draftTRC STAFF REPORT

TO: TRC Members and Project Applicant
DATE: June 3, 2019 (meeting date)
PREPARED BY: Jessica Bernstein, Urban Planner II
APPLICANT: Jim Diaz
SUBJECT: Conditional Zoning - Jettie Rae's | 19-03385PZ

TRC RECOMMENDATION	Continue

Summary Statement:
Request to review conceptual plans for a restaurant and pavilion use with a conditional zoning from River Arts District Form Code Open Space/Public Facilities (RAD-OSP) to River Arts District Form Code River Conditional Zone (RAD-RIV CZ). This project is considered under conditional zoning pursuant to Sections 7-7-8 and 7-8-29 of the UDO.

The property parcel is addressed as 144 Riverside Drive (PIN 9638.88-8040) and is owned by Riverlink Inc; the applicant is Jim Diaz.

Review:
Site - The project area consists of a single parcel with an area of 1.29 acres with frontage on Riverside Drive. The site is zoned RAD-OSP, as are parcels adjacent on either side, with RAD-RIV across Riverside Drive. The site is currently vacant.

Overall Project Proposal - The applicant is proposing a restaurant use on the site as well as an open-air pavilion, spaces for airstream pop-ups (*more information needed) and a storage container structure for bathrooms and a bar. The proposal also includes approximately 36 surface parking spaces.

Access, Sidewalks, Parking, Mobility
The site is accessed via a single driveway from Riverside Drive, 24 feet in width. More information is needed on the uses as a whole but based on the overall use of the site being "eating and drinking establishment," a minimum of 30 parking spaces are required; 36 are proposed. The parking area is proposed as gravel. Both long and short term bicycle parking is required; plans show six bike racks; more information is needed to determine compliance.

Sidewalks are shown along the frontage - more clarification is needed on how the proposed streetscape design complies with the requirements of the district.

The greenway runs along the western side of the site and there is an existing river access that will remain. Plans indicate two ADA-compliant pedestrian routes into the site from the greenway.

Landscaping
Landscaping is required for the project and includes street trees, vehicular use planting, street buffer and dumpster screening (will be screened with a fence per plans). Native riparian vegetation is encouraged.

Design
The project is required to undergo design review and the applicant met with the Design Review Committee on a number of occasions (most recent meeting is scheduled for May 30th). A formal vote by the Asheville Area Riverfront Redevelopment Commission is required and is scheduled for June 13, 2019.

Zoning - RAD-RIV is intended to accommodate a variety of medium to large-scale residential, commercial and mixed use buildings that address and conform to the flood zone protection requirements. The suitability and compatibility of the request will be evaluated in subsequent reviews.

Conditions

- More information needed to determine the conditions for the project, including details on how the project complies with build-to-zone (required 55%), intention for the airstreams as temporary or permanent, possible encroachment into parking setback, transparency requirements, standards on pedestrian access, planting strip requirement. *Plans will either need to be revised to comply or a detailed list of proposed conditions will be needed to be reviewed before the project can move out of TRC.*

Required Reviews - Projects undergoing conditional zoning review are required to hold a neighborhood meeting; the meeting for this project was held on April 22, 2019. The project has met several times with the River District Design Review Committee and is required to be voted upon by the Asheville Area Riverfront Redevelopment Commission (tentatively June 13, 2019).

This project is ultimately approved by City Council and requires review and recommendation by the Planning & Zoning Commission (anticipated for the July 2019 meeting). Final TRC review is needed prior to issuance of any permits.

PLANNING:
Staff Recommendation: Continue - more info needed on compliance with standards

1. No information provided on how multiple standards are met or if conditions are needed, including how much of the structure complies with the build-to-zone requirement, clarification on uses, duration and intent for the accessory “structures” (airstreams as mobile food vending or “permanent”), compliance with transparency standards, parking setback encroachment, compliance with entrance standards, planting strip / streetscape standards, compliance with ground floor elevation requirements…
2. Front setback would be permitted to be reduced to 0’ due to ROW line location, please correct setback in data block on plans to note 0’ for building and 10’ for parking setback.
3. The parking setback (10’) is not shown on plans - please delineate and note if any spaces encroach into that setback, which would necessitate a condition.
4. Sidewalk width appears to comply but needs to be dimensioned on plans for compliance.
5. Building impact landscaping is exempt in the RAD Form Code and can be removed from the plans if desired.
6. Signage will be reviewed separately unless there are specific conditions the applicant is requesting related to signage.

TREE COMMISSION:
Recommendation: Approved as Noted

1. **Approved**

TRANSPORTATION AND ENGINEERING: Jeff Moore – 232-4586
Staff Recommendation:

1. **...**

PARKS AND RECREATION: Al Kopf – 259-5838

1. **Approved.**

BUILDING INSPECTIONS: Mark Matheny – 259-5667
Staff Recommendation:

1. **...**

EMERGENCY ADDRESSES: Stuart Rohrbaugh: 251-4004
Staff Recommendation: : Approved as Noted. swr 5/14/2019

1. Proposed new building assigned 144 RIVERSIDE DR, ASHEVILLE NC 28801

FIRE DEPARTMENT: Brian Ronie – 251-4012
Staff Recommendation:

1. Section 510 and City Ordinance EMERGENCY RESPONDER RADIO COVERAGE shall be provided per 2018 NC Fire Code ec. 7-11-9 Emergency Wireless Communications.
2. Restaurant to be sprinklered per NFPA 13
3. Hydrant to be within 100' of FDC

WATER RESOURCES: Mike Brookshire – 259-5961
Staff Recommendation:

1. ...

PUBLIC WORKS: Chad Bandy – 259-5832
Staff Recommendation:

1. Sanitation acknowledges that the site will be serviced by a private waste collection company. Advise that dumpster fence/screen be large enough to accommodate 2 standard 8-yard dumpsters (trash & recycle, with room for compost carts) in the event that use of hauler changes or hauler changes style of service from carts to dumpsters.
2. Coordinate with the Capital Projects Team on this project.
3. Right of Way disturbance permit will be necessary.

Stormwater/ Erosion Control/ Flood Info: Nancy Watford 259-5404
Staff Recommendation:

1. ...

MSD: Kevin Johnson – 225-8289
Recommendation:

1. ...

REVISED PLAN SUBMITTAL INSTRUCTIONS:

For projects heading to **Planning & Zoning Commission: next meeting is July 18, 2019**

- A digital copy must be delivered prior to the Planning & Zoning Commission meeting no later than TBD**.** These sets shall be delivered to the online portal.

For ***Final TRC & Revisions:*** All Final Technical Review Committee and Revised submissions should be delivered electronically at https://develop.ashevillenc.gov/

Also included in these submittals shall be:

- A letter to the City addressing all TRC staff report conditions/comments. **The letter shall state the specific condition and how and where the items have been addressed on the revised plans.**
- The revised plans shall **clearly identify and illustrate** the revision noted in the staff report (i.e. a symbol on the plan noted with the number of the condition).
- All revised plans and documents shall be submitted in PDF format in addition to required hard copies.