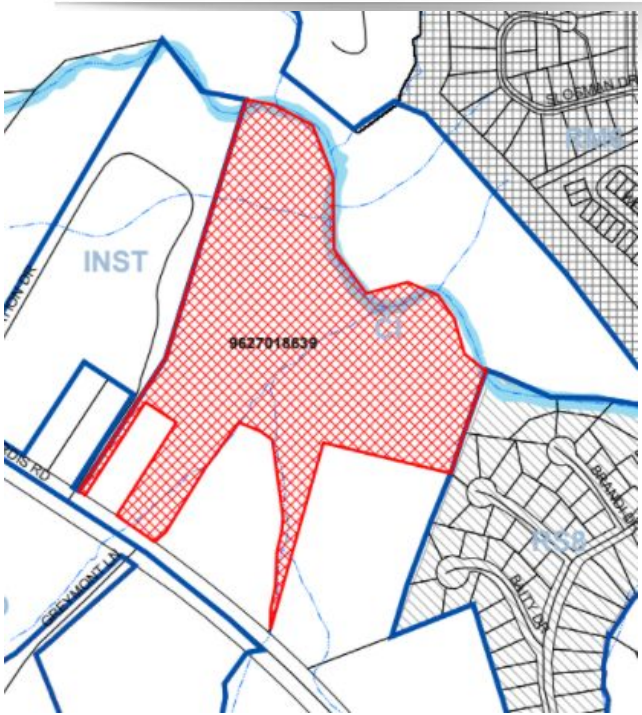
235 Sardis Rd.

Conditional Zoning Petition

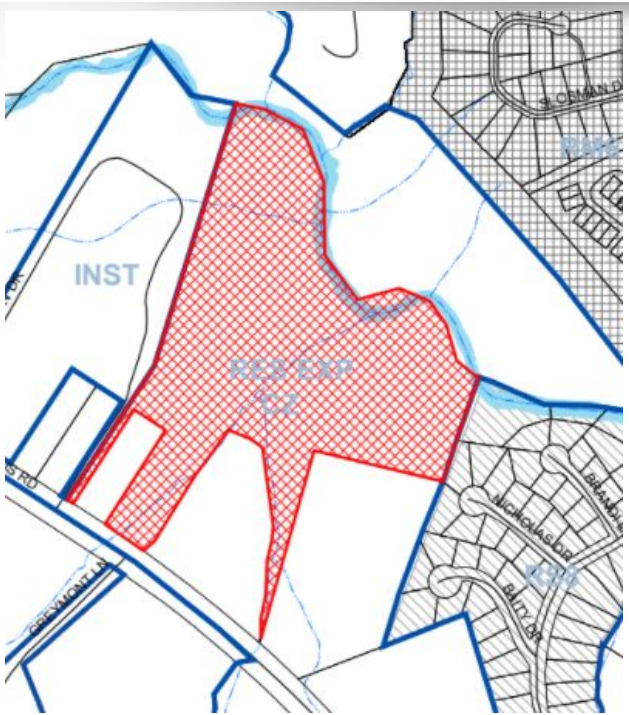
Asheville City Council
January 11, 2022

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Exhibit A & A1 - Existing & Proposed Zoning



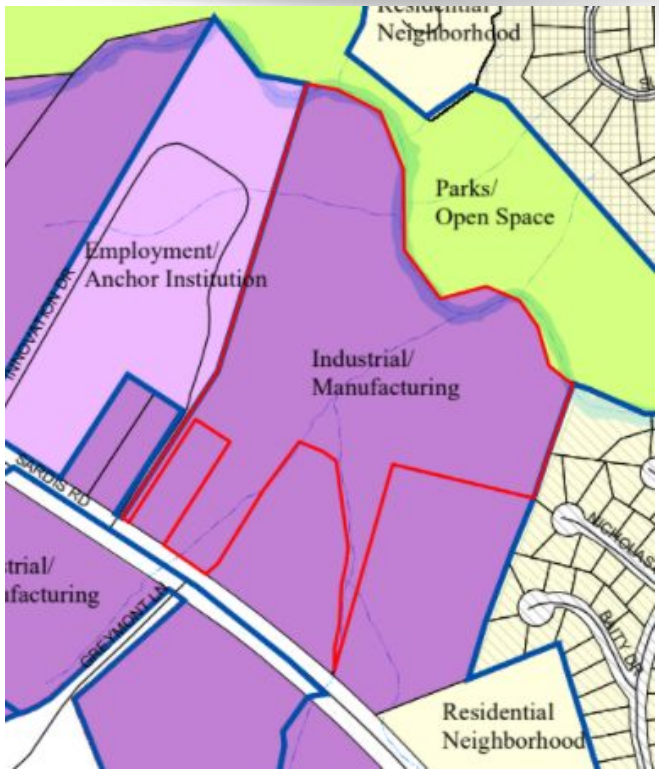
Current zoning: CI

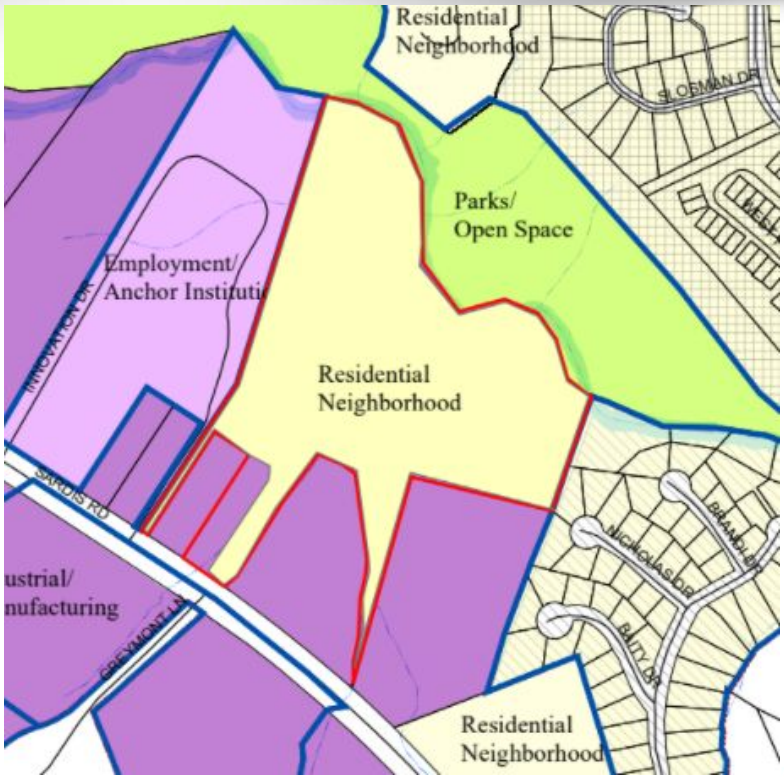


Proposed Zoning: RES EXP - CZ

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Exhibit C - Ex. & Prop. Future Land Use





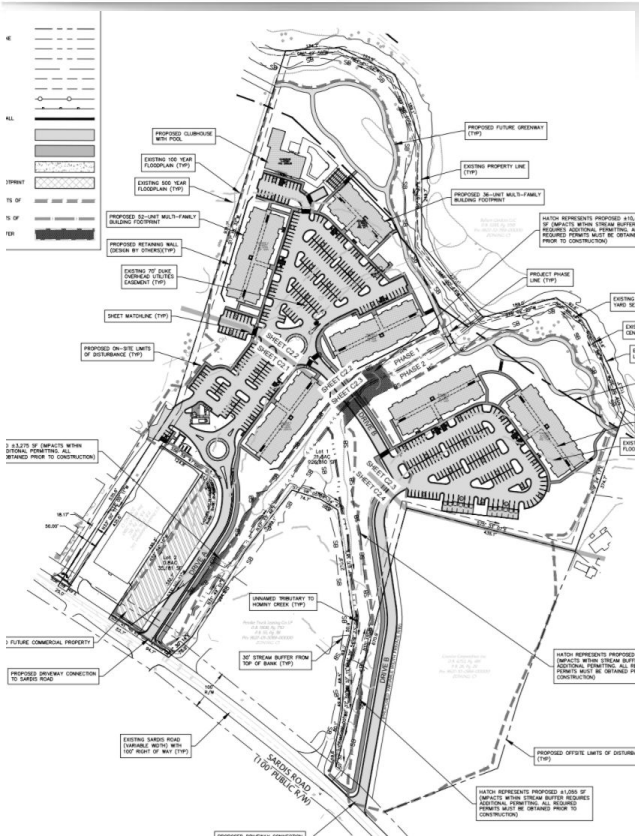
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Exhibit B - Aerial Imagery



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Site Plan

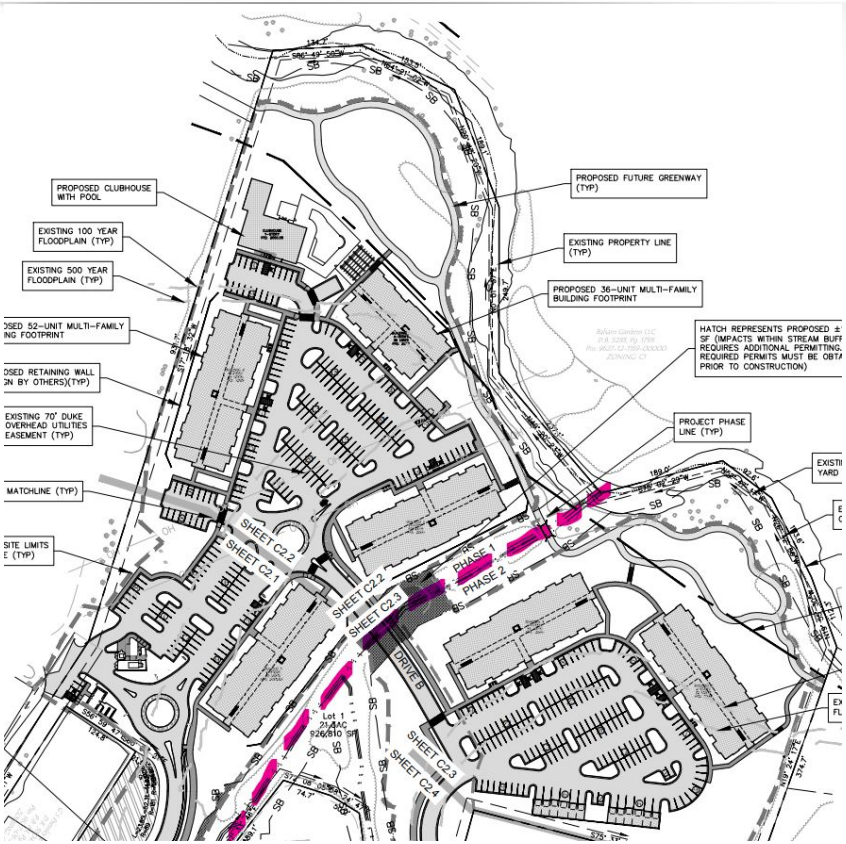


6 multi-family apartment buildings, built in two phases:

- 297 residential units
- Clubhouse + walking trails
- 12 on-site garage/storage units
- Hominy Creek to the north + jurisdictional streams
- 3 vehicular access points
- 437 surface parking spaces
- 6-10’ wide sidewalks
- 10% (or 30 units) dedicated to be affordable
- 0.80 acre parcel removed for future CI development

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Site Plan



Phase I:

- Buildings 1-4 + Clubhouse
- 192 Units
- 263 parking spaces

Phase II:

- Buildings 5-6
- 105 units
- 174 parking spaces
- 12 on-site garage/storage units

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Building Elevations - Type 1 (5 of 6 bldgs.)



Front Elevation
4 Stories - 43’ in height (53’ in overall height)
250 feet long

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Building Elevations - Type 2



4 Stories - 43’ in height (53’ in overall height)
170 feet long
Front Elevation

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Building Elevations - Type 1



Rear Elevation

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Building Elevations - Type 2



Rear Elevation

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Building Elevations - Type I





Side Elevations

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Building Elevations - Type 2





Side Elevations

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Conditions

- Technical modification (sidewalk width)
- 297 residential units, 10% affordable (will accept housing vouchers)
- Walking trails, preservation of green space & streams/creeks
- Internal connections, multi-modal access
- 2 year approval period
- Compliance with TIA recommendations

Review by others

- Planning & Zoning Commission - December 1, 2021

  Voted to approve the conditional zoning request, 7:0

Recommendation

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

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