THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: July 27, 2021

Subject: Conditional Zoning Request for 66 Long Shoals Rd.

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

Action Requested: Conditionally zone a 2.85 acre parcel located at 66 Long Shoals Rd. from Institutional (INST) to Residential Expansion - Conditional Zone (RES EXP-CZ).

Project Location and Contacts:

- The project site consists of a moderately sized 2.85 acre parcel located at 66 Long Shoals Rd. (PIN 9644-79-7882).
- Owner: Virginia Sawallis Schmidt Trust.

Summary of Petition:

- Included in this petition is a request to construct 87 multi-family residential dwelling units in two separate, multi-story buildings, along with sidewalk, surface parking and other related site improvements.
- The applicant is seeking a conditional rezoning due to the number of units proposed (over 50) classifying this as a Level III Conditional Zoning application.
- New building construction includes two multi-family apartment buildings with Building A proposed as a 3/4 split (3 stories on one side and four stories on another) that is not to exceed 45 feet in overall height.
- Building B is proposed as a 4/5 split (4 stories on one side and five stories on another) and is not to exceed 57 feet in overall height.
- Maximum density in the RES EXP district is 20 units/acre.
- A density bonus of 50 units/acre is permitted with a commitment for 20% of the units to be affordable at 80% area median income (AMI) for a minimum period of 20 years.
- 17 affordable units (20%) are proposed to be included in this project, which satisfies this requirement.
- 125 parking spaces are provided between the two buildings with 27 of those being covered garage spaces and 17 being tandem parking spaces.
- Landscaping, open space and tree canopy preservation requirements will be satisfied.
- A pedestrian connection between the community and the adjacent high school is proposed.

Comprehensive Plan Consistency:

- The proposed development supports a number of goals including encouraging responsible growth by providing infill development in targeted growth areas (p. 131) and by increasing the supply of housing, including affordable housing (pp. 179 & 183) in proximity to schools, transit and parks (pp. 246 & 251).

Compatibility Analysis:

- The high density residential project is compatible with the small commercial services/offices located on both the east and west sides of the subject property, and the 36 acre campus of TC Roberson High school to the north.
- Across Long Shoals Rd. to the south is Lake Julian Park, which provides recreational opportunities to the project.

Council Goal(s):

- This project is most closely aligned with the council goal of *A Well-Planned and Livable Community*.

Committee(s):

- Technical Review Committee (TRC) - May 3, 2021 - approved with conditions.
- Planning & Zoning Commission (PZC) - June 2, 2021 (hearing) & July 27, 2021 (vote) - approved 6:0.

Staff Recommendation:

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

Suggested Motion to Approve:

- I move to approve the conditional zoning request for the property located at 66 Long Shoals Rd. from Institutional (INST) to Residential Expansion-Conditional Zone (COM EXP-CZ) and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan, and meets the development needs of the community in that the request: 1) supports infill development in a strategically located area targeted for growth; 2) provides housing units in proximity to transit, schools and parks, and; 3) supports city goals for affordable housing.

Attachment(s)

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