THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: March 10, 2026

Subject: Conditional Zoning Request for 230 Sardis Apartments - 230 Sardis Rd

Staff Resource(s): Stephanie Monson Dahl, Planning and Urban Design Director; Chris Collins, Assistant Director; Will Palmquist, AICP, Principal Planner

Action Requested: Adoption of an ordinance to conditionally rezone the entire property located at 230 Sardis Road from Industrial (IND) to Residential Expansion - Conditional Zone (RES EXP-CZ).

Project Location and Contacts:

- The project site totals 9.19 acres located at 230 Sarids Rd (PIN 9627-00-3429)
- Owner: Enplas America Inc

Summary of Petition:

Project Site

- The project area consists of one property totalling 9.19 acres located at 230 Sardis Rd and is identified in the Buncombe County land records as PIN 9627-00-3429)
- The site is currently zoned Industrial (IND), and is the site of Enplas Life Tech, a plastics manufacturing company.
- Given the size of the project (over 50 residential dwelling units) a conditional zoning to the Residential Expansion - Conditional Zone (RES EXP - CZ) district is required.
- Based on the Living Asheville Comprehensive Plan Future Land Use Map (FLUM) the property is currently designated “Industrial/Manufacturing”, which reserves land with good access to transportation systems to support the economic section for light industry and office or business incubators. While Industrial/Manufacturing may include opportunities for housing for workers who may live amongst or adjacent to the industry or other businesses in the area, a change of the Future Land Use designation to “Residential Neighborhood” would be more appropriate and consistent with the land use regulation in the area.

Overall Project Proposal

- New building construction includes a new four-to-five-story multi-family building with a total of 180 units.
- Other site improvements include surface parking, new sidewalks, playground, dog park, and a pool and amenity area.

Staff Recommendation:

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

Consistency with the Comprehensive Plan and Other Plans:

Living Asheville Comprehensive Plan (2018)

- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan, including:
  - **Encourage Responsible Growth** - by prioritizing greater densities of development overall, throughout the city as appropriate (p. 131).
  - **Increase and Diversify the Housing Supply** - by increasing the rental housing supply (p. 180).
  - **Make Streets More Walkable, Comfortable and Connected** - by eliminating gaps in the city-wide sidewalk network (p. 147).
- The proposed rezoning is compatible with the proposed Future Land Use designation of "Residential Neighborhood", which is proposed, in part, that “the types of housing in residential neighborhoods generally offer little variation of building types throughout the neighborhood, such as townhomes, duplexes or an apartment complex,” and that, “over time, residential neighborhoods can benefit from having more housing diversity” (p. 346).

Compatibility Analysis:

- The proposed multi-family project is compatible with the surrounding land uses, including:
  - Existing multi-family residential uses to the south, known as Greymont Village.
  - Single-family residential neighborhoods further to the east of the project site.
  - Proposed multi-family development across from the project site, known as Sardis Apartments, which received a conditional zoning approval in 2022 for 297 residential units.

Council Goal(s):

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

UDO Compliance: Residential Expansion - Conditional Zone (RES EXP-CZ)

UDO Provision	**Requirement**	**Proposed**
Gross Floor Area:	n/a	180 SFD units
Density:	20 units/acre	19.6 units/acre
Lot Size Minimum:	1 acre	9.19 acres
Lot Width Minimum:	40’	Compliant
Building Height(s):	60’ max	51’-9”
Building Setbacks (Multi-Family):	Front: 15 ft. Side: 15 ft. Rear: 15 ft.	Compliant
Vehicle Parking Spaces:	1 space per unit minimum (1-2 br unit): 180 spaces 2 space per unit maximum (1-2 br unit): 360 spaces	216 spaces
Bicycle Parking Spaces:	10% of units (18 spaces)	20 spaces
Open Space:	Required at 50% (w/o incentives) Incentive based option: 20% with unit count in excess of 50 units.	20% (1.83 acres)
Impervious Surface Area (Multi-Family):	80%	37%
Sidewalks:	Required at 10’ along frontage and connecting to main buildings within the development.	● 5’-wide sidewalk on Greymont Ln ● 5’-wide sidewalk on Sardis Rd ● 5’-wide sidewalks internally

<table>
<tr><td>Tree Canopy Preservation:</td><td>Resource Management District: Suburban
Class: Class C
Existing Canopy: 63.3%
Requirement: 15% if preserved</td><td>Preserved: 16%</td></tr>
<tr><td>Applicable Landscaping Standards</td><td><table>
<tr><td>Property Line Buffer</td><td>Does not a…</td></tr>
<tr><td>Street Buffer</td><td>Does not a…</td></tr>
<tr><td>Street Trees</td><td>Does apply</td></tr>
<tr><td>Parking Landscaping</td><td>Does apply</td></tr>
<tr><td>Building Landscaping</td><td>Does apply</td></tr>
<tr><td>Screening</td><td>Does apply</td></tr>
<tr><td>Retaining Wall</td><td>Does apply</td></tr>
</table></td><td>Compliant.</td></tr>
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Site Layout and Design

- Maximum building height for multifamily buildings in the RES EXP district is 60 feet. The maximum building height of the proposed project is approximately 52’ as measured to the ceiling of the highest floor.
- Maximum density in the RES EXP district is 20 units/acre.The proposed project’s density is 19.6 units/acre.
- Front yard, rear yard, and side yard setbacks of 15 feet are required in the RES EXP district. The project is compliant with the minimum required setbacks.
- Maximum impervious surface in the RES EXP district for multifamily uses is 80%. The proposed project would result in a total impervious area of 37%.

Access, Sidewalks and Parking

- Access to the site is from an existing driveway onto Greymont Ln.
- A total of 216 parking spaces are proposed for the project. Based on the number of bedrooms and dwelling units, the minimum/maximum number of required parking spaces is 180/360 for the RES EXP district.
- Bicycle parking is required at a rate of 10% of the total number of residential units, which equates to 18 required bicycle parking spaces. The project is proposing 20 bicycle parking spaces.
- The RES EXP district requires new 10 foot-wide sidewalks be constructed, both along the primary access corridor and internally throughout the site. The project is proposing a new 5’-wide sidewalk with an 8’-wide utility strip along Sardis Rd, a new 5’-wide sidewalk with 5’-wide utility strip along Greymont Ln, and 5’-wide sidewalks internal to the site.
    - The project is seeking a technical modification for sidewalks width less than the minimum required 10’.

Landscaping / Open Space / Tree Canopy

- Landscape requirements apply, including street trees, building impact, and parking lot

landscaping.

- Street trees are required as being one small maturing tree for every 30 linear feet of property abutting abutting Sardis Rd where overhead utilities are present, resulting in 16 trees, and one large maturing tree for every 40 linear feet of property abutting Greymont Ln, where no overhead utilities are present, resulting in 12 trees.
    - The project is requesting a technical modification for the distance of the proposed street trees on Sardis Rd in excess of the maximum 20' distance from edge of pavement, due to the presence of the NCDOT right-of-way, with proposed distances ranging between 30' and 40'.
- Parking lot landscaping requirements equate to 55 trees and 220 shrubs required which are proposed and detailed on the Landscape Plan.
- Building impact landscaping is required as being one tree and two shrubs for every 1,000 square feet of building footprint, equalling 45 trees and 90 shrubs.
- Open Space is required at a rate of 50% of the site, or a rate of 20% of the site if the project meets the incentive requirements for either enhanced stormwater or affordable housing. Open space can be further reduced to 15% if the proposed open space meets certain design and operational standards. The project proposes 20% open space as required based on their stormwater plan, which equals 1.8 acres.
- The project proposes to meet Tree Canopy Preservation requirements through the preservation of 16% of existing tree canopy area on site. The project site is classified as "Suburban" under the Tree Canopy Preservation standards, with a classification of "Class C". The site has an existing tree canopy of 63%.

Technical Modifications

- The project is seeking technical modifications to development standards through the conditional zoning process including:
    - Sidewalk widths of 5' on Sardis Rd and Greymont Ln, and 5' internally, instead of the 10'-wide standard.
    - Street trees planted on Greymont Ln in excess of the 20' maximum distance from the edge of pavement, ranging approximately between 30' and 40'.

Committee(s):

- Technical Review Committee (TRC) - January 5, 2026 - approved with conditions.
- Planning & Zoning Commission (PZC) - February 4, 2026 - approved with conditions.

Suggested Motion to Approve:

- I move to approve the conditional zoning request for the property located at 230 Sardis Rd from Industrial (IND) to Residential Expansion - Conditional Zone (RES EXP-CZ) as well as amend the Future Land Use Map from Industrial/Manufacturing to Residential Neighborhood, 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) Prioritizes greater densities of development overall, throughout the city as appropriate; 2) Increases the rental housing supply; and, 3) Eliminates gaps in the city-wide sidewalk network.

Attachment(s)

(1) Exhibit A - Existing Zoning Map
(2) Exhibit A1 - Proposed Zoning Map
(3) Exhibit B - Aerial Imagery Map
(4) Exhibit C - Existing Future Land Use Map
(5) Exhibit C1 - Proposed Future Land Use Map
(6) Exhibit D - Site Plan & Elevations
(7) Exhibit E - Project Conditions
(8) Ordinance

(9) TRC Staff Report
(10) PZC Recommendation
(11) PZC Draft Action Minutes (2/4/26)