



1945 Hendersonville Road (PIN #9655-13-7472)

Parcel size: +/- 106,816 SF / 2.5 acres

- The parcel has an average natural slope of 16.1% and max elevation of 2354'. This puts about 358 SF the parcel in a "Zone B" steep slope area of the City of Asheville.
- The remaining portion is designated it as "Zone A" which allows for 80% of the site to be graded.
- Any development over 50 units requires a special use permit, under 50 units can be developed by right
- The city is supportive of housing projects and will work with the developer to maximize density
- Will Palmquist is the point of contact to level 2 projects in at Planning and Zoning.
 - o Will Palmquist
 - o wpalmquist@ashevillenc.gov
 - o 828-259-5525
- Hendersonville Road (US Hwy 25) is maintained by NCDOT and has an 80' public ROW per NCDOT project #6.8410029
- An NCDOT driveway permit will be required.
- Deed Book 1792 Page 61
- RM6 zoning City of Asheville
- RM6 building setbacks: Front – 15, Side – 6, Rear – 15
- Building footprint max 4,000 SF. Gross floor area max: 12,000 SF
- Building height max: 40'
- Parking:
 - o Multi-family with 2 bedrooms or less: 1 per unit min / 2 per unit max
 - o Multi-family with 3 bedrooms or more: 2 per unit min / 3 per unit max
 - o Total shown per study: 70 (10 ADA)
- Possible unit yield per study: 70 one- or two-bedroom units or 35 three-bedroom units.
- Sidewalks will be required along Hendersonville Road (210 LF)
- Where topography makes providing a planting strip between the road and the sidewalk infeasible, a sidewalk constructed at back-of-curb may be approved by the City Engineer or his/her designee; such sidewalks shall be a minimum of 6 feet in width with a desirable minimum of 8 feet in width along collector and arterial streets.
- Open Space: 20-49 units = 15% of total parcel area (required: 2.5 ac * .15 = 0.37 acres / 16,022 SF). 50+ units require 20% of total parcel area for open space.

- Open space is required to have a categorized typology. 50% of the open space can be “natural” including areas such as open water, streams, riparian areas, wetlands, forested areas, tree canopy preservation areas, aquatic buffers/floodplains and designated steep slope areas. The other 50% shall be “recreation” which may include outdoor swimming pools, playgrounds, sport courts, dog parks, community gardens, parks, pavilions, courtyards, seating areas, outdoor dining areas, plazas or upper-level facilities such as shared or common balconies, rooftop decks or rooftop gardens.
- Total open space shown per study: 16,108 SF / 0.37 acres (15%).
- Stormwater measures will be required as the land disturbance will exceed 1 acre.
- Water extensions will be required (+/- 430 LF). A 20' wide easement will be conveyed to the City of Asheville for the length of the extension.
- A sewer line extension will be required. The proposed line will tie into an existing MSD MH #48-28921 (+/- 346 LF). A 20' wide easement will be conveyed to MSD for the length of the extension.
- This project will require three landscaping components: street trees, parking lot landscaping, and building impact landscaping.
 - 7 small maturing street trees will be required as there are overhead utilities present along Hendersonville Road. The requirement is one tree for every 30' of frontage. Frontage along Hendersonville Road: +/- 211 LF.
 - Parking lot landscaping requires one deciduous tree and four shrubs for every 1,500 square feet of vehicular use area.
 - Building impact landscaping will require 1 tree and two shrubs per every 1,000 SF of building footprint. The footprint of each home will need to be calculated to get a total number of trees and shrubs.
- A tree canopy protection plan will have to be submitted for zoning approval. The property is considered ‘suburban’ and 16,022 SF (15%) of ‘tree canopy’ will have to be preserved. New trees can be planted to meet the requirement.