

**Minutes**  
**PED Committee**  
**Tuesday, June 17, 2014**  
**Asheville City Hall, First Floor Conference Room**

In Attendance: Vice Mayor Marc Hunt, Council Member Gwen Wisler, Council Member Jan Davis

Staff: Gary Jackson, Cathy Ball, Robin Currin, Stephanie Monson Dahl, Stacy Merten, Joey Robison

Minutes of the June 17, 2014 meeting were approved.

### **Historic Preservation Plan**

Stacy Merten provided an update on the state of the plan and the schedule for getting comments in. Comments made prior to September 2 can be rolled into the final plan, but from that point on the consultant will turn the document over to staff for continued changes. Additional recommendations will be incorporated later this year after various commissions have time to review and comment. Merten pointed out the table on page 83 as the most important piece for PED to focus on in the short term. Merten said she would send members the tool for conservation overlays so group can review how we might use that tool. Wisler expressed concerned that the high priorities (years 1-5) should be ranked more thoroughly, and that pieces be rated on cost/ease of completion. Merten agreed that this could be done during staff review. It was also recommended that Appendix D be reviewed by local experts for accuracy. Merten let he group know that things can be changed, softened, and even deleted, but that it might be good to keep ambitious things in as ultimate goals or best practices, allowing the plan to be used as a guide or resource. She said a clarification could be added that this is a guide and it is not expected it will all be completed.

### **Riverside Drive Development Plan**

Stephanie Monson Dahl asked PED members to consider moving plan to Council for adoption both as an update to Wilma Dykeman Riverway Plan as well as a stand-alone plan. Tom Gallaher provided a review of the plan by PowerPoint. Discussion ensued. Parking deficit given in the plan is a rough average of the City's estimate and the artists' estimate. RADLofts parking will meet their requirements, but no more. Temporary/interim/phased parking is in the plan. Prior to a form based code, a temporary overlay would protect the investment. Ball offered to come back to the next meeting with a schedule for how a temporary overlay could happen. Wisler moves to recommend the plan to Council for adoption. Davis second. Passed.

## **Level II Plan Review**

Cathy Ball explained that when level II reviews were moved to P&Z, it confused the issue because level II reviews must be approved based on technical standards. If they meet the requirements, they have to be approved. She asked Councilors to bring back this type of review to the Technical Review Committee (TRC) for approval (excluding downtown), but still notify property owners so they can ask questions. Robin Currin stated that there is a lot of language in the UDO that is not consistent on this issue. We would like to do comprehensive review of the UDO.

Currin recommended that only TRC reviews and take P&Z out of the process so long as there is no subjectivity in the standards. Appeals would go to the BOA. The CBD in the downtown overlay has its own process, but there would still need to be a decision on what to do with the parts of the CBD not in the downtown overlay. Currin also gave an option for Council to see it if the standards were changed to allow more discretion, but that it would still not go before P&Z. Shannon Tuch mentioned that we are the only city that allows any public meeting at all for level IIs.

Discussion was raised that the existing level II review limits encourage less stories – is this what we want? Committee agreed that these issues should be addressed separately. Ball said that staff will bring back more research on the 12 story limit issue.

Davis moves to forward the TRC track. Staff will also bring back more research on the CBD level 2 process at a future meeting..

## **TDA grant app**

Committee members were asked by Monson Dahl to consider authorizing staff to apply for the TDA grant for EDCIP projects that are pertinent to tourism development, and bricks and mortar. No new money is needed to make this match. Wisler supports app going in, as does Hunt. Approved to move to Council meeting tomorrow. We will do a presentation to TPDF on Sept 9 or 10 if we qualify. Announcements scheduled for October 31. Committee felt that the RADLofts project should have come to PED rather than HCD. Monson Dahl explained that Land Use Incentive grant generally goes to HCD, which is likely why it went there.

Adjourned at 5:20.