THE CITY OF ASHEVILLE

STAFF REPORT

City Council Meeting Date: March 8, 2022

Subject: Reconsideration of conditionally rezoning multiple properties located at 363 Clingman Avenue.

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

Action Requested: Reconsideration of conditionally rezoning nine parcels located at 363 Hilliard Avenue from Central Business District (CBD) to Central Business District Expansion-Conditional Zone (CBD EXP-CZ).

Project Location and Contacts:

- The project site consists of nine parcels totaling 2.93 acres located at 363 Hilliard Avenue (PINs 9648-19-3115, 3278, 4329, 3422, 4116, 5140, 5391, 6205, and 6125).
- Owner: Delray at Hilliard Avenue LLC

Summary of Petition:

- This project was originally considered by the Asheville City Council on February 22, 2022, and was denied (see attached staff report).
- Per Rule 19(I) of the City Council Rules of Procedure, the City Council may newly consider a substantive vote taken at the same meeting or the next successive meeting.
- The applicant has asked for reconsideration of previous Council action on its rezoning application, and is making the following change to the proposed conditions:
    1. Ten percent (increased from 5%) of the housing units will be designated affordable to those earning at or below 80% AMI for at least twenty years from the date the CO is issued; and,
    2. Nine (changed from five) of the affordable units will accept housing choice vouchers, if they are available, and
    3. The applicant has also proposed an additional project condition that the project will comply with any additional traffic mitigation requirements mandated by the N.C. Dept. of Transportation.

Committee(s):

- City Council - February 22, 2022 - denied the original conditional rezoning request (5-2 vote)

Staff Recommendation:

- Staff recommends that Council reconsiders the previous action and approves the request to rezoning the property.

Suggested Motion:

- Motion to reconsider the application for conditionally rezoning nine parcels located at 363 Hilliard Avenue from Central Business District (CBD) to Central Business District Expansion-Conditional Zone (CBD EXP-CZ).
- Motion to approve the conditional zoning request for the property located at 363 Hilliard Avenue from Central Business District (CBD) to Central Business District Expansion-Conditional Zone (CBD EXP-CZ) and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and other adopted plans, and meets the development needs of the community in that the request: 1) encourages responsible growth by prioritizing development in areas targeted for growth, 2) increases and diversifies the housing supply by providing more affordable housing options downtown; 3) supports the development of an underutilized site; and 4) supports multimodal transportation such as bicycling and walking.

Attachment(s)

1) City Council Staff Report for Conditional Zoning Request - February 22, 2022