THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: May 10, 2022

Subject: Conditional Zoning Request for 275 Deaverview Rd

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

Action Requested: Conditionally zone all portions of a single property located at 275 Deaverview Rd from Residential Multi-Family High Density (RM-16) to Residential Expansion - Conditional Zone (RES EXP-CZ).

Project Location and Contacts:

- The project site totals 20.69 acres located along Deaverview Rd (PIN 9628-46-1397).
- Owner: Asheville Housing Authority

Summary of Petition:

- The property is currently zoned Residential Multi-family High Density (RM-16) and is designated "Residential Neighborhood" on the city's Future Land Use (FLU) Map. A change in the FLU designation will not be required.
- New building construction includes two 3-story buildings with 12 units each (identified as Buildings 1 and 2 on the site plans), and one 4-story building with 58 units and common amenity space (identified as Building 3 on the site plans) for a total of 82 dwelling units.
- Given the size of the project (over 50 residential dwelling units) a conditional zoning to the Residential Expansion (RES EXP) district is required.
- All 82 units (100%) will be designated affordable in perpetuity.
- All 82 units (100%) will be designated affordable to those earning an average of 60% Area Median Income (AMI). The owner may choose to do income averaging which often ranges from 30% AMI to 80% AMI, but averaging 60% AMI or less. All units will also accept housing code vouchers.
- Building 1 consists of six 2-bedroom units and six 3-bedroom units. Building 2 consists of eight 3-bedroom units and four 4-bedroom units. And Building 3 consists of 48 1-bedroom units and 10 2-bedroom units.
- The existing Deaverview Apartments Community Center and playground in the southeast corner of the site will be demolished to accommodate Building 3 and the parking lot to the north.
- The existing driveway off of N. Bear Creek Rd will be shifted slightly north in order to serve the new and existing parking areas.
- Maximum building height for multifamily buildings in the RES EXP district is 60'. The total building height of Buildings 1 and 2 in the southwest of the site is 32' and the total building height of Building 3 in the southeast of the site is 42'-8".
- 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 82 dwelling units will replace approximately half of the existing 160 units totals at Deaverview Apartments, resulting in a final unit density of 7.7 units/acre.
- A total of 98 parking spaces are proposed, with 13 being handicap spaces. Based on the number of bedrooms and dwelling units, the minimum/maximum number of required parking spaces is 100/182.
- The RES EXP district requires new 10 foot-wide sidewalks be constructed. The applicant is requesting a technical modification to install five foot-wide sidewalks with an eight foot-wide planting strip. The two segments in front of Buildings 1 & 2 and in front of Building 3 won't connect until construction of the eventual second phase.
- Front yard, rear yard, and side yard setbacks of 15 feet are proposed as is required in the RES EXP district.
- Landscape requirements apply, including street tree, parking lot, building impact, property line buffer (Type A), and retaining wall screening.

- The project is classified as “suburban” under the Tree Canopy Preservation standards and has a classification of “Class C”. The existing canopy coverage (2018) is 38%.
- Open space shall be required at a rate of 15% of the total parcel.
- Maximum impervious surface in the RES EXP district for multifamily uses is 80%. The proposed project would result in a total impervious area of 30.6%.
- The project is seeking technical modifications to development standards through the conditional zoning process including:
    - Sidewalks less than 10 feet in width;
    - 98 (including handicap) parking spaces instead of the 100 minimum required.

Comprehensive Plan Consistency:

- The proposed development supports a number of goals including encouraging responsible growth by prioritizing greater densities of development overall, throughout the city as appropriate (p. 131), by increasing the supply of housing, including affordable housing (pp. 179 & 183) in proximity to schools, transit and parks (pp. 246 & 251), and by promoting the development and availability of affordable and workforce housing by redeveloping the public housing stock (p. 183).
- The proposed development is compatible with the Future Land Use designation of “Residential Neighborhood” which is proposed, in part, that “residential neighborhoods can benefit from having more housing diversity such as accessory apartments, duplexes and other types of smallscale infill housing” (p. 346).

Compatibility Analysis:

- The small-to-medium density residential project is compatible with the:
    - Small-to-medium scale multifamily buildings located at the remainder of the Deaverview Apartments;
    - Medium-scale multi-family buildings, known as Westmore Apartments, found at the northern end of Westmore Dr;
    - Single-family houses located to the south and west of the project site; and,
    - Light-industrial and commercial uses, including warehousing and self-storage, located to the east of the project site.

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) - March 21, 2022 - approved with conditions.
- Planning & Zoning Commission (PZC) - April 6, 2022 - approved, 4:0.
- City Council - April 26, 2022 - Public Hearing Continued until May 10, 2022

Staff Recommendation:

- Staff recommends approval of this rezoning request based on the reasons stated above.

Suggested Motion to Approve:

- Motion to approve the conditional zoning request for the property located at 275 Deaverview Rd from Residential Multi-Family High Density (RM-16) 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) prioritizes greater densities of development overall; 2) provides housing units in proximity to transit, schools and parks; 3) supports city goals for affordable housing; and, 4)

promotes the development and availability of affordable and workforce housing by redeveloping the public housing stock.

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 & Elevations
(6) Exhibit E - Project Conditions
(7) Ordinance
(8) PZC Recommendation
(9) PZC Action Minutes
(10) TRC Report & Comments