230 Sardis Apartments

Conditional Zoning Petition

Asheville City Council
March 10, 2026

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Exhibit B - Aerial Imagery



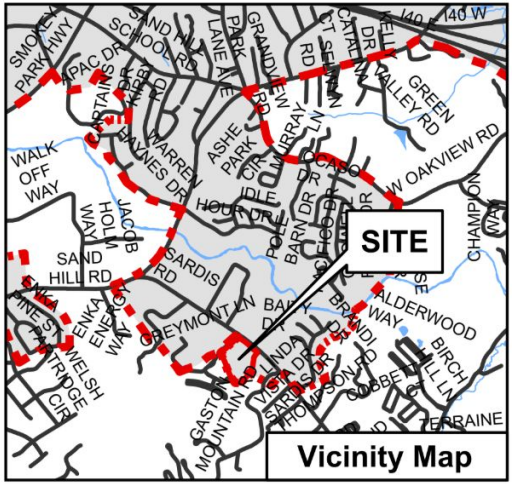

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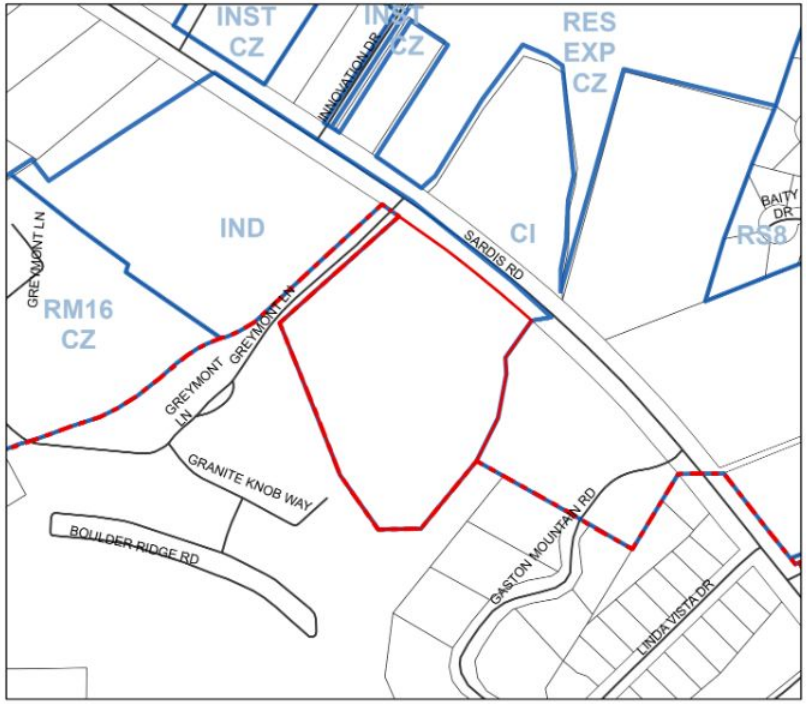
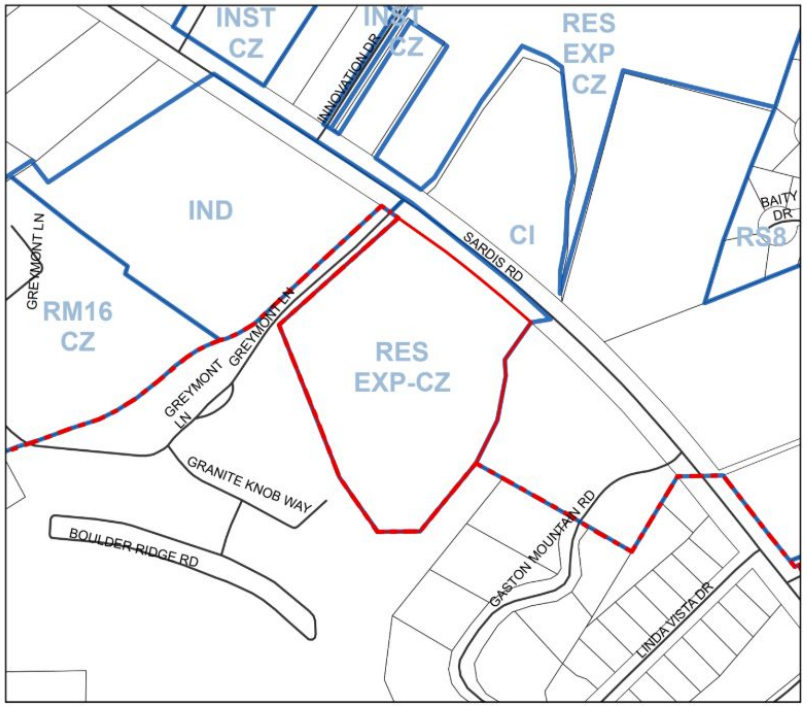
Exhibit A & A1- Existing & Proposed Zoning



Current zoning: Industrial (IND)



Proposed zoning: Residential Expansion - Conditional Zone (RES EXP-CZ)

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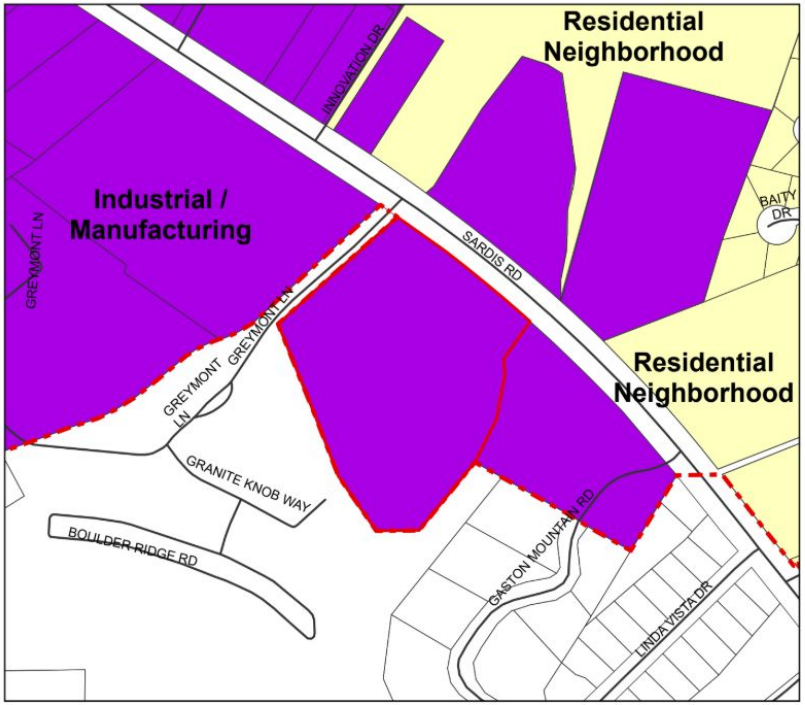
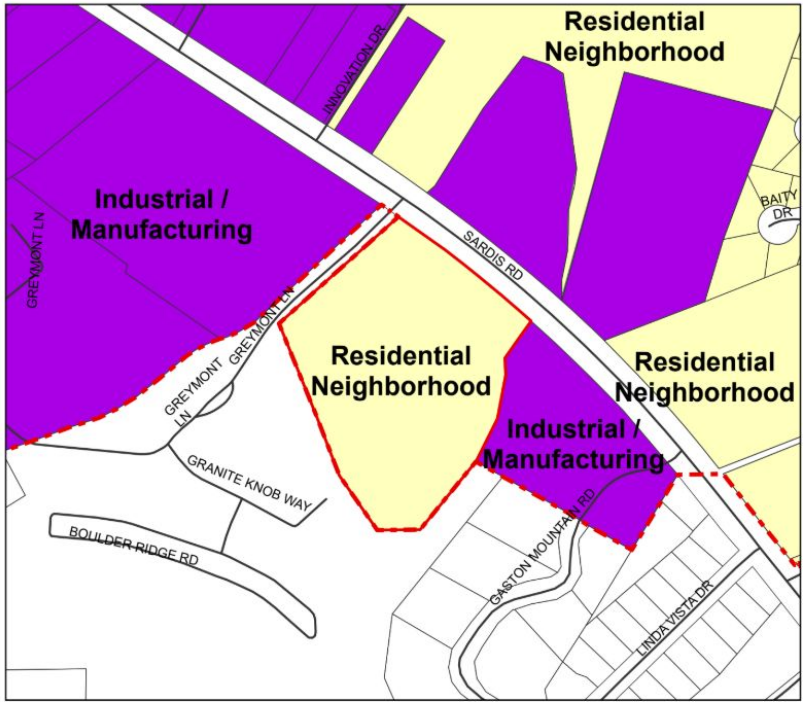
Exhibit C & C1 - Existing & Proposed Future Land Use



Current FLU: Industrial / Manufacturing



Proposed FLU: Residential Neighborhood

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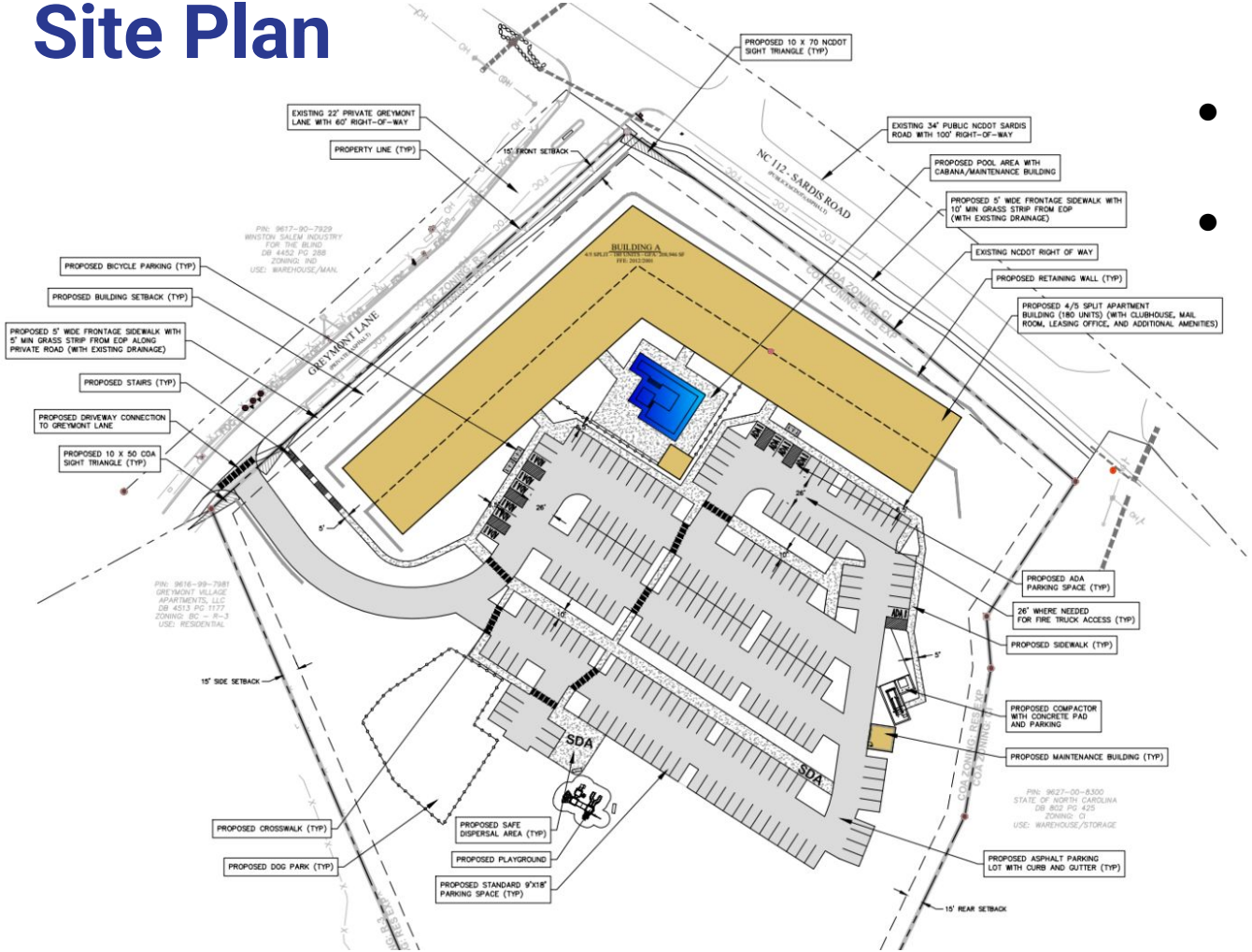
Site Plan

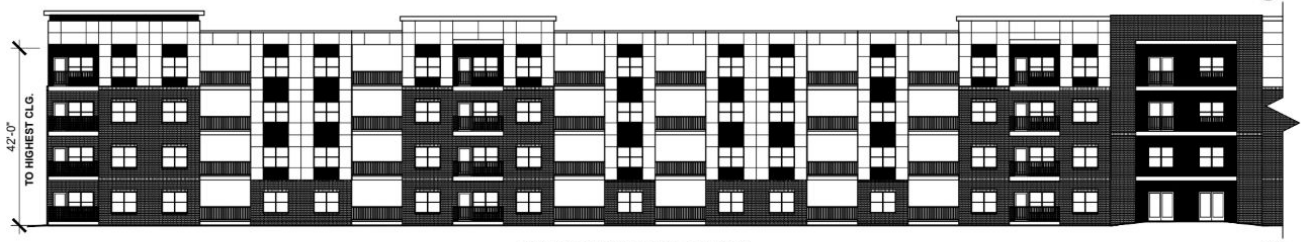


- New 4/5 story multi-family building with 180 units.
- Other site improvements include:
  - Sidewalks
  - Parking lot
  - Playground
  - Dog Park
  - Pool and amenity area

Building Elevations



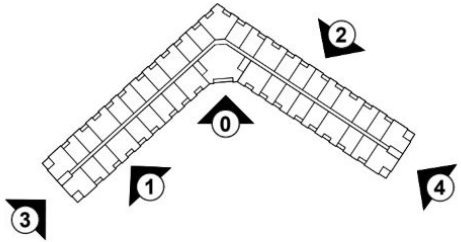
FULL FRONT ELEVATION
SCALE: 1/32" = 1'-0"
0
A2.1



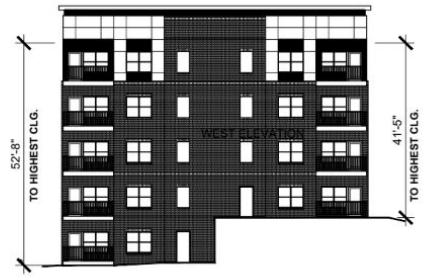
ENLARGED PARTIAL FRONT ELEVATION
SCALE: 3/32" = 1'-0"
1
A2.1



REAR ELEVATION
SCALE: 3/32" = 1'-0"
2
A2.1



BUILDING AREA = 214,920 GSF



WEST ELEVATION
SCALE: 3/32" = 1'-0"
3
A2.1



EAST ELEVATION
SCALE: 3/32" = 1'-0"
4
A2.1

Conditions

- The Project includes technical modifications:
  - 1) Sidewalk widths of 5’ on Sardis Rd, 5’ on Greymont Ln, and 5’ internally, instead of the 10’-wide standard.
  - 2) Street trees planted on Greymont Ln in excess of the 20’ maximum distance from the edge of pavement, ranging approximately between 30’ and 40’.

Review Process

- Technical Review Committee (TRC) - January 5, 2026 - Approved with conditions.
- Planning and Zoning Commission (PZC) - February 4, 2026 - Approved (Vote 7:0) with the condition that project condition #12 be amended to state a minimum sidewalk width of 5’ along Sardis Rd.

Comprehensive Plan

Living Asheville Comprehensive Plan

- Consistent 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).

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Comprehensive Plan Goals

Living Asheville Comprehensive Plan

- Supports the following goals in the Plan:
  - Encourage Responsible Growth - by prioritizing greater densities of development overall, throughout the city as appropriate (p. 131).
  - Increase and Diversify the Housing Supply - by ensuring a diverse mix of housing to accommodate a broad range of age groups, lifestyle choices and affordability levels (p. 180).
  - Make Streets More Walkable, Comfortable and Connected - by eliminating gaps in the city-wide sidewalk network (p. 147).

Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning.

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