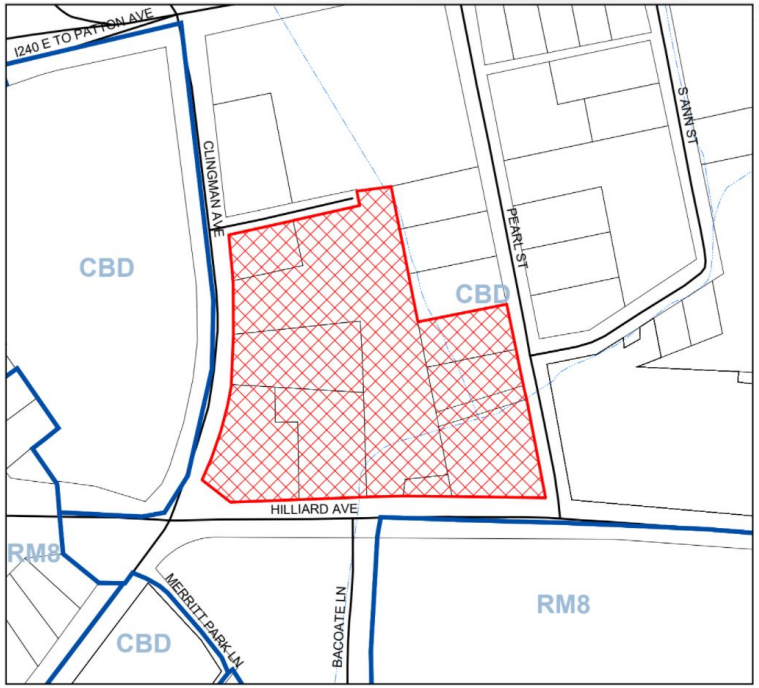
The Avery - 363 Hilliard Avenue

Conditional Zoning Petition

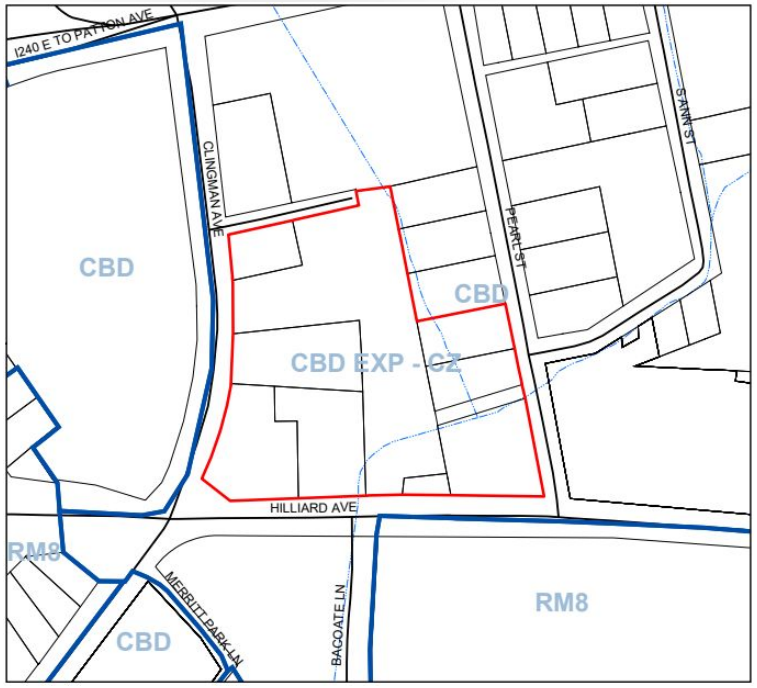
Asheville City Council
February 22, 2022

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Exhibit A & A1 - Existing & Proposed Zoning



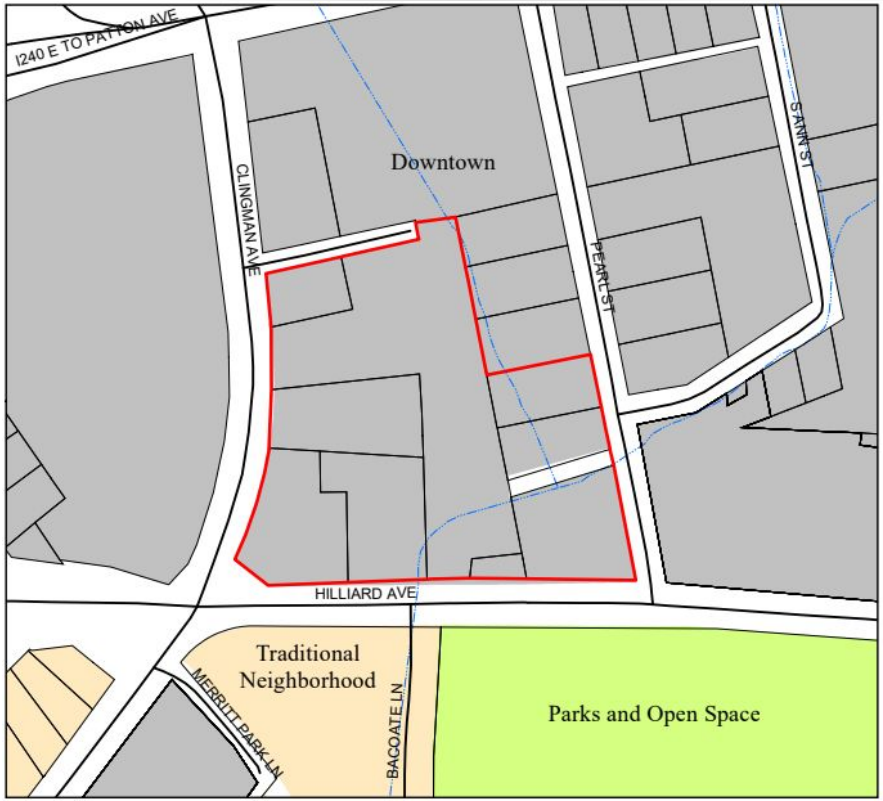
Current zoning: CBD



Proposed Zoning: CBD EXP - CZ

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Exhibit C - Future Land Use



FLU designation: “Downtown”

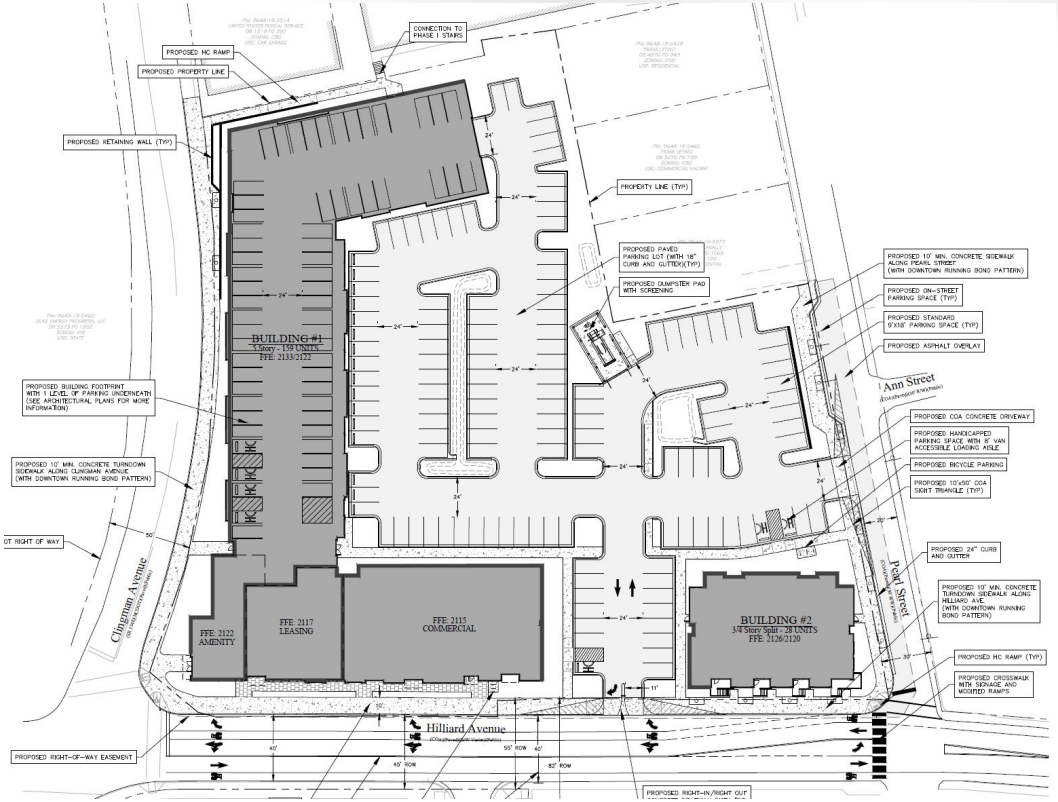
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Exhibit B - Aerial Imagery



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Site Plan



Two buildings totalling 187 residential dwelling units with commercial and amenity/leasing space:

- Building 1: five stories mixed-use, 159 units and 7,850 sf of commercial space and 5,800 sf of amenity/leasing space
- Building 2: three stories residential only, 28 units
- 187 residential units (10% affordable at 80% AMI)
- 204 off-street parking spaces (67 covered)
- 10’ sidewalks and bike lanes on Hilliard Ave
- Access via Hilliard Ave and Pearl St
- Closing of one public alley

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Building Elevations



Building 1: South elevation - Hilliard Ave

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Building Elevations



Building 1: West elevation - Clingman Ave

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Building Elevations



Building 1: East elevation - parking lot

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Building Elevations



Building 1: North elevation - adjacent to USPS property

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Building Elevations



Building 2: South elevation - Hilliard Ave

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Building Elevations



Building 2: East elevation - Pearl St

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Perspectives



Building 1: Clingman and Hilliard Avenues

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Perspectives



Building 1: Clingman Avenue

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Perspectives



Building 1: Clingman Avenue

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Perspectives



Building 1: Clingman Avenue

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Perspectives



Building 1: Hilliard Avenue

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Perspectives



Building 1: Hilliard Avenue

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Perspectives



Building 2: Hilliard Avenue and Pearl Street

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Comprehensive plan (& other plan) goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map by providing high density, mixed-use development.
- Encourages responsible growth by providing infill development in targeted growth areas.
- Increases the supply of affordable housing options downtown.
- Makes streets more walkable, comfortable and connected by supporting multimodal transportation.

WECAN Citizen's Masterplan

- The WECAN plan (adopted in 2000) envisioned Clingman Avenue, between Hilliard and Patton Avenues, as a mixed-use residential and commercial street, which would provide for the neighborhood's retail needs.

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Review Process

- Design Review - October 21, 2021. Informal review.
- Downtown Commission - December 10, 2021. Informal review.
- Design Review - December 16, 2021. Continued.
- Downtown Commission - January 14, 2022. Received information.
- Design Review - January 20, 2022. Not recommended for approval.
- Planning & Zoning Commission - February 2, 2022. Approved (Vote 7-0).
- Design Review - February 17, 2022. Courtesy review.

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Conditions

- Technical modifications
  - Street-level facade openings along Clingman Avenue for Building #1 and Pearl Street for Building #2
- 5% of the units (9 units total) will be affordable at or below 80% AMI for 20 years. Five of the affordable units will accept housing choice (HUD) vouchers
- 10’ wide sidewalks along Clingman Ave, Hilliard Ave, and Pearl St
- Bike lanes along Hilliard Avenue and a left-turn lane eastbound onto Pearl St
- Pedestrian access easement along the northern property boundary
- Burying of above-ground utility lines that abut the property along Clingman and Hilliard Avenues

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Recommendation

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

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