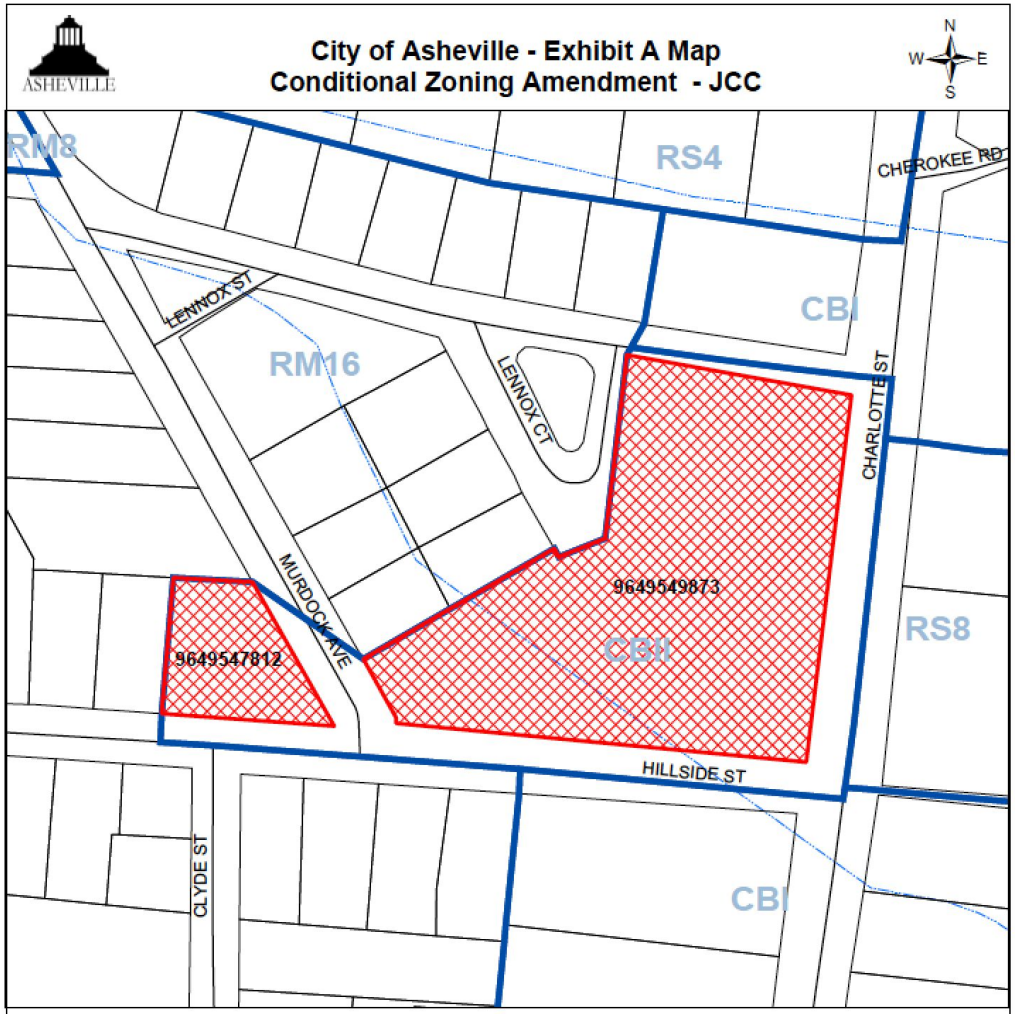
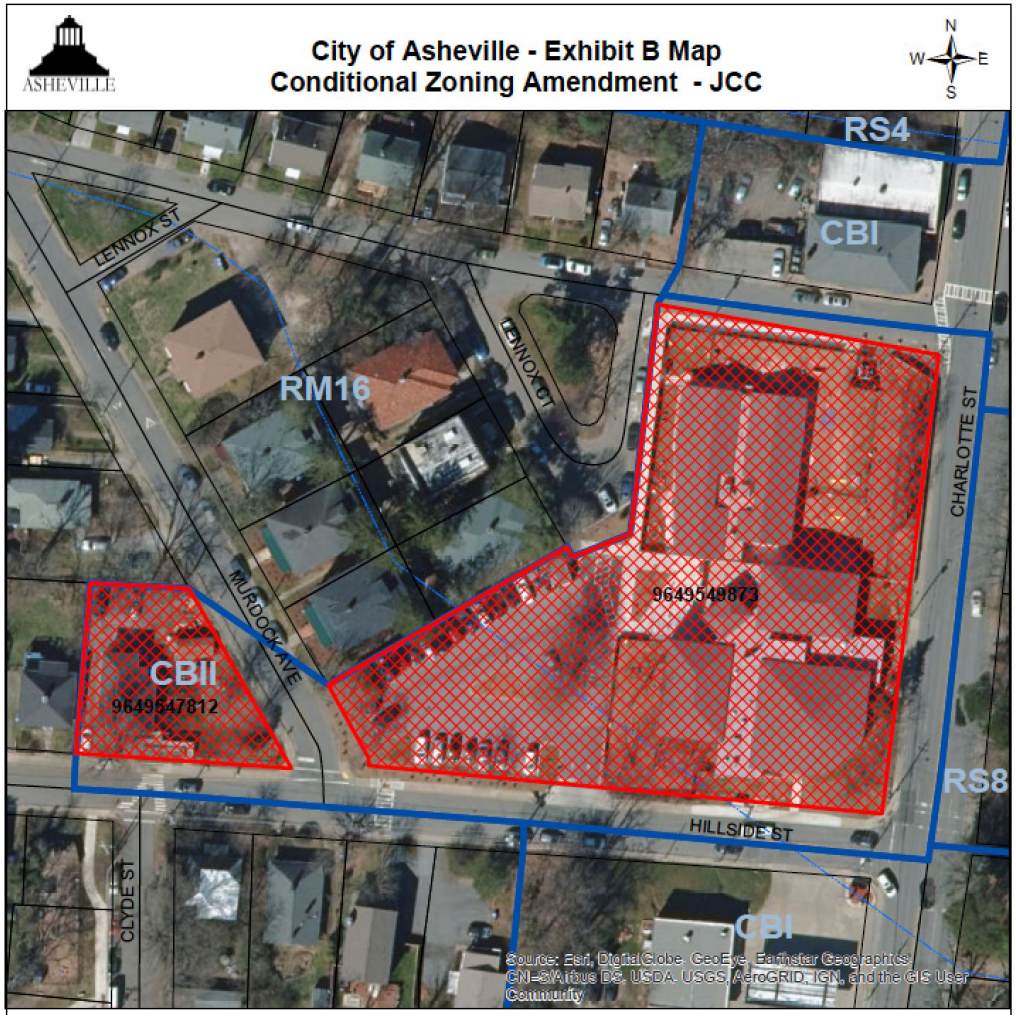
Jewish Community Center (JCC) Amendment

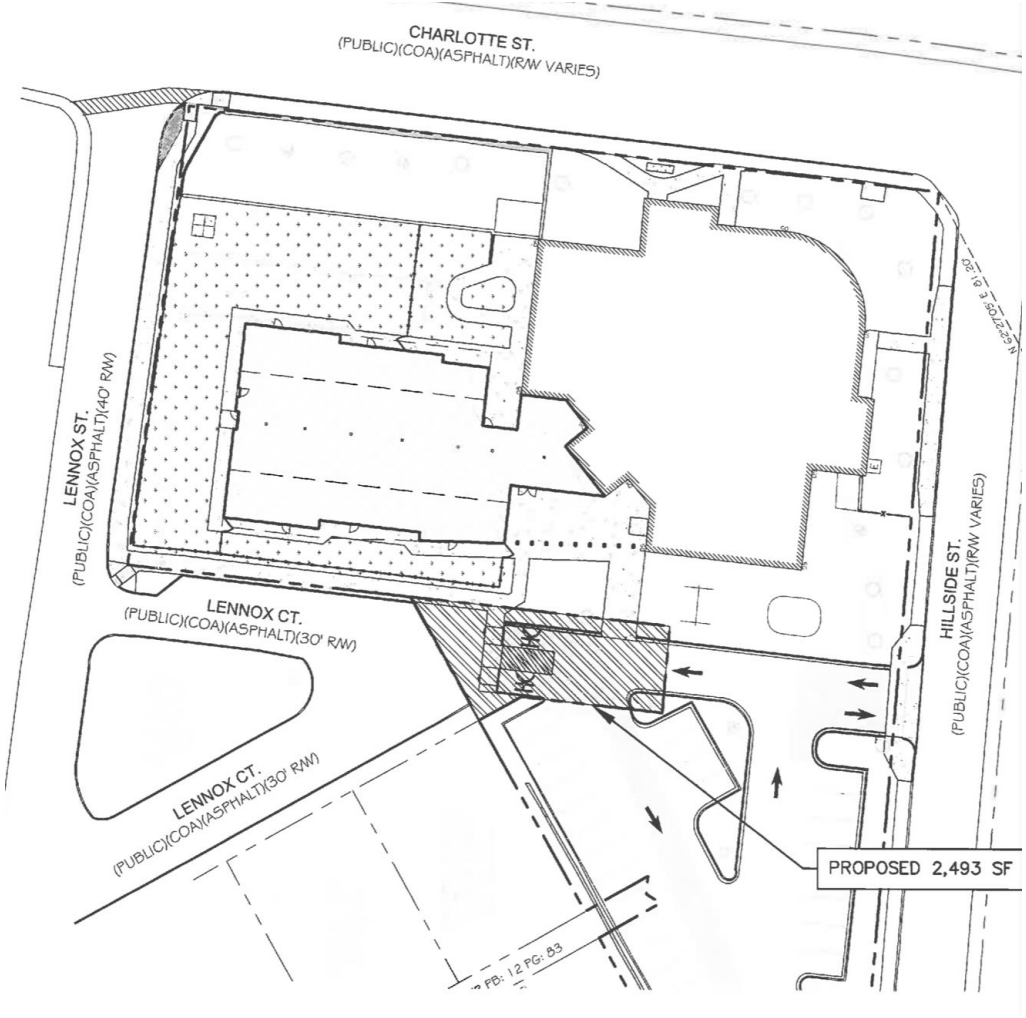
October 13, 2020


City of Asheville - Exhibit A Map
Conditional Zoning Amendment - JCC
ASHEVILLE
N
W
E
S
RM8
RS4
CHEROKEE RD
CBI
LENNOX ST
RM16
LENNOX CT
CHARLOTTE ST
9649549873
CBII
RS8
MURDOCK AVE
9649547812
HILLSIDE ST
CLYDE ST
CBI

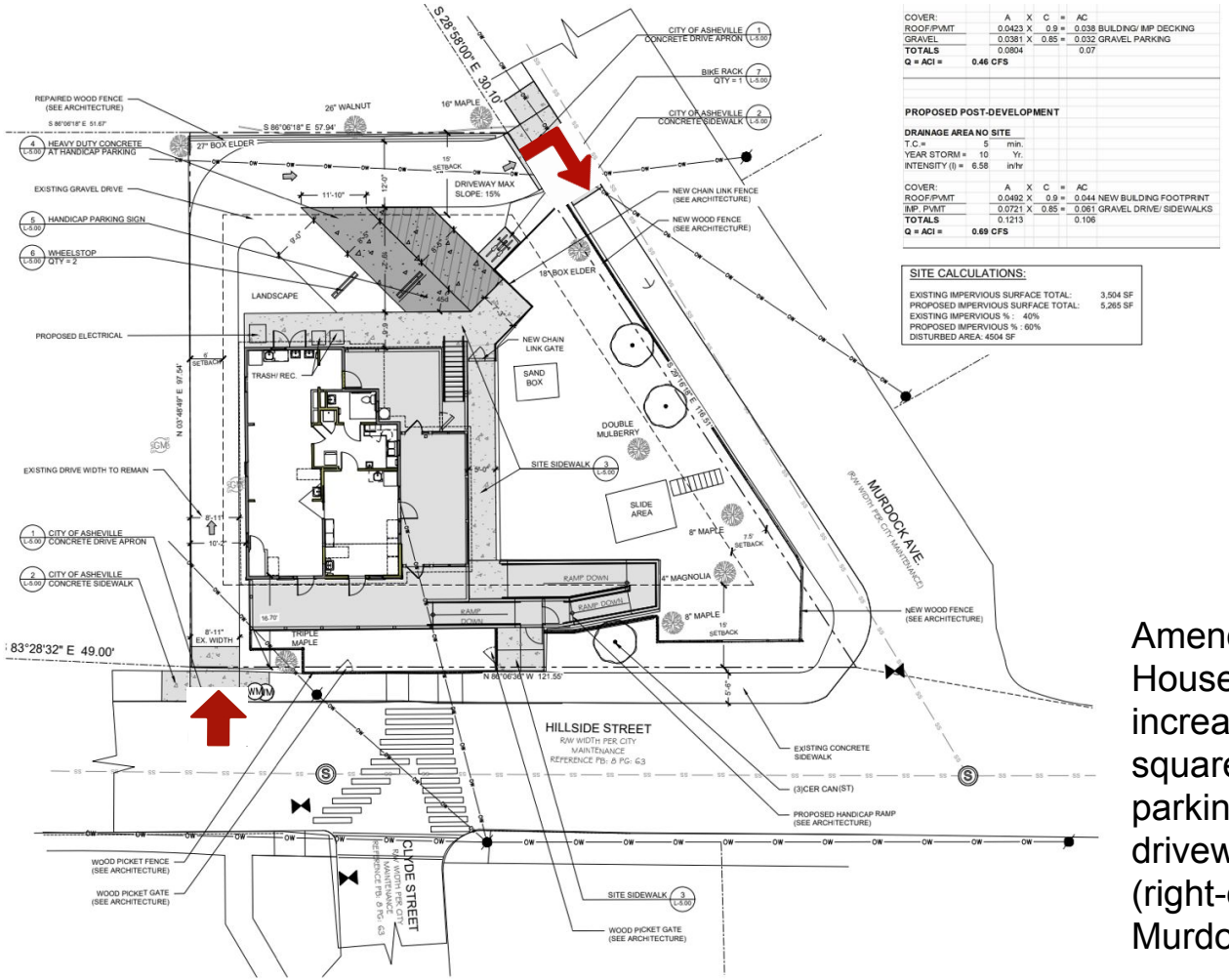

City of Asheville - Exhibit B Map
Conditional Zoning Amendment - JCC
ASHEVILLE
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W
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RS4
CBI
LENNOX ST
LENNOX ST
RM16
CHARLOTTE ST
MURDOCK AVE
9649549873
CBII
9649547812
RS8
HILLSIDE ST
CLYDE ST
CBI
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Summary of Amendment

- Master plan for the JCC campus approved by Council in 2017 (ordinance 4570)
- Council approved a right-of-way closure for Lennox Court in 2019 that modified access to the Charlotte Street parcel
- Specific conditions in the 2017 approval limit ability for expansion or improvement of Hilde's House infant day care site
- This amendment allows for changes to the building, parking and site access for Hilde's House and formalizes the current, changed parking lot access configuration for the main campus site.



Access through the site from Lennox to Hillside now restricted through the 2019 ROW closure



Amended Hilde's House site plan with increase to footprint, square footage, parking and new driveway egress (right-out only) onto Murdock Avenue

EXHIBIT B-1 Conditions | Jewish Community Center of Asheville (Amendment)

1. Approval is for conditional zoning from Residential Multi-Family High Density (RM-16) and Community Business I (CBI) districts to Community Business 11 Conditional Zone (CBII-CZ) for the expansion of the community center and child care building and uses.
2. The existing two-story community center building at 236 Charlotte Street and infant day care use at 336 Hillside Street will remain.
3. Access to the main site will be from the driveway on Hillside for both ingress and egress as shown on site plans incorporated herein by reference. Vehicular access to 336 Hillside will be ingress from Hillside and egress onto Murdock Avenue as shown on site plans incorporated herein by reference with reduced driveway widths and spacing standards as indicated. The driveway onto Murdock will be signed for right-turn out only.~~continue to use Lennox Court and Hillside Street. The Hillside Street entrance is currently egress only but may be redesigned for two-way traffic with staff approval and no reduction in approved number of parking spaces.~~
4. There are at least 27 parking spaces provided in the surface lot at 236 Charlotte Street and two ~~staff~~ spaces at 336 Hillside. Additional parking for the overall community center use is provided at 40 Clyde Street, next to the pool and recreational use that is being relocated to that location, approximately 620 feet from the community center site.
5. A portion of the parking spaces encroach into the setback along Hillside Street.
6. The building addition at 236 Charlotte Street is one-story and approximately 11,063 square feet, resulting in a total GFA of approximately 29,460 square feet.
7. Prior to obtaining a Certificate of Occupancy, a concrete pad for a transit shelter will be provided along Charlotte Street as shown on site plans.
8. Existing landscaping and rock wall along Charlotte Street will remain and be preserved, as set forth on the site plan.
9. New street trees will be provided along all frontages along with existing trees, as set forth on the site plan.
10. The property line buffers for 236 Charlotte Street are eliminated along the internal property line, Lennox Court, Murdock and Hillside due to existing conditions to maintain parking lot and placement of new building addition. Existing vegetation and fencing will remain, as set forth on the site plan.
11. The property line buffer for Hilde's House at 336 Hillside will be reduced as set forth on the site plan.

12. Setbacks will be as follows:
    a. Front setback along Charlotte Street will be 35 foot maximum for existing building and 80 foot maximum for new addition,
    b. Second front setback along Lennox Court will be a maximum of 25 feet.
    c. Corner side setback along Lennox Street will be eight feet for the new building.
    d. Corner side setback along Murdock Avenue will be reduced only to allow the encroachment of the existing shed, as shown on the site plan.
    e. All other setbacks comply with CBII standards as shown on site plans.
13. Existing sidewalks along Charlotte Street do not meet the City's standard and are proposed to remain where the rock wall and vegetation are proposed to be preserved.
14. The total gross floor area for the community center building is approximately 25,985 square feet.
15. The building at 336 will be expanded as shown on plans incorporated herein by reference to allow for a new ramp for accessibility, enlarged side porch and a small increase to heated area as well as the site modifications shown on the plan and described in other conditions above. Existing sidewalks will be partially rebuilt but otherwise remain as shown on plans.
16. The building is oriented towards Lennox Court and away from Charlotte Street due to the nature and programming of the use and existing vehicular access and parking location.
17. While there is one long roof line viewed from both Charlotte Street and Lennox Court, the building is articulated under the roof along classroom divisions and provides recesses to break up the face of the building.
18. Fenestration along Charlotte Street on the new addition is a minimum of 20% due to the nature of the use as child care and the interior orientation.
19. The development will be in substantial compliance with the approved site plan which is incorporated herein.
20. All legally required local, state, and federal permits and approvals must be obtained prior to initiation of construction and any pertinent legal requirements shall be met.
21. The conditional zoning will be valid for a period of two years from the date of approval by City Council. If a building permit is not obtained within two years, the approval will no longer be valid.