EXHIBIT E - PROJECT CONDITIONS
383 N Louisiana Avenue

1. The property included in the rezoning is shown on the site plan and is identified on the Buncombe County tax map as PINs 9638-29-1363, The total project area is 3.13 acres.

2. Pursuant to this ordinance, the entire subject property is rezoned to Office - Conditional Zone (OFF I-CZ)) from Office (OFF-I), and approval is limited to the proposed project ("Project") described herein.

3. Project will include a maximum of 89 new residential multi-family apartment units.

4. The Project will include between 104 and 128 parking spaces.

5. The new building will be a maximum of four stories. Building heights will not exceed approximately 50 feet, as measured from the primary level of fire department access to the ceiling of the highest occupied floor.

6. 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 30 years and shall commence on the date of issuance of a Certificate of Occupancy for the property.

7. All of the affordable units will also accept, but are not restricted to, HUD (Housing Choice) vouchers.

8. Prior to issuance of Certificate of Occupancy for the property, the Developer shall record a Declaration of Restrictions provided by the City setting forth the Affordability Terms, which shall become effective upon the execution and recording thereof.

9. Vehicular access to the Project will be exclusively from N Louisiana Avenue.

10. Project's post-impervious area will not exceed 80%.

11. A minimum of .62 acres will be set aside as open space.

12. Landscaping will be provided on the site according to standards required by Section 7-11-3 of the UDO and as shown on site plans.

13. Tree canopy preservation requirements will be satisfied as required by UDO Article XIX.

14. Except as modified herein, Project shall comply with all conditions outlined in the December 1, 2025 TRC Staff Report.

15. The Project includes technical modifications:
    A. Project proposes a minimum 5' wide sidewalk within the internal site layout instead of the required 10' width.
    B. Project proposes a minimum 5' wide sidewalk along N. Louisiana Ave instead of the required 10' width.
    C. Project proposes exceeding the minimum Office-1 district building footprint maximum of

4,000 s.f, with a footprint of 31,898.

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

16. Project will undergo final review by the TRC prior to issuance of any permits. Compliance with the items listed above will be required at that time except as provided for elsewhere in these conditions.

17. All proposed site and exterior building lighting must meet the outdoor lighting requirements found in UDO Sec. 7-11-10.

18. The building design, site design and orientation on site must substantially comply with the approved site plan and elevations which are incorporated herein by reference.

19. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.

20. The conditional zoning will be valid for five years from the date of approval by City Council with action taken to obtain building permits within this 60-month period. At the end of this approved term, if action has not been taken to obtain requisite permits, the Planning and Urban Design Director may initiate appropriate action to rezone the affected property to any other classification. Nothing herein shall be construed to extend any time limitations prescribed by statute or by other ordinances in this chapter.

Agreed to and Accepted this the __rd day of _____, 2026, by the Property Owner/Applicant:

_____

Owner/Applicant Signature