990 Tunnel Rd.

Conditional Zoning Petition

Asheville City Council
January 11, 2022

THE CITY OF ASHEVILLE

Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: RM-6



Proposed Zoning: O2 - CZ

THE CITY OF ASHEVILLE

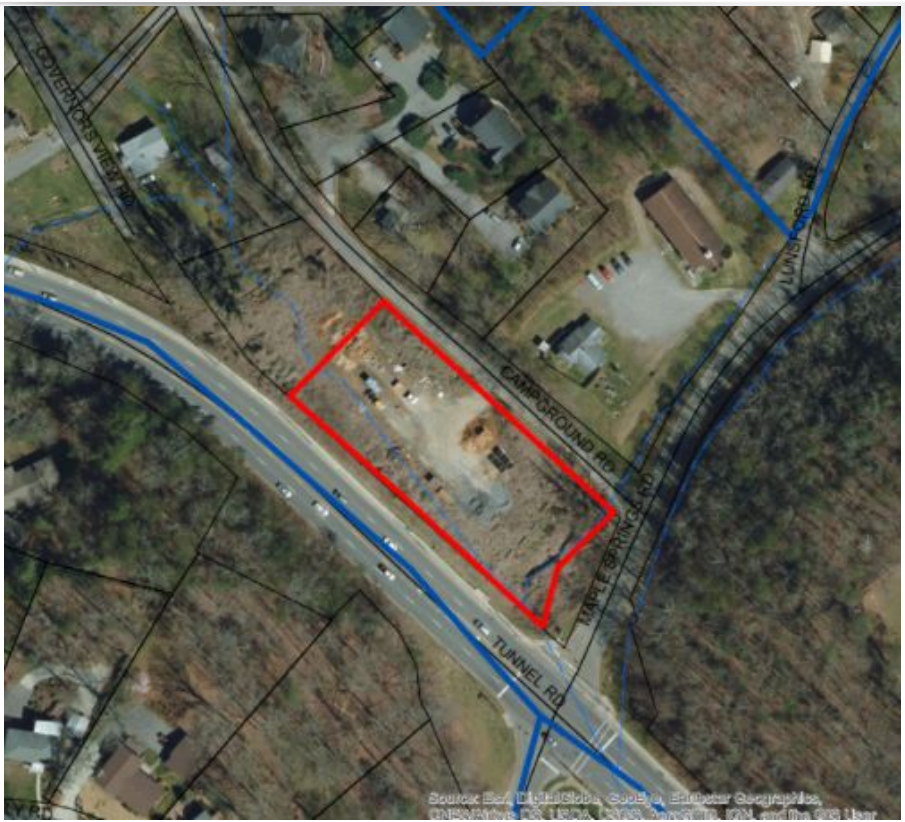
Exhibit C - Ex. & Prop. Future Land Use





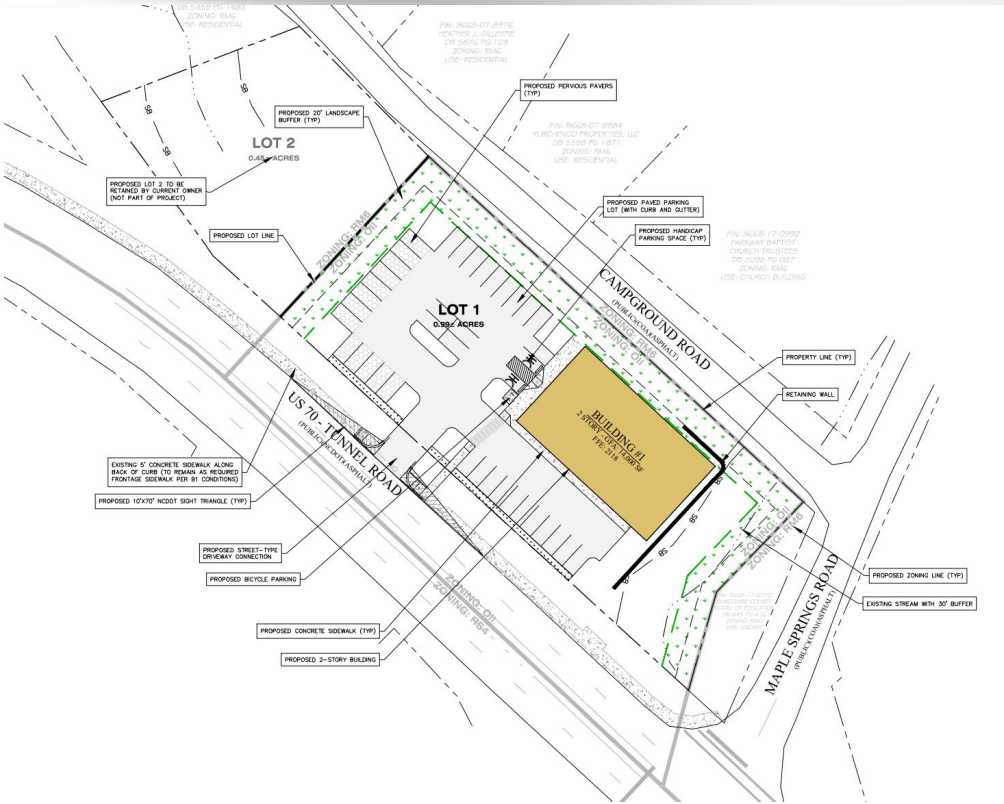
THE CITY OF ASHEVILLE

Exhibit B - Aerial Imagery



THE CITY OF ASHEVILLE

Site Plan



A single 2-story medical office building:

- 14,000 s.f.
- 40 parking spaces
- Single vehicular entrance on Tunnel Rd.
- Retain existing sidewalk on Tunnel, add new sidewalk on Maple Springs Rd.
- Subdivide out 0.45 acre parcel to the east to remain RM-6.

THE CITY OF ASHEVILLE

Building Information

No specific building elevations.

Project conditions include language to encourage compatibility with the residential character of the neighborhood.

- Pitched or angled roof
- Prominent front entrance
- Exterior materials to be consistent with those found on residential structures in the area
- Minimum 20% glazing/fenestration on front facade
- Required articulation
- No or minimal tinting on windows (in discussion, subject to change)

Conditions

- Maximum two-stories
- Maximum 14,000 s.f.
- Off-site sidewalk on Maple Springs Rd. (subject to BC School approval)
- Sidewalk easement - Campground Rd.
- Building design standards
- Technical modifications
  - Sidewalk width - Tunnel Rd.
  - Buffer location
  - Buffer reduction (TBD)
- 2 year approval period

THE CITY OF ASHEVILLE

Review by others

- Planning & Zoning Commission - December 1, 2021

  Voted to approve the conditional zoning request, 6:1

Recommendation

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

THE CITY OF ASHEVILLE