Caribou Commons

Conditional Zoning Petition

Will Palmquist, AICP

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Exhibit B - Aerial Imagery



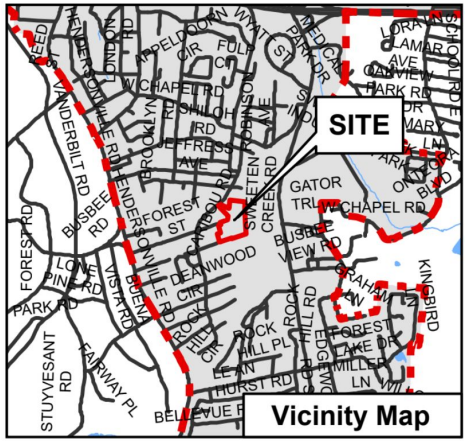

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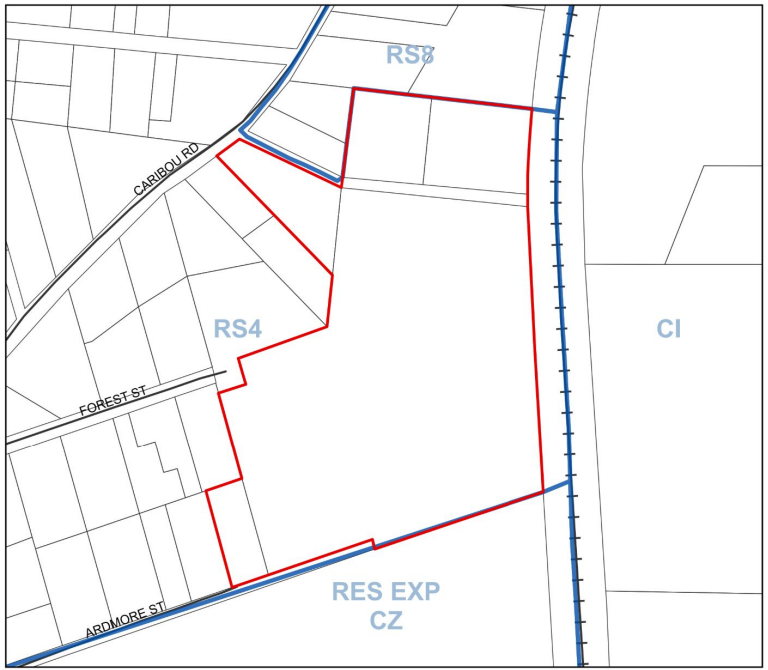
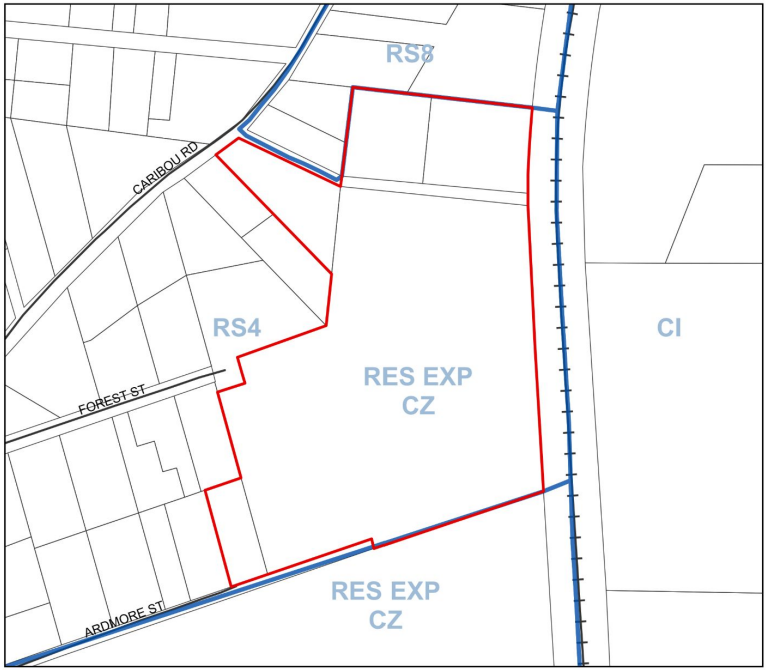
Exhibit A & A1 - Exist. & Prop. Zoning



Current: RS-4



Proposed: RES EXP-CZ

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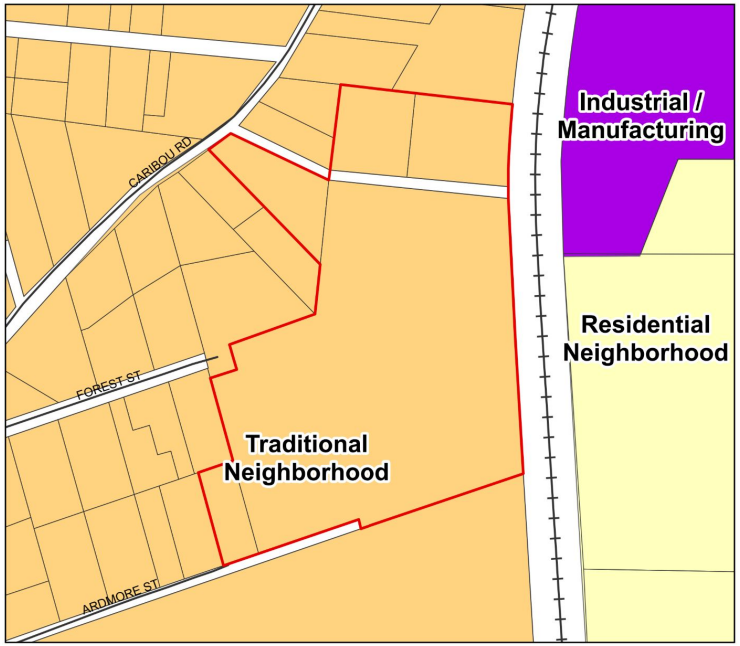
Exhibit C - Existing Future Land Use



Existing FLU: Traditional Neighborhood

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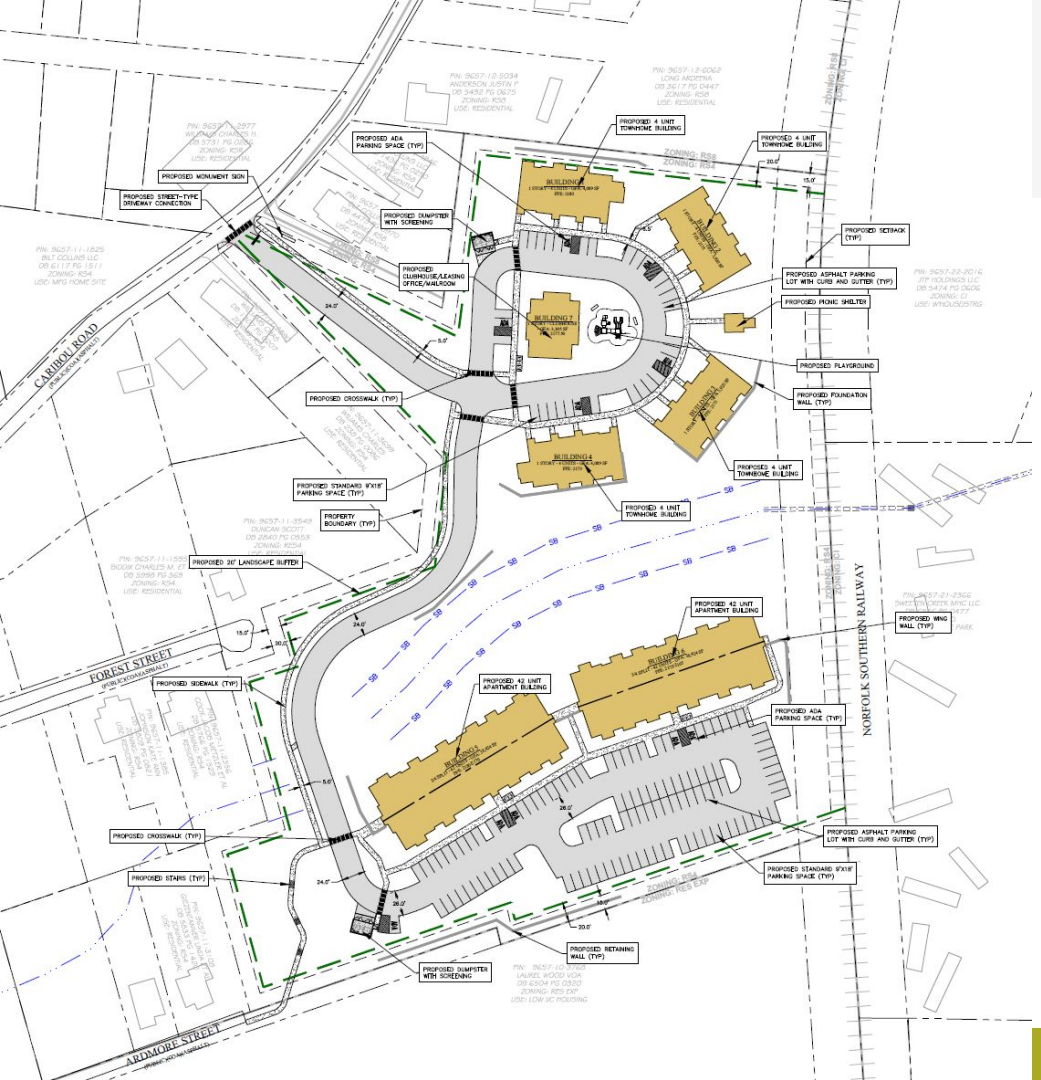
Site Plan


PROPOSED ADA PARKING SPACE (TYP)
PROPOSED 4 UNIT TOWNHOME BUILDING
PROPOSED 4 UNIT TOWNHOME BUILDING
PROPOSED MONUMENT SIGN
PROPOSED STREET-TYPE DRIVEWAY CONNECTION
PROPOSED DUMPSTER WITH SCREENING
PROPOSED SETBACK (TYP)
PROPOSED CLUBHOUSE/LEASING OFFICE/MAILROOM
PROPOSED ASPHALT PARKING LOT WITH CURB AND GUTTER (TYP)
PROPOSED PICNIC SHELTER
PROPOSED PLAYGROUND
PROPOSED CROSSWALK (TYP)
PROPOSED FOUNDATION WALL (TYP)
PROPOSED 4 UNIT TOWNHOME BUILDING
PROPOSED STANDARD 9'X18' PARKING SPACE (TYP)
PROPERTY BOUNDARY (TYP)
PROPOSED 4 UNIT TOWNHOME BUILDING
PROPOSED 20' LANDSCAPE BUFFER
PROPOSED 42 UNIT APARTMENT BUILDING
PROPOSED WING WALL (TYP)
PROPOSED SIDEWALK (TYP)
PROPOSED 42 UNIT APARTMENT BUILDING
PROPOSED ADA PARKING SPACE (TYP)
PROPOSED CROSSWALK (TYP)
PROPOSED ASPHALT PARKING LOT WITH CURB AND GUTTER (TYP)
PROPOSED STAIRS (TYP)
PROPOSED STANDARD 9'X18' PARKING SPACE (TYP)
PROPOSED RETAINING WALL (TYP)
PROPOSED DUMPSTER WITH SCREENING
CARIBOU ROAD
FOREST STREET
ARDMORE STREET
NORFOLK SOUTHERN RAILWAY

Landscape Plan



Elevation Drawings



Elevation Drawings





Project Conditions

- Affordable housing is included in the Project:
  - All units (100%) shall be leased to households earning less than 80% of the Area Median Income (AMI) for Asheville, NC as established by HUD. The minimum affordability period for all units shall be 20 years and shall commence on the date of issuance of a Certificate of Occupancy for the property.
  - All of the affordable units will also accept, but are not restricted to, HUD (Housing Choice) vouchers.

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Technical Modifications

- Affordable housing is included in the Project:
  - 6’-wide sidewalk on Caribou Rd and 5’-wide internally instead of the 10’-wide minimum standard.
  - Encroachment of driveways and sidewalks into the landscape buffer of approximately 1,200 linear feet along the western edge of the project site.
  - Street trees planted on Caribou Rd in excess of the 20’ maximum distance from the edge of pavement, not to exceed a 50’ maximum distance.

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Review Process

- Technical Review Committee (TRC) - April 6, 2026
  - Approved with conditions.
- Planning and Zoning Commission (PZC) - May 6, 2026
    - Motion to approve with conditions failed (Vote 3:3) with the following conditions: 1) That the project provide a pedestrian connection to Ardmore St, 2) that the City work with the applicant and the community to identify opportunities to improve the pedestrian network in the vicinity, 3) That the project explore the reduction of provided parking, in line with NCHFA requirements and their parking waiver request process, and 4) That the linear feet of encroachment into the landscape buffer, as delineated in the project conditions, be verified and reduced as appropriate to accurately reflect what's depicted on the site plans.
    - Motion to deny failed (Vote 3:3).
  -

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Public Comment Received

- The Project received significant public comment in advance of the 5/6 PZC meeting, specifically regarding:
  - Infrastructure & Traffic Safety
  - Public Safety & Pedestrian Risks
  - Environmental Impacts
  - Neighborhood Character
  - Cumulative Development Impact

Comprehensive Plan

Living Asheville Comprehensive Plan

- Future Land Use:
  - Consistent with FLU designation of “Traditional Neighborhood”.
- Supports the following goals in the Plan:
  - Encourage Responsible Growth
  - Increase and Diversify the Housing Supply

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Shiloh Community Plan 2025

Areas of Alignment with the Shiloh Community Plan

- The Shiloh Community Plan (adopted in 2010) provides goals and strategies for the neighborhood to achieve its long-term vision. The proposed development is in alignment with the following goals and strategies:
  - **Land Use Goal #2: Provide assistance for affordable housing and home improvement.**
    - *Strategy 2*. Explore opportunities for the construction of affordable housing in the Shiloh community (p. 33).
  - **Land Use Goal #4: Protect, enhance and complement the existing character of Shiloh**
    - *Strategy 2*. Target areas (particularly in the core area) for redevelopment and infill that complement existing development and are, or can be, supported by existing infrastructure (or improved infrastructure) (p. 36).
      - While generally keeping residential density consistent with the current densities allowed in the Shiloh community, promote some greater densities and development patterns in transition areas (p. 38).

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Shiloh Community Plan 2025

*Areas **Not** in Alignment with the Shiloh Community Plan*

- The proposed development is **not** in alignment, or only **partially** in alignment, with the following goals and strategies:
  - **Land Use Goal #3: Maintain and develop opportunities for green space**
    - Strategy 2. Create additional green space and tree canopy in the neighborhood. (p. 34).
  - **Land Use Goal #4: Protect, enhance and complement the existing character of Shiloh**
    - Strategy 2. Target areas (particularly in the core area) for redevelopment and infill that complement existing development and are, or can be, supported by existing infrastructure (or improved infrastructure) (p. 36)
      - Target areas Areas initially identified by the Shiloh Community Task Force and the Asheville Planning and Development Department as possible infill sites include:
        - Property off of Ardmore and Forest Streets near Caribou. This property, with access improvements, could provide single-family infill opportunities consistent with surrounding residential development (p. 38).

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Recommendation

- Staff recommends approval of the proposed conditional zoning.

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