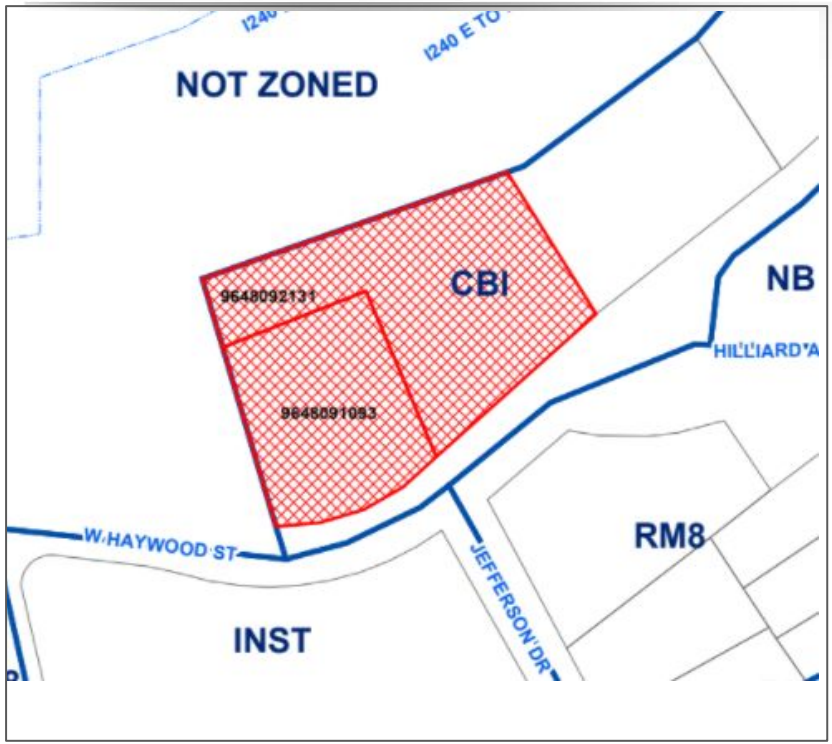
# (West) Haywood St. Multi-family Development

## Conditional Zoning Petition

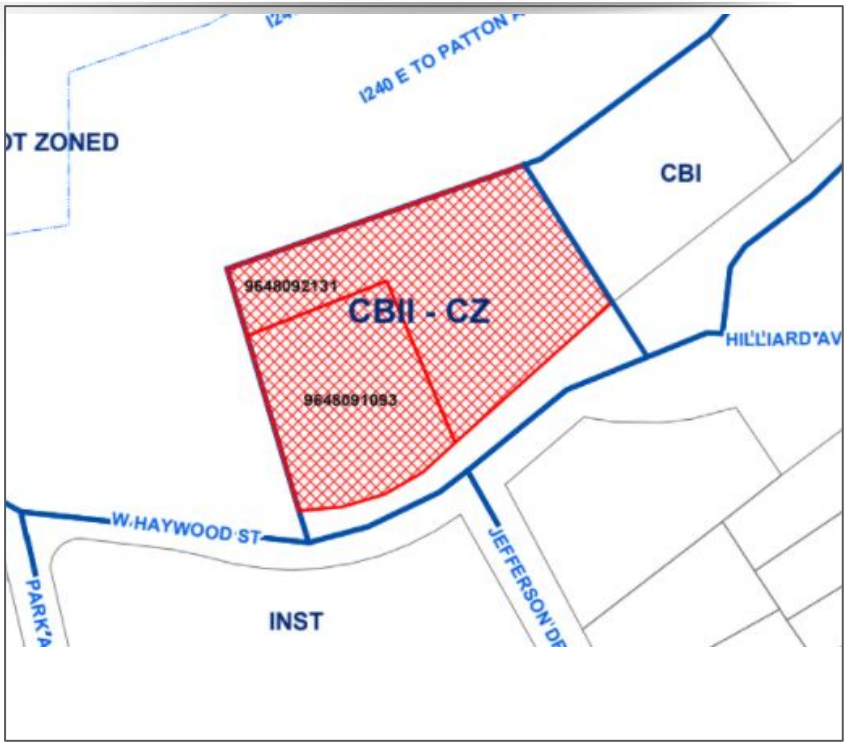
**Asheville City Council**
**February 22, 2022**

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# Exhibit A & A1 - Existing & Proposed Zoning



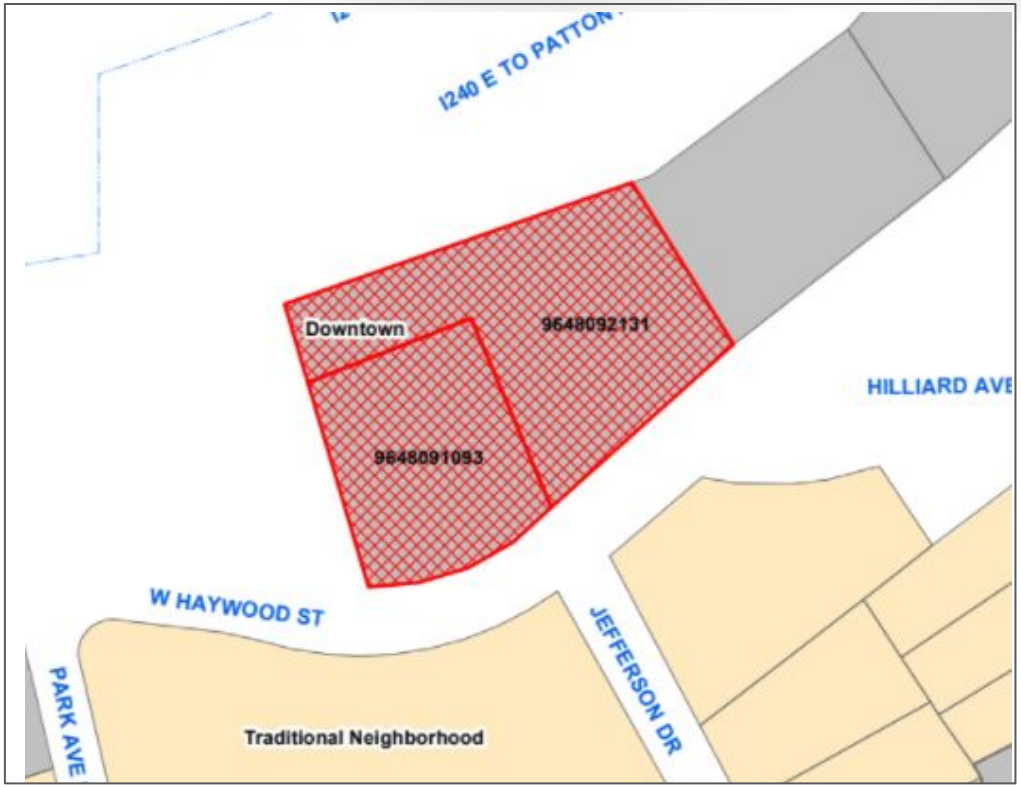

Current zoning: CB I




Proposed Zoning: CB II - CZ

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# Exhibit C - Future Land Use




FLU designation: “Downtown”

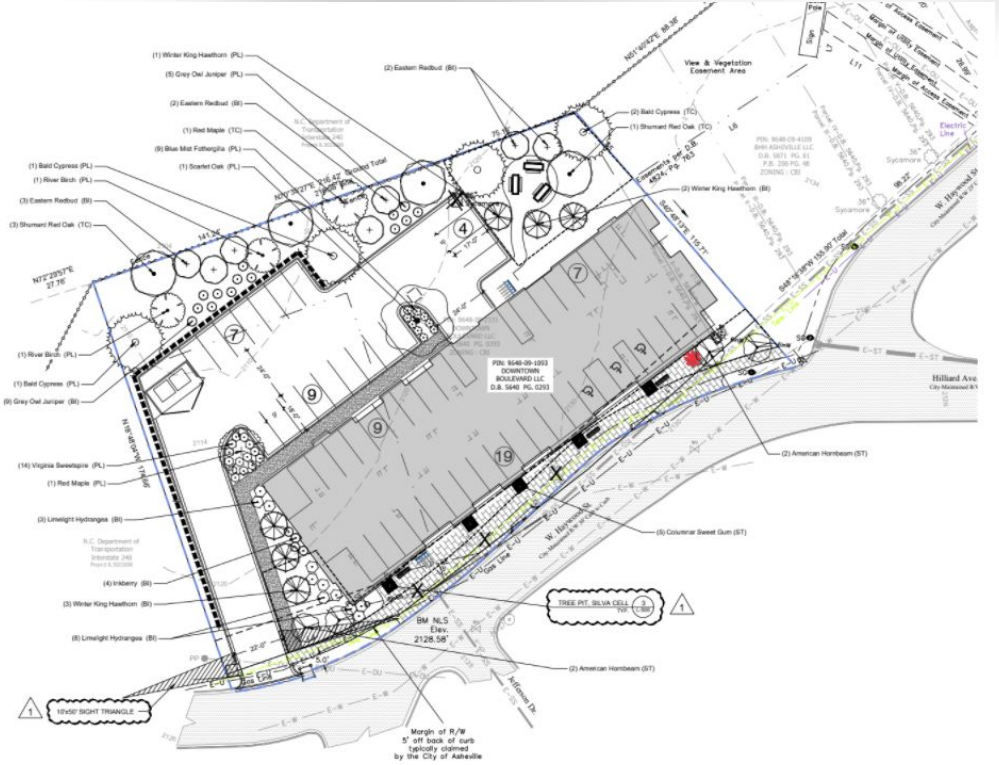
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# Exhibit B - Aerial Imagery




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# Site Plan




One building totalling 49,000 gross square feet:

- 4 stories
- 41’-9” tall
- 45 units, all affordable
- 55 parking spaces (35 structured, 20 surface)
- 10’ wide sidewalk on W. Haywood St.
- Indoor & Outdoor community space

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# Building Elevations




South elevation - W. Haywood St.

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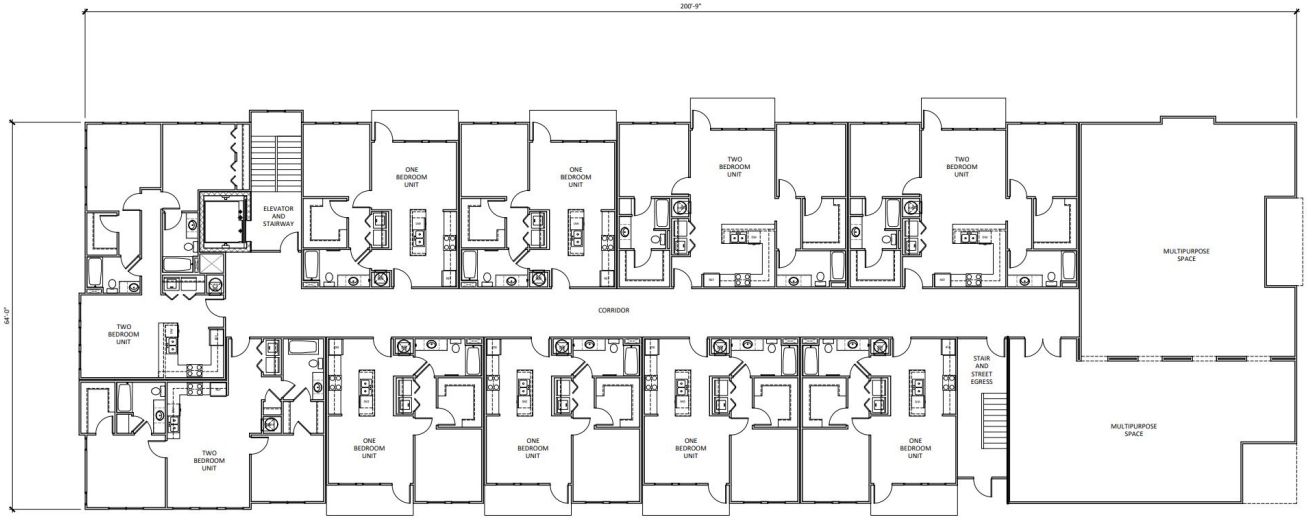
# Building Elevations



North elevation - I-240/Patton Ave.

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# Building Floor Plan




FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

First Floor Plan

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# Comprehensive plan (& other plan) goals

***Living Asheville Comprehensive Plan***

- Consistent with the Future Land Use map by providing high density residential development
- Encourages responsible growth by providing infill development in targeted growth areas
- Increases the supply of housing in proximity to employment, transit and parks
- Provides affordable housing options

***WECAN Citizen's Masterplan***

- Small to mid-scale multi-family
- Pedestrian improvements
- Affordable housing

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# Review Process

- Technical Review Committee (TRC) - December 6, 2021
  Approved with conditions.

- Planning & Zoning Commission (PZC) - January 5, 2022
  Recommends approval unanimously, 7:0.

# Conditions

- Technical modifications
  - Density: 52.3 units/acre
  - Building height: 41’-9”
  - Structure size: 49,000 square feet

- Mitigating conditions
  - Location next to the I-240 interstate & compatibility with other visible buildings along the interstate (Harrah’s, Hyatt Place, Hotel Indigo, etc.)
  - Architectural style that takes cues from the existing community
  - Consistent with mass/scale of other projects in the Downtown FLU area
  - Pedestrian orientation w/ wide sidewalks
  - Structured parking w/ minimal surface parking
  - New pedestrian street crossing to transit

# Conditions

- Public benefits
  - 45 affordable housing units
    - Permanently affordable
    - 13 of the 45 units (29%) at 60-80% AMI
    - 9 of the 45 units (20%) 30-60% AMI
    - 23 of the 45 units (51%) will accept housing choice (HUD) vouchers

# Recommendation

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

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