhood

No change in the FLU designation is required.

THE CITY OF ASHEVILLE

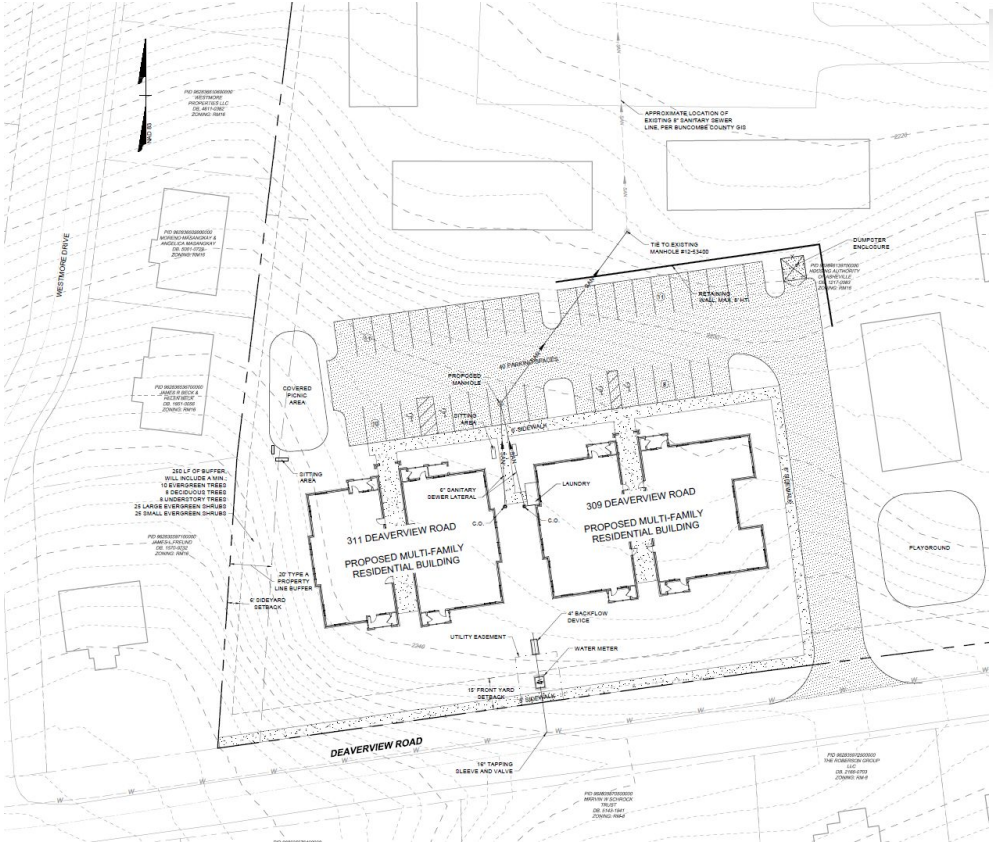
Site Plan



- 3 Buildings
- 82 units
- Demo of community center and playground
- New driveway on Deaverview Rd
- Shifted driveway on N. Bear Creek Rd
- 98 parking spaces total
- Sidewalks: 5’ wide with 8’ planting strip
- Open Space and Tree Preservation Standards

THE CITY OF ASHEVILLE

Site Plan



Buildings 1 & 2

- 3-story each
- 12 units each
- Max. height of 32’

- Building 1
  - six 2-bedroom units
  - six 3-bedroom units
- Building 2
  - eight 3-bedroom units
  - four 4-bedroom units

THE CITY OF ASHEVILLE

Site Plan



Building 3

- 4-stories
- 58 units
- Max. height of 42’-8”
- 2,000 s.f. community amenity space

- Bedroom/Unit Count
  - 48 1-bedroom units
  - 10 2-bedroom units

THE CITY OF ASHEVILLE

Building Perspective



Building 3 - North Elevation

THE CITY OF ASHEVILLE

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map by providing residential uses and a diversity in housing type;
- Increases the supply of housing, including affordable housing, in proximity to employment, transit and parks;
- Promotes the development and availability of affordable and workforce housing by redeveloping the public housing stock.

Review Process

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

- Planning & Zoning Commission (PZC) - April 6, 2022
  Approved unanimously, 4:0.

- City Council - April 26, 2022
  Continued.

Conditions

- Technical modifications :
  - Sidewalks less than 10 feet in width
  - 98 (including handicap) parking spaces instead of the 100 minimum required

- Other project conditions:
  - All 82 units (100%) will be designated affordable **in perpetuity** to those earning an average of 60% Area Median Income (AMI), and will accept HACA Housing Choice vouchers
  - 2,000 s.f. of community amenity space will be provided in Building 3 in the southeast of the site

THE CITY OF ASHEVILLE

Recommendation

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

THE CITY OF ASHEVILLE