324 Biltmore Ave. - Residence Inn

Conditional Zoning Amendment

Asheville City Council
January 25, 2022

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Current Zoning



Current zoning: LODG EXP - CZ

Rezoned in 2019 from Regional Business (RB) to Lodging Expansion - Conditional Zone (LODG EXP - CZ)

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Amendment Request

Two requests:

1) To amend the Exhibit B1 - Project Conditions to clarify the uses and the approval period, and to restrict murals to local artists; and

2) Amend the approved plans to accommodate changes in the building facade

Request #1 - Amend project conditions

2. The approval is for a maximum of 103 hotel rooms along with an eating and drinking establishment.

17. Any murals on the exterior of the building will be done by local or regional artists.

21. The conditional zoning will be valid for a period of five years from the original date of approval by City Council (March 12, 2019). If a building permit is not obtained within five years, the approval will no longer be valid.

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Request #2 - Amend approved bldg. elevations



2019 Approved elevation/rendering

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Changes proposed:

1) Materials & color palette
2) Roofline
3) Building articulation
4) Screening of parking garage
5) Second floor outdoor patio/balcony

Request #2 - Amend approved bldg. elevations



Proposed

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Request #2 - Amend approved bldg. elevations



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Proposed

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Review by the Design Review Committee

- Review by the DRC not technically required (not in hotel overlay) but recommended by staff

  - DRC reviewed the project both informally (10/21/21) and formally (11/18/21).
  - Feedback was generally positive remarking that the changes were an improvement over the former design.

- Review by the PZC occurred on January 5, 2022 where the Commission voted to recommend approval of the amendment.

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Recommendation

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

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