50 Coxe Ave Affordable Housing

Conditional Zoning Petition

Will Palmquist, AICP

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Exhibit B - Aerial Imagery



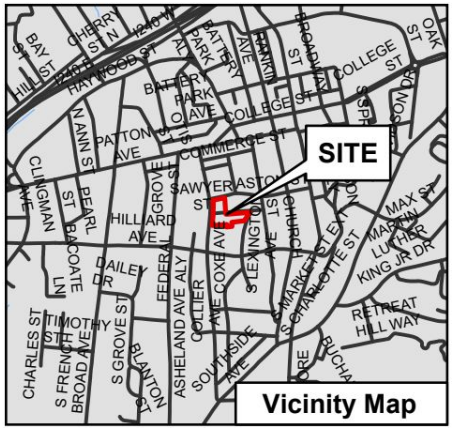

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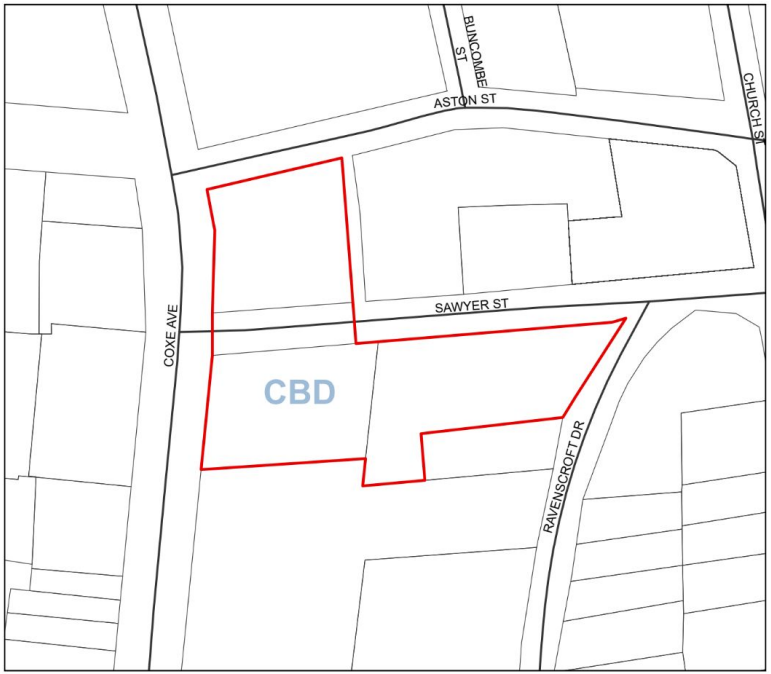
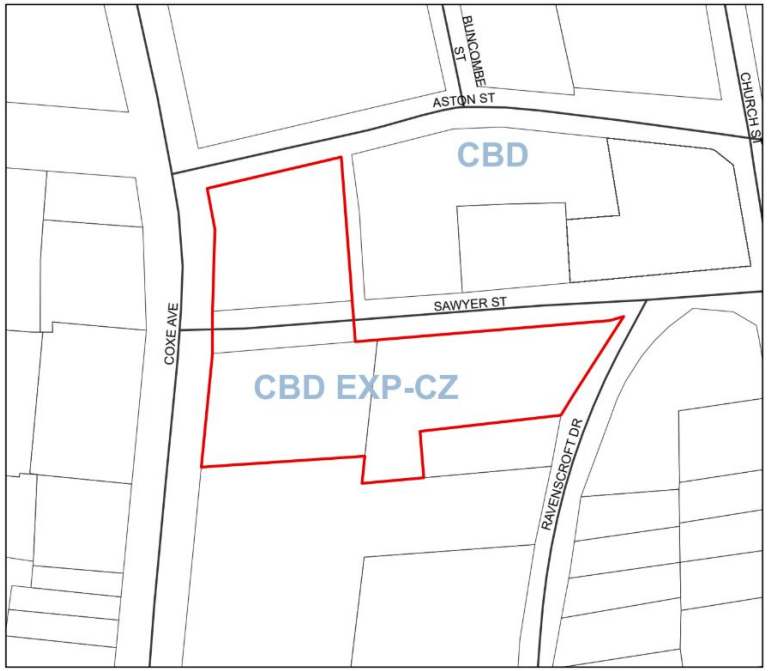
Exhibit A & A1 - Exist. & Prop. Zoning



Current: CBD



Proposed: CBD EXP-CZ

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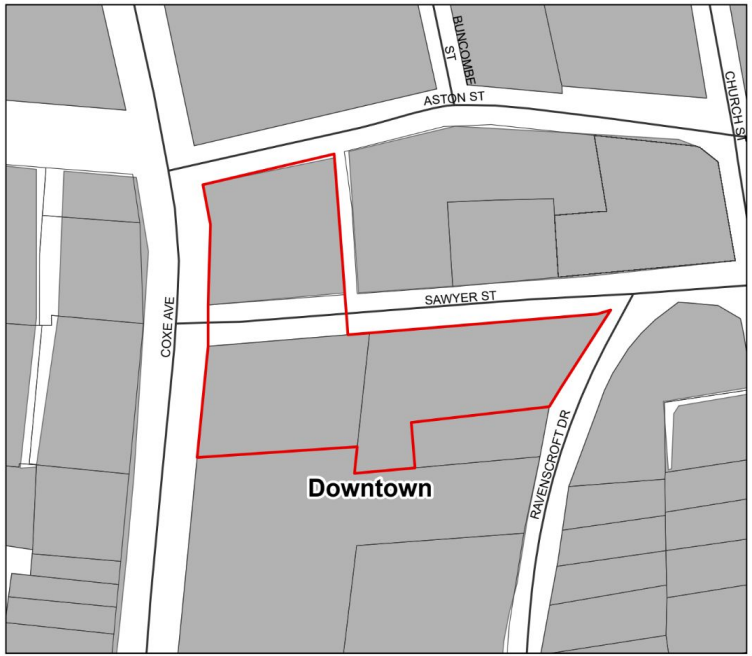
Exhibit C - Existing Future Land Use



Existing FLU: Downtown

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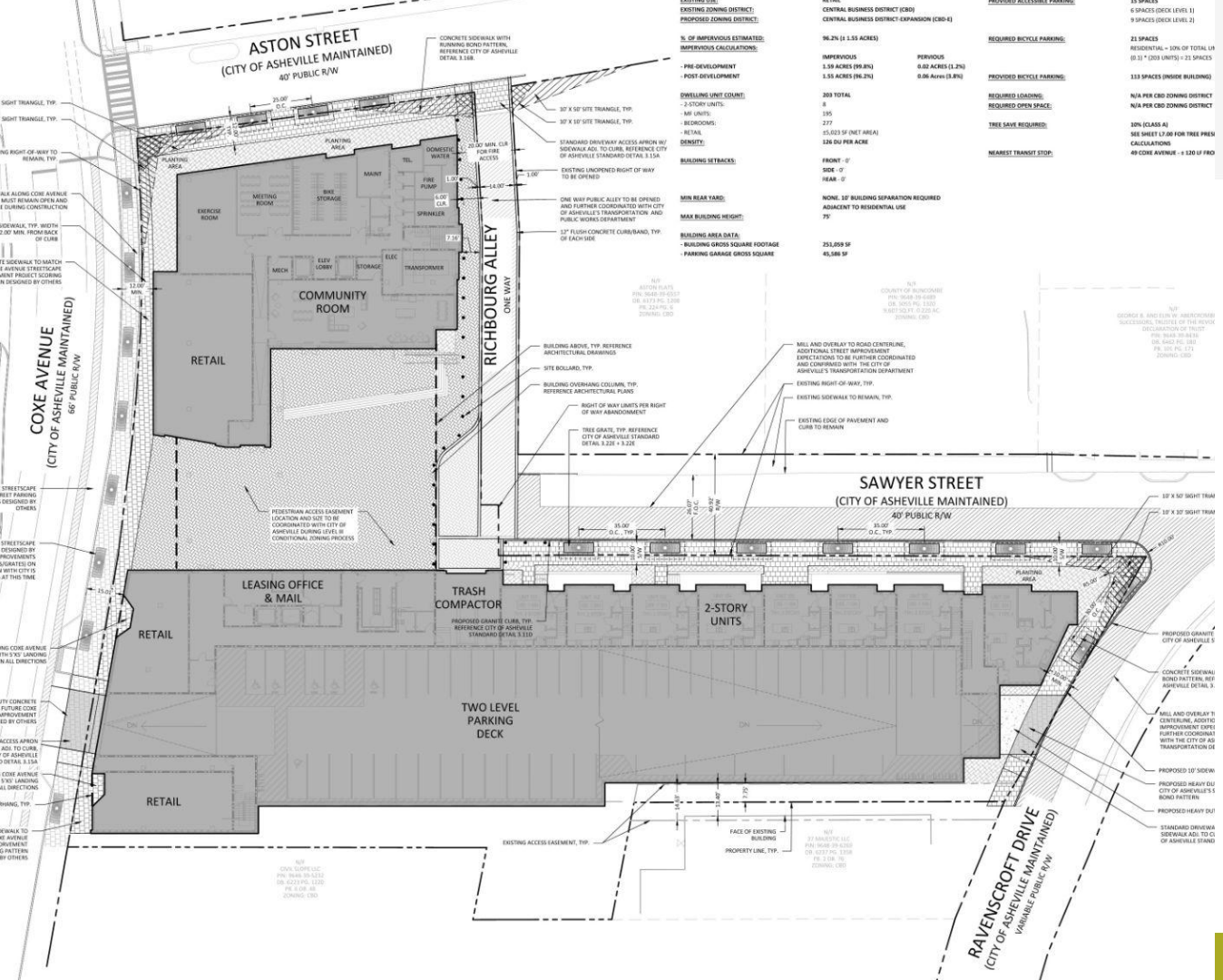
Site Plan



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Elevation Drawings





NORTH ELEVATION AT SAWYER STREET

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Project Conditions & Tech. Modifications

- Affordable housing is included in the Project:
  - All 203 units (100%) will be designated affordable for a minimum of 30 years.
  - All 203 units (100%) will be designated affordable to those earning 80% or less of Area Median Income (AMI).
- The Project includes technical modifications:
  - Minimum building height of one-story for the portion of the proposed building fronting on Coxe Avenue.
  - Reduction in the Tree Canopy Preservation requirement from 10% to 1.2%.

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Review Process

- Technical Review Committee (TRC) - March 2, 2026
  - Approved with conditions.
- Design Review Committee (DRC) - March 19, 2026
  - Approved with conditions.
- Planning and Zoning Commission (PZC) - April 1, 2026
  - Approved with conditions.

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Comprehensive Plan

Living Asheville Comprehensive Plan

- Future Land Use:
  - Consistent with FLU designation of “Downtown”.
- Supports the following goals in the Plan:
  - Encourage Responsible Growth
  - Increase Mixed-Use Development Along Transit Corridors
  - Increase and Diversify the Housing Supply

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Recommendation

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