EXHIBIT E - PROJECT CONDITIONS
London Road Apartments

1. The property included in the rezoning is shown on the site plan and is identified on the Buncombe County tax map as PIN 9647-89-2135 and is 2.63 acres.

2. Pursuant to this ordinance, the entire subject property is to remain zoned Residential Expansion - Conditional Zone (RES EXP - CZ), and approval is limited to the proposed project ("Project") described herein, which is an amendment to the conditional zoning approved under Ord. No. 5081.

3. The Project will include a new multi-family building with a maximum of 252 residential units.

4. The new building will be a maximum of seven stories. Building heights will not exceed 81 feet, as measured from the primary level of fire department access to the ceiling of the highest occupied floor.
    a. An additional 4' in maximum building height is allowed, if needed, to enhance flood safety and resilience.

5. Vehicular access to the Project will be provided by two parking garage entrances on London Rd.

6. The Project will include a maximum of approximately 271 parking spaces.

7. The Project will comply with minimum bicycle parking requirements, with some of these spaces being publicly accessible.

8. A new bus stop and shelter, designed to standard city specifications, will be installed adjacent to the project with the final location to be determined in coordination with City staff.

9. The Project's post-impervious area will not exceed 70%.

10. A minimum of 1.3 acres will be set aside as open space.

11. Landscaping will be provided on the site according to standards required by Section 7-11-3 of the UDO and as shown on site plans.

12. Tree canopy preservation requirements will be satisfied as required by UDO Article XIX.

13. Except as modified herein, the Project shall comply with all conditions outlined in the December 18, 2023 TRC Staff Report.

14. The Project includes technical modifications:
    1) Maximum building height of 81’ instead of the 60’ maximum.
    2) Maximum residential density of 97 units/acre instead of the 20 units/acre maximum.
    3) Setbacks of 0’ for the front yard, 5’ for the side yards, and 10’ for the rear yard, instead of the required 15’ setback for all yards.
    4) 5’-wide sidewalks internal to the site instead of the required 10’-wide standard,
    5) No sidewalk as required on Sweeten Creek Rd.
    6) No street tree (1) as required on Sweeten Creek Rd.
    7) Street trees to be located in tree grates along London Road where a planting strip is required, if no underground utilities are present.
    8) No bike lanes into the development.

15. The Project will undergo final review by the TRC prior to issuance of any permits. Compliance with the items listed above will be required at that time except as provided for elsewhere in these conditions.

16. All proposed site and exterior building lighting must meet the outdoor lighting requirements found in UDO Sec. 7-11-10.

17. The building design, site design and orientation on site must substantially comply with the approved site plan and elevations which are incorporated herein by reference.

18. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.

19. The conditional zoning will be valid for five years from the date of approval by City Council with action taken to obtain building permits within this 60-month period. At the end of this approved term, if action has not been taken to obtain requisite permits, the Planning and Urban Design Director may initiate appropriate action to rezone the affected property to any other classification. Nothing herein shall be construed to extend any time limitations prescribed by statute or by other ordinances in this chapter.

Agreed to and Accepted this the 27th day of October, 2026 by the Property Owner/Applicant:

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Owner/Applicant Signature