Apex on Hazel Mill

Level II Conditional Zoning Petition

Asheville City Council
March 10, 2026

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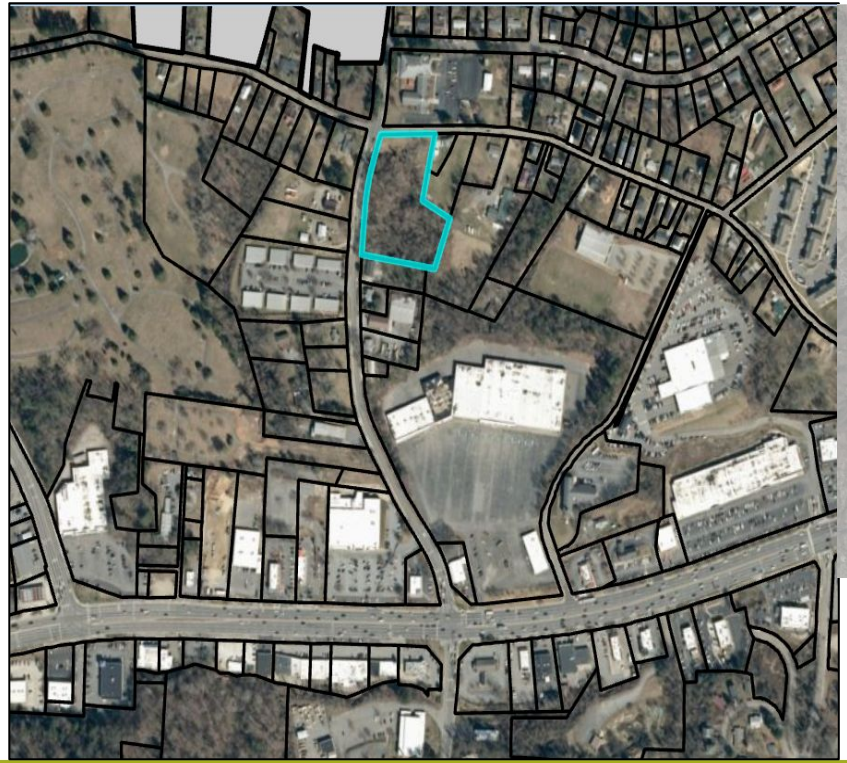
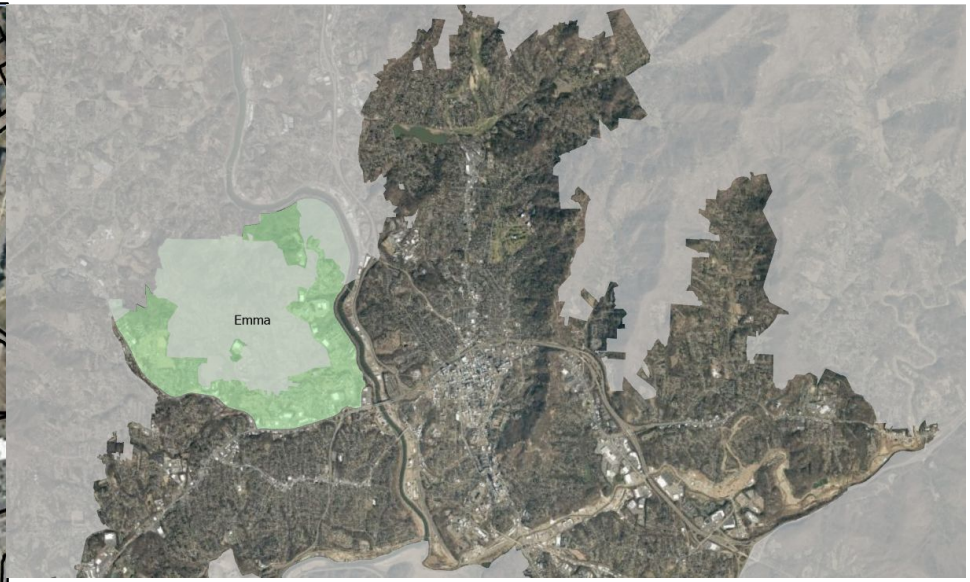
Aerial Imagery





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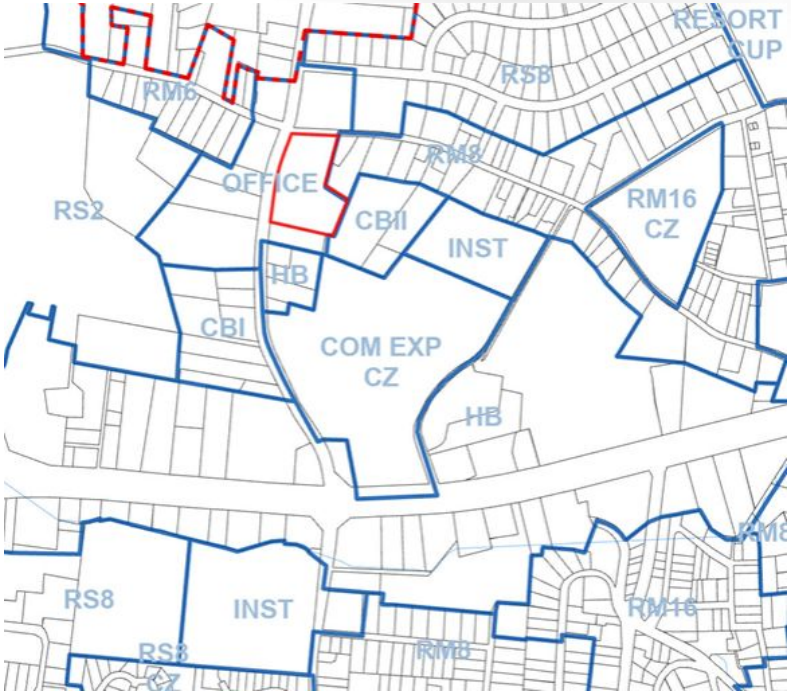
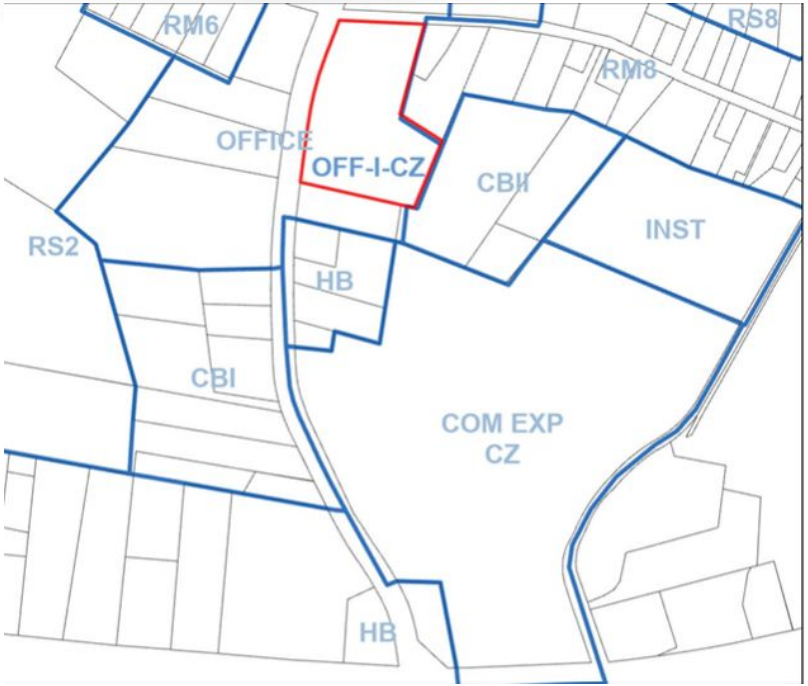
Existing + Proposed Zoning



Current zoning: Office 1



Proposed Zoning: Office 1–CZ

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Existing Future Land Use



Ex. FLU designation: Traditional Neighborhood

- No change in the FLU designation is required.
- Traditional neighborhoods offer opportunities for infill housing in order to improve the supply and mix of housing options. The traditional neighborhood development pattern is also encouraged in other residential neighborhoods throughout the city, such as the residential neighborhood future land use category, to improve connectivity and access (p. 346).

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Site Plan

- 89 Units
  - 100% AH @ 80% AMI or below
- 3/4 Story split
  - Max height: 48’
- 27,898 SF Footprint
  - 4,000 allowed in Office
- 116 parking spaces
  - 178 maximum

Conditions

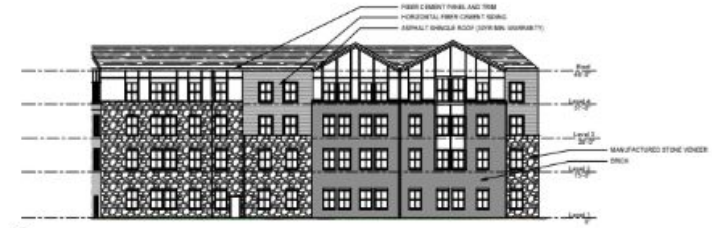
- Project proposes a minimum 5’ wide sidewalk within the internal site layout instead of the required 10’ width.

- Project proposes a minimum 5’ wide sidewalk along N. Louisiana Ave instead of the required 10’ width.
  - *The Planning and Zoning Commission recommends that the applicant team work with the City Transportation Department to explore widening of external sidewalks along North Louisiana Avenue and Hazel Mill to 6 feet.*

- Project proposes exceeding the minimum Office-1 district building footprint maximum of 4,000 s.f, with a footprint of 31,898.

- Project proposes 8’ of additional building height in excess of the 40’ maximum standard in the OFF-I zoning district.

Building Elevations I



4 OVERALL - SOUTH



3 Elevation OVERALL - EAST



2 Elevation OVERALL - NORTH



1 Elevation OVERALL - WEST

Building Elevations II



3 NORTH 01



2 SOUTH 02

1 SOUTH 01

Review Process

- Technical Review Committee (TRC) - December 1, 2025: Approved with conditions
- Planning & Zoning Commission (PZC) - February 4, 2026: Approved (Vote 7:0)

Comprehensive plan goals

- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan, including:
  - **Encourage Responsible Growth** - by providing infill development in targeted growth areas (p. 131).
  - **Increase and Diversify the Housing Supply** - by providing lower housing prices relative to incomes and providing greater choice in housing options (p. 178).
  - **Promote the Development and Availability of Affordable and Workforce Housing** - by supporting more housing supported through grant funds and other housing programs and provide for affordable housing closer to jobs and other services. (p. 182)

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Recommendation

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

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