THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: September 14, 2021

Subject: Conditional Zoning Request for 200 Villas Ct.

Staff Resource(s): Todd Okolichany, AICP, LEED AP ND, Planning & Urban Design Director;
Shannon Tuch, RLA, Principal Planner

Action Requested: Conditionally zone multiple parcels located off of Cedar Hill Rd. & Pisgah View Rd. totalling 5.29 acres, from Residential Multi-family, Medium Density (RM8) to Residential Expansion - Conditional Zone (RES EXP-CZ).

Project Location and Contacts:

- The project site is located at 200, 600, 604, 606, 608, 610 and 612 Villas Court (PINs 9628-27-0626, - 2953, -2950, -2848, -2845, -2843 and -2840)
- Owner: Resurgence Development Company LLC & VC Property Holdings LLC.

Summary of Petition:

- The project area includes the undeveloped portion of the 5.29 acre community located at 200 Villas Ct. and identified in the Buncombe County land records as PIN 9628-27-0626.
- Project area is approximately 4.91 acres.
- New construction includes seven multi-family apartment/condominium buildings along with surface parking, sidewalk, landscaping and related site improvements.
- There are two building typologies proposed, a 2-story building with eight units each, and a 3-story building with 12 units each.
- New construction will include 72 units total.
- An earlier phase I, constructed in 2005, includes 10 individually owned townhome units.
- These units are included in the conditional zoning application.
- The applicant is seeking a rezoning via conditional zoning due to the number of housing units that are proposed (over 50).
- A minimum of ten percent of the units (seven) will be designated affordable to those earning 80% of Area Median Income (AMI) for a minimum period of 20 years.
- Access to the site is via the existing drive entrances located on Cedar Hill Rd. (north end) and Pisgah View Rd. (southwest end).
- Stormwater and water infrastructure, parking and open space will be privately owned and maintained.
- Existing storm and parking lot infrastructure will be reconstructed with the current project.
- A jurisdictional stream (a tributary to Smith Mill Creek) is located along the southern property boundary and requires a 30’ protective aquatic buffer.
- The City of Asheville is an adjacent property owner to the south.
- General landscape requirements apply, including street tree, parking lot, building impact landscaping.
- The RES EXP-CZ district also requires a 20’ wide, Type A property line buffer around the eastern, southern and western property lines where they are adjacent to residential zoning.
- A number of existing trees are proposed to be preserved with tree credits applied at final technical review.
- The subject property is on the edge of the city’s jurisdiction and is surrounded by R-3 zoning to the east and west, and Open Use zoning to the north.
- Open space and tree canopy preservation requirements apply.
- The proposed plan appears to meet or exceed these requirements.
- The project does not comply with the zoning standards in the following ways:
  - Sidewalks range from 5-6’ in width.
  - Approximately 5400 s.f. of disturbance is proposed within the aquatic buffers
  - Driveway radii exceed city standards.

Comprehensive Plan Consistency:

- The proposed development supports a number of goals including encouraging responsible growth by providing infill development that increases the supply of housing (pp. 179 & 183).
- Ten percent of those units will be designated affordable, meeting goals for increasing the supply of affordable housing (pp. 130 & 152).

Compatibility Analysis:

- This area of the city is transitioning from a rural/suburban development pattern with pockets of higher density multi-family development scattered throughout.
- The medium scale multi-family residential buildings are compatible with the medium density multi-family zoning that surrounds the project area and is buffered from adjacent lower density residential uses by streams, roads/rights-of-way and vegetated landscape buffers.

Council Goal(s):

- This project is most closely aligned with the council goals of *A Well-Planned and Livable Community* and *Quality Affordable Housing*.

Committee(s):

- Technical Review Committee (TRC) - April 21, 2021 - approved with conditions.
- Planning and Zoning Commission (PZC) - July 7, 2021 - approved 6:0.

Staff Recommendation:

- Staff recommends approval of this rezoning request as currently designed based on the reasons stated above.

Suggested Motion to Approve:

- Move to approve the conditional zoning request for the property located at 200 Villas Ct. from Residential Multi-family, Medium Density (RM-8) to Residential Expansion - Conditional Zone (RES EXP-CZ) and find that the request is reasonable, in the public interest, consistent with the city's comprehensive plan, and meets the development needs of the community in that the request: 1) is increasing the supply of housing in a rapidly growing and evolving part of the city; and 2) sets aside a percentage of the total number of units to be affordable to those earning 80% of AMI.

Attachment(s)

(1) Exhibit A - Existing Zoning
(2) Exhibit A1 Map - Proposed Zoning
(3) Exhibit B - Aerial Map
(4) Exhibit C - Existing Future Land Use Map
(5) Exhibit D - Site Plans & Elevations
(6) Exhibit E - Conditions
(7) Ordinance
(8) TRC Report & Comments
(9) PZC Recommendation
(10) PZC Minutes