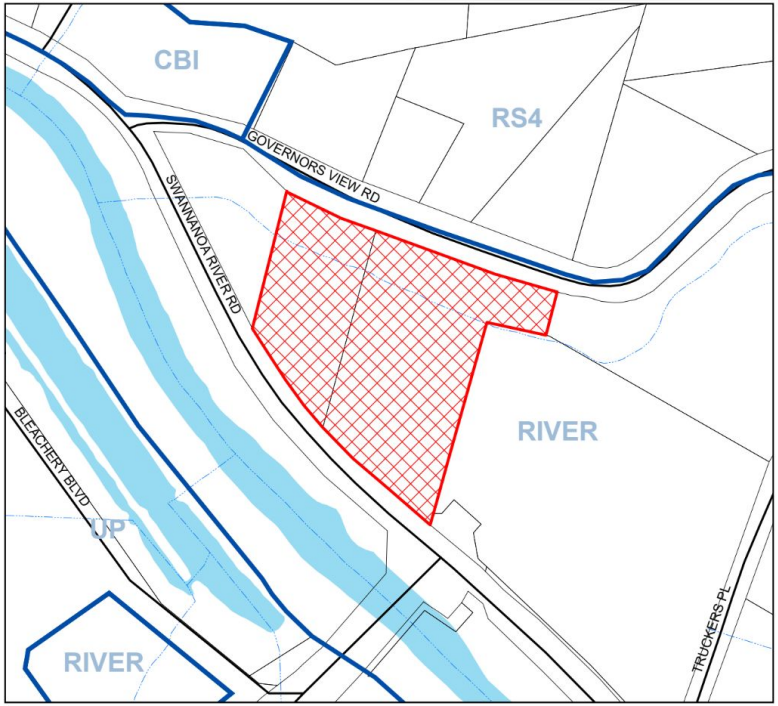
Redwood Commons

Conditional Zoning Petition

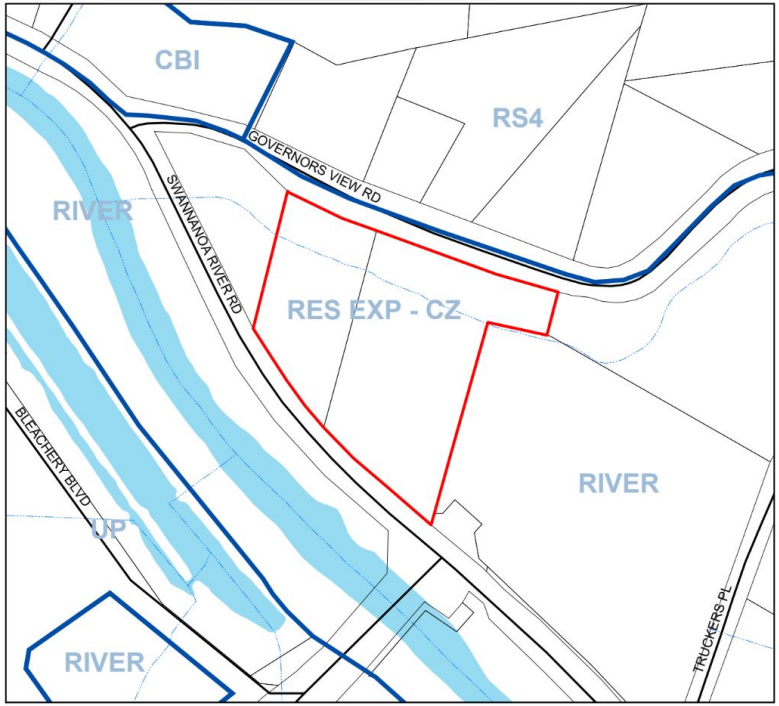
Planning & Zoning Commission
May 10, 2022

THE CITY OF ASHEVILLE

Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: River



Proposed Zoning: RES EXP - CZ

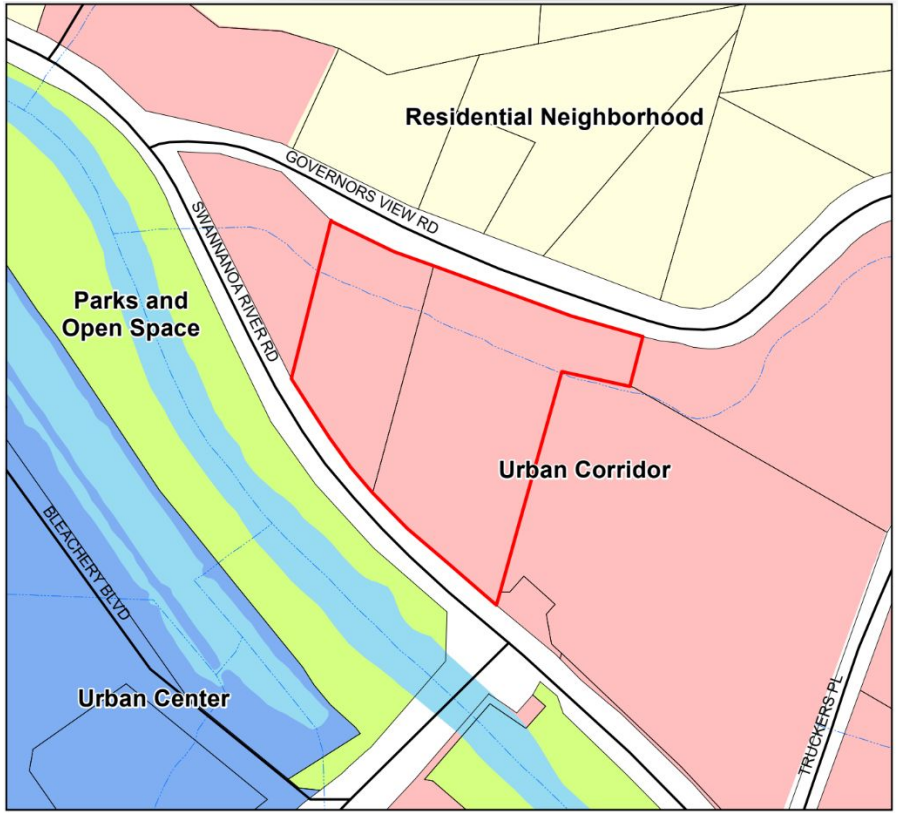
THE CITY OF ASHEVILLE

Exhibit B - Aerial Imagery



THE CITY OF ASHEVILLE

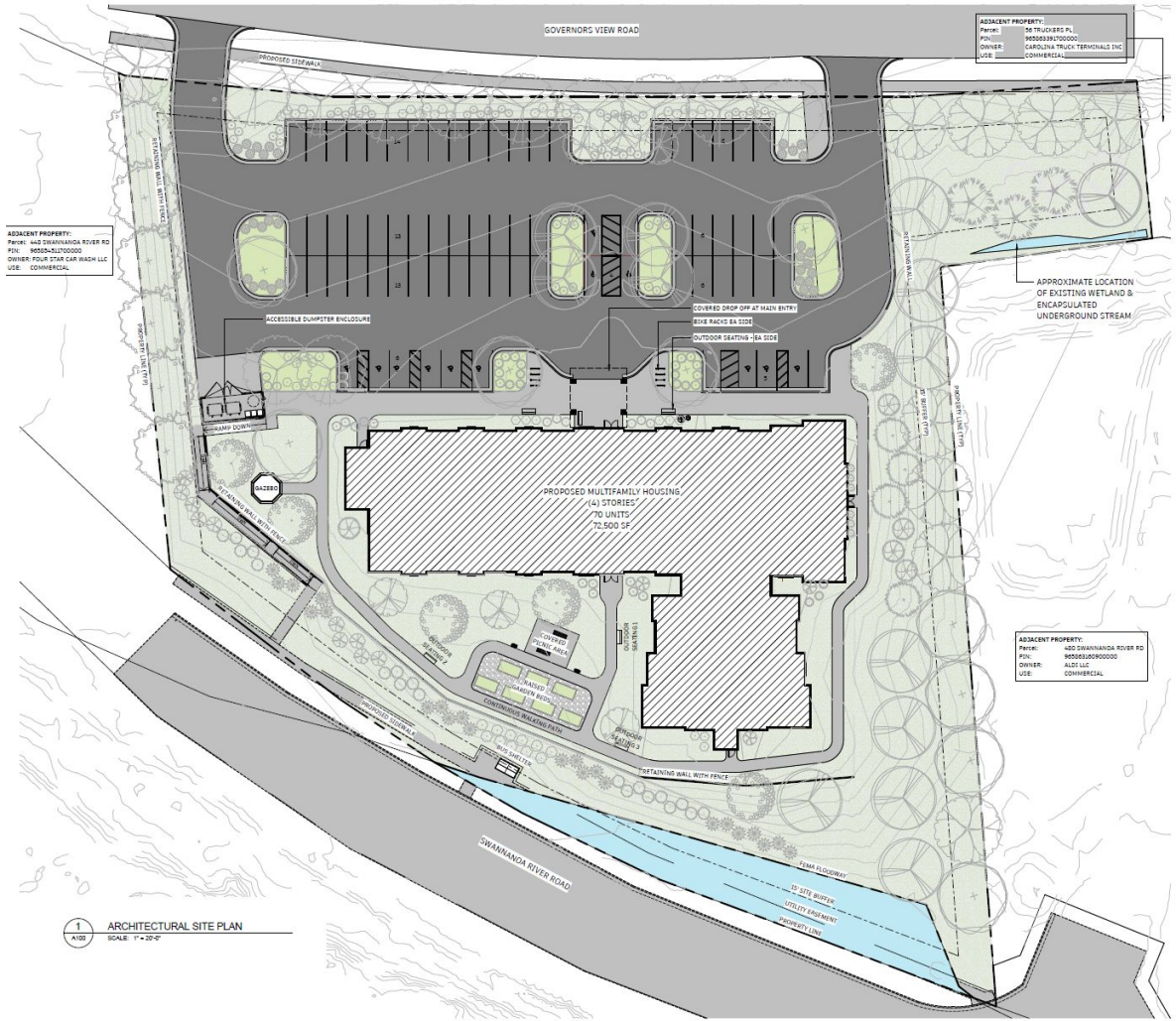
Exhibit C & C1 - Future Land Use



Ex. FLU designation: Urban Corridor

No change in the FLU designation is required.

THE CITY OF ASHEVILLE



Site Plan

- New 4-story multi-family building
- 70 affordable senior-living units
- Two new driveways on Governors View Rd
- 73 parking spaces total
- Sidewalks: 5’-wide with 10’-wide planting strip on frontages, 5’ to 10’-wide internal
- Improved bus stop to shelter on Swannanoa River Rd
- Landscaping and Open Space Standards
- Tree Canopy Preservation technical modification (15% to 4%)

THE CITY OF ASHEVILLE

Building Elevations



1 A101 A201 BUILDING ELEVATION -OVERALL NORTH (GOVERNORS VIEW)
SCALE: 3/32" = 1'-0"



2 A101 A201 BUILDING ELEVATION - OVERALL EAST
SCALE: 3/32" = 1'-0"

ELEVATION LEGEND



THE CITY OF ASHEVILLE

Building Elevations

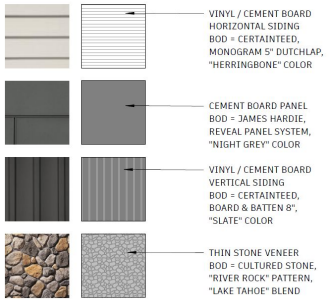


3 BUILDING ELEVATION - OVERALL SOUTH (SWANNANOA RIVER RD)
A101 A201 SCALE: 3/32" = 1'-0"



4 BUILDING ELEVATION - OVERALL WEST
A101 A202 SCALE: 3/32" = 1'-0"

ELEVATION LEGEND



THE CITY OF ASHEVILLE

Building Perspective



RENDERING: GOVERNORS VIEW ROAD FACADE



RENDERING: SWANNANOA RIVER ROAD - LOOKING TOWARDS EAST



RENDERING: SWANNANOA RIVER ROAD - LOOKING TOWARDS WEST



RENDERING: DROP OFF CANOPY AT MAIN ENTRY



RENDERING: COMMUNITY GARDEN

SCALE: NOT TO

THE CITY OF ASHEVILLE

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Urban Corridor”) by providing infill redevelopment which places an emphasis on pedestrian-friendly amenities and infrastructure;
- 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;
  - Eliminates gaps in the city-wide sidewalk network and especially where sidewalks tie in to greenways.

Review Process

- Technical Review Committee (TRC) - March 7, 2022
  Approved with conditions.
- Design Review Committee (DRC) - April 21, 2022
  Approved with conditions:
  1) That the building design articulate the heights of the proposed materials;
  2) That the building design articulate the heights of the roof elements; and,
  3) That the building design break up the massing of the east elevation.
- Planning & Zoning Commission (PZC) - May 4, 2022
  Approved with conditions (Vote: 5-1):
  1) That the applicant work with NCDOT and the City's Transportation Department to seek if improvements can be made to the visibility of existing crosswalks and the timing of the pedestrian crossing phase at the intersection of Swannanoa River Rd and Bleachery Blvd;
  2) That the applicant work with the Design Review Committee through informal review(s) to further improve the design of the building; and,
  3) That the required Tree Canopy Preservation be reduced from 15% to 4% and waiving the fee in lieu.

THE CITY OF ASHEVILLE

Conditions

- Technical modifications :
  - 5’-wide sidewalks instead of the required 10’-wide standard. 10’ sidewalks are provided for an accessible route from the building frontage to Governors View Rd.
  - A reduction in Tree Canopy Preservation area from 15% to 4%.
  - No bike lanes into the development.
  - Relocation of required street trees along Swannanoa River Road to the east of the building.

- Other project conditions:
  - All 70 units (100%) will be designated affordable for a minimum of 30 years to those earning an average of 60% Area Median Income (AMI), and will accept HACA Housing Choice vouchers.
  - That the applicant work with NCDOT and the City’s Transportation Department to seek if improvements can be made to the visibility of existing crosswalks and the timing of the pedestrian crossing phase at the intersection of Swannanoa River Rd and Bleachery Blvd.
  - That the applicant work with the Design Review Committee through informal review(s) to further improve the design of the building.

THE CITY OF ASHEVILLE

Recommendation

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

THE CITY OF ASHEVILLE