1116 Sweeten Creek Apartments

Conditional Zoning Petition

Clay Mitchell, PhD

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Exhibit B - Aerial Imagery



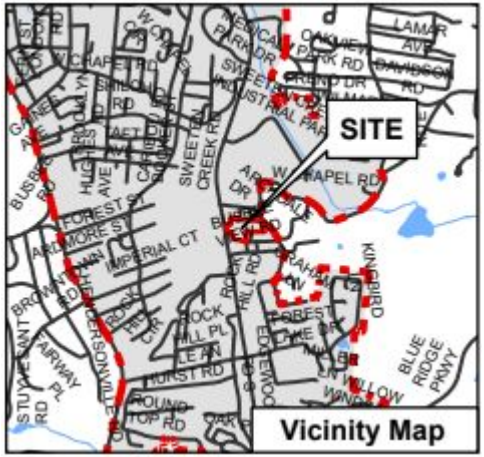

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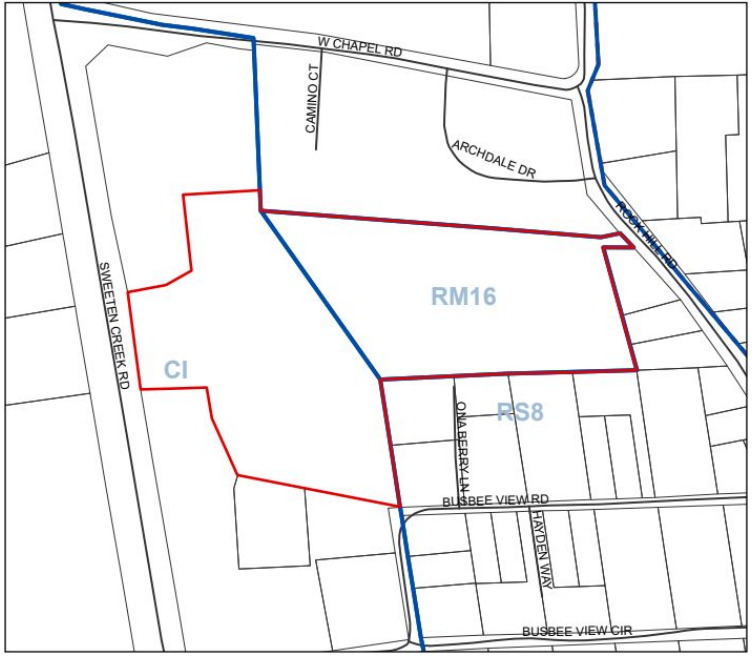
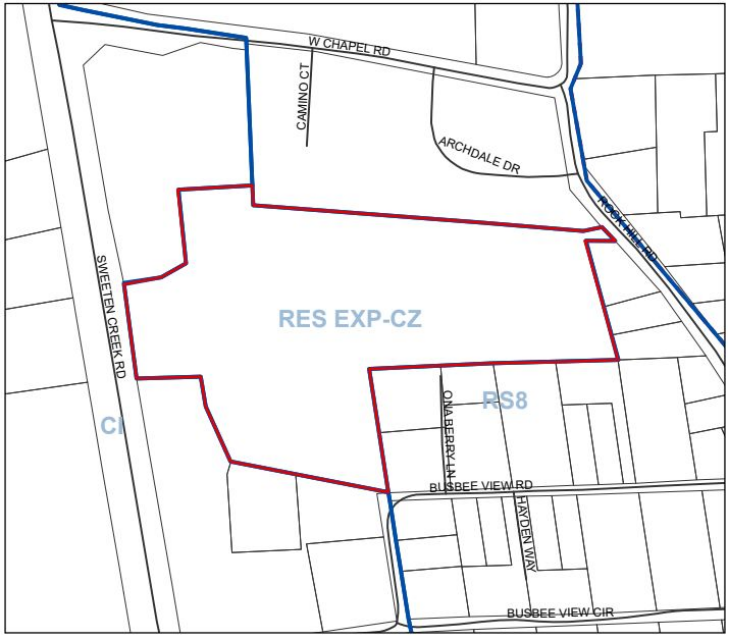
Exhibit A & A1 - Exist. & Prop. Zoning



Current: CI & RM16



Proposed: RES EXP-CZ

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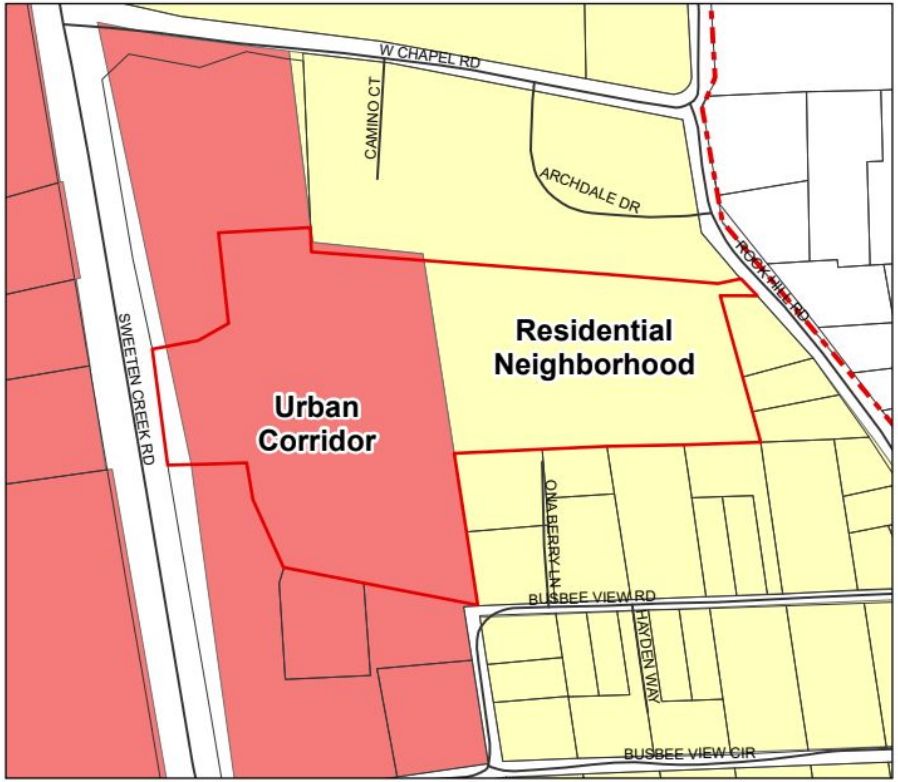
Exhibit C - Existing Future Land Use

Existing Urban Corridor & Residential Neighborhood.



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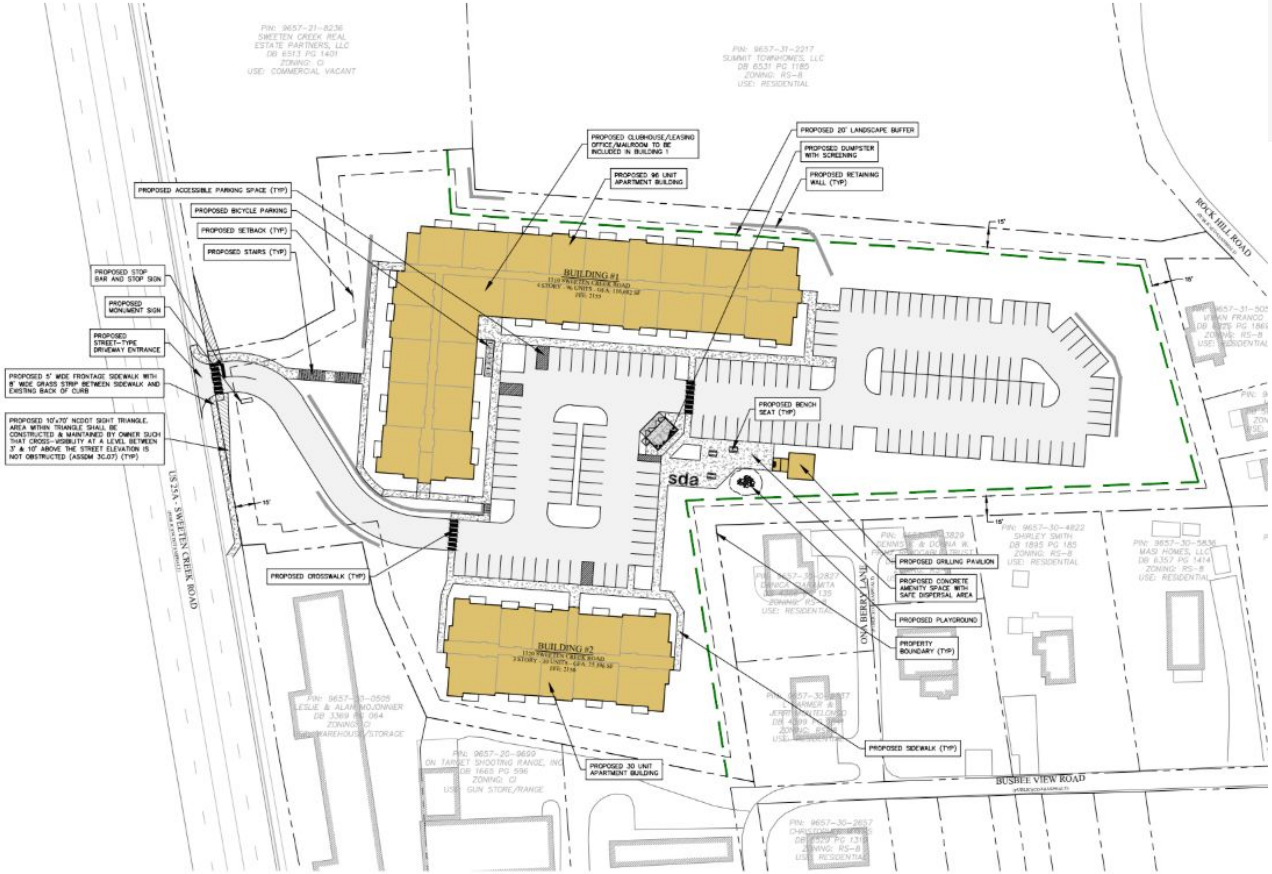
Site Plan


PROPOSED CLUBHOUSE/LEASING OFFICE/MAILROOM TO BE INCLUDED IN BUILDING 1
PROPOSED 20' LANDSCAPE BUFFER
PROPOSED DUMPSTER WITH SCREENING
PROPOSED 96 UNIT APARTMENT BUILDING
PROPOSED RETAINING WALL (TYP)
PROPOSED ACCESSIBLE PARKING SPACE (TYP)
PROPOSED BICYCLE PARKING
PROPOSED SETBACK (TYP)
PROPOSED STAIRS (TYP)
PROPOSED STOP BAR AND STOP SIGN
PROPOSED MONUMENT SIGN
PROPOSED STREET-TYPE DRIVEWAY ENTRANCE
PROPOSED 5' WIDE FRONTAGE SIDEWALK WITH 8' WIDE GRASS STRIP BETWEEN SIDEWALK AND EXISTING BACK OF CURB
PROPOSED 15'x70' NCDOT SIGHT TRIANGLE. AREA WITHIN TRIANGLE SHALL BE CONSTRUCTED & MAINTAINED BY OWNER SUCH THAT CROSS-VISIBILITY AT A LEVEL BETWEEN 3' & 10' ABOVE THE STREET ELEVATION IS NOT OBSTRUCTED (ASSDM 30.07) (TYP)
PROPOSED CROSSWALK (TYP)
PROPOSED BENCH SEAT (TYP)
PROPOSED GRILLING PAVILION
PROPOSED CONCRETE AMENITY SPACE WITH SAFE DISPERSAL AREA
PROPOSED PLAYGROUND
PROPERTY BOUNDARY (TYP)
PROPOSED SIDEWALK (TYP)
PROPOSED 30 UNIT APARTMENT BUILDING
BUILDING #1
BUILDING #2
US25A - SWEETEN CREEK ROAD
BOOK HILL ROAD
BUSBEE VIEW ROAD
sda

Elevation Drawings





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Project Conditions

- Affordable housing is included in the Project:
  - All units (100%) will be designated affordable for a minimum of 20 years.
  - All units (100%) will be designated affordable to those earning 80% or less of Area Median Income (AMI) as established by HUD.
  - All units will accept, but not be restricted to HUD (Housing Choice) vouchers.

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Technical Modifications

- The Project includes technical modifications:
  - Sidewalk width of 5’ along Sweeten Creek instead of 10’ standard.
  - No sidewalk along 30’ of frontage along Rock Hill Rd, where an easement will be provided instead.

Review Process

- Technical Review Committee (TRC) - April 6, 2026
  - Approved with conditions.
- Planning and Zoning Commission (PZC) - May 6, 2026
  - Approved 6-0.

Comprehensive Plan

Living Asheville Comprehensive Plan

- Future Land Use:
  - Consistent with FLU designation of “Urban Corridor” & “Residential Neighborhood”.
- 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.