264, 274 Enka Heritage Parkway and 1455 Sand Hill Road

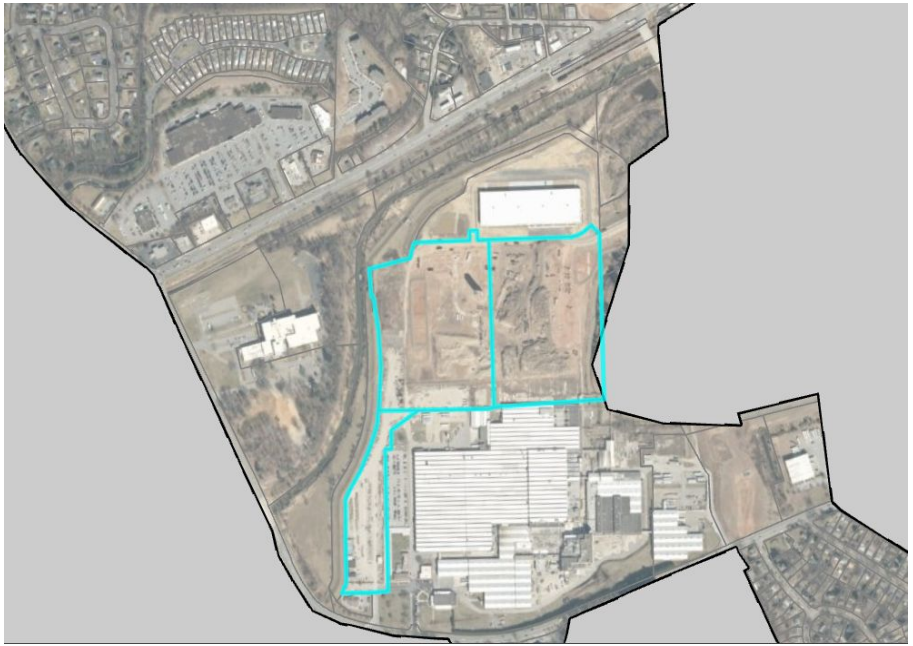
Conditional Zoning Petition

Sam Starr-Baum, AICP

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Exhibit B - Aerial Imagery



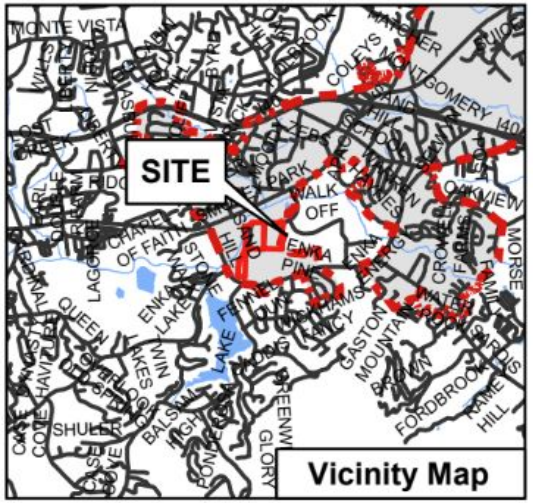
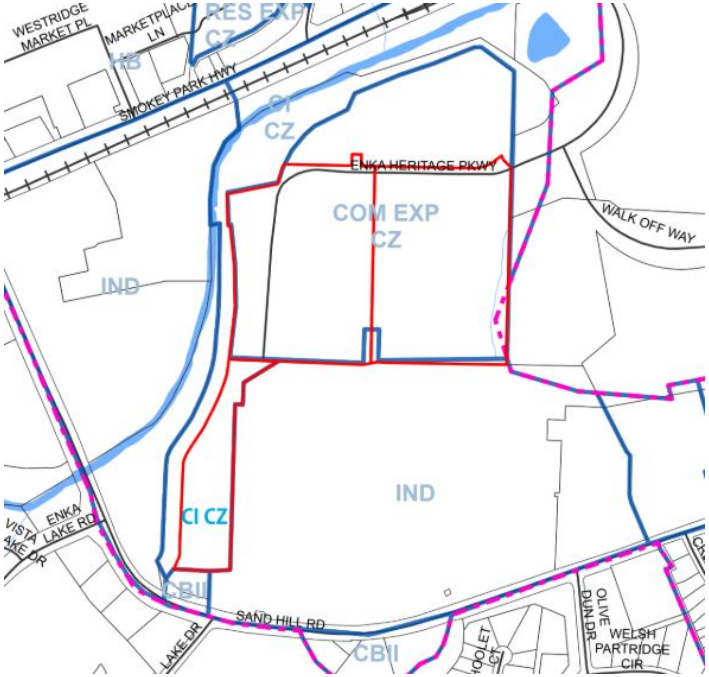
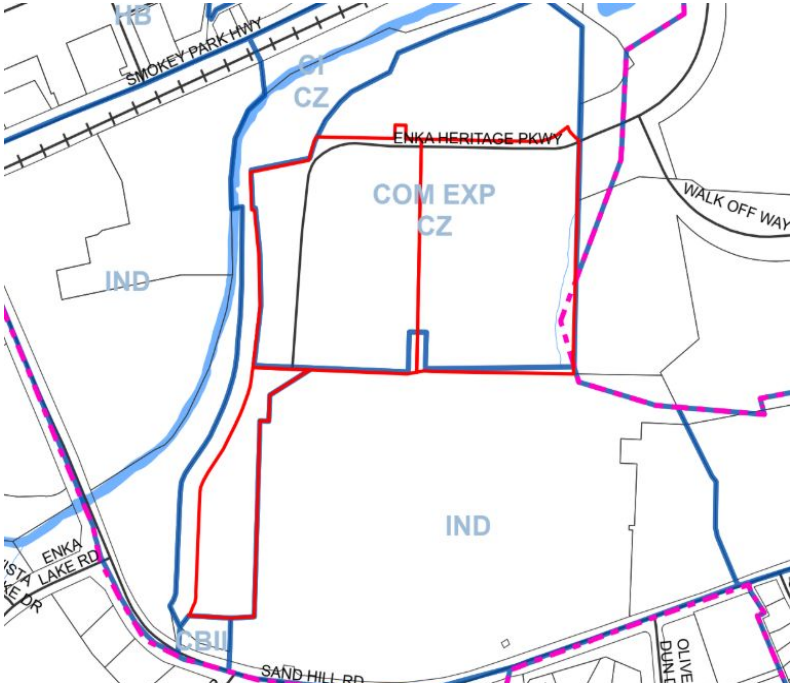


Exhibit A & A1 - Exist. & Prop. Zoning



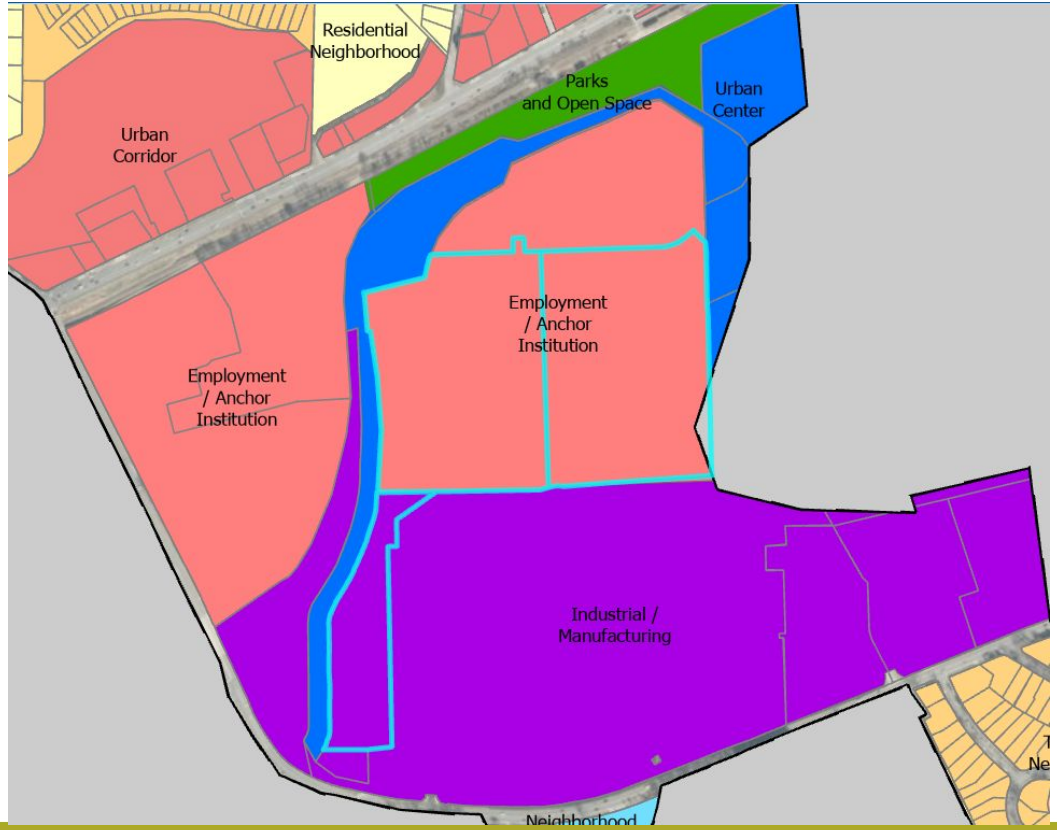
Current: Com-EXP CZ/CI-CZ



Proposed: COM EXP-CZ

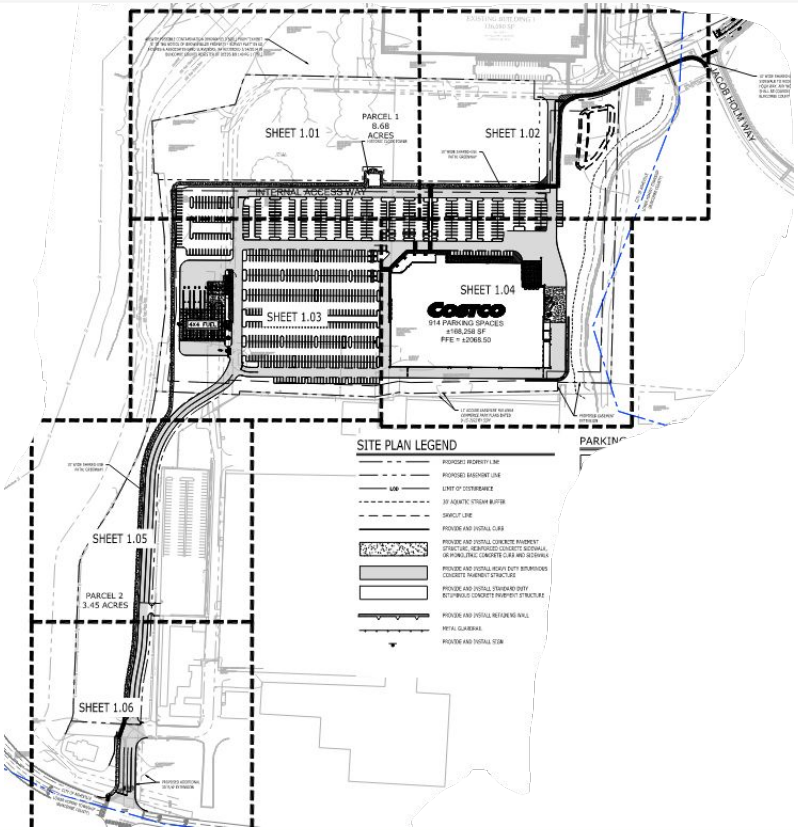
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Exhibit C - Existing Future Land Use

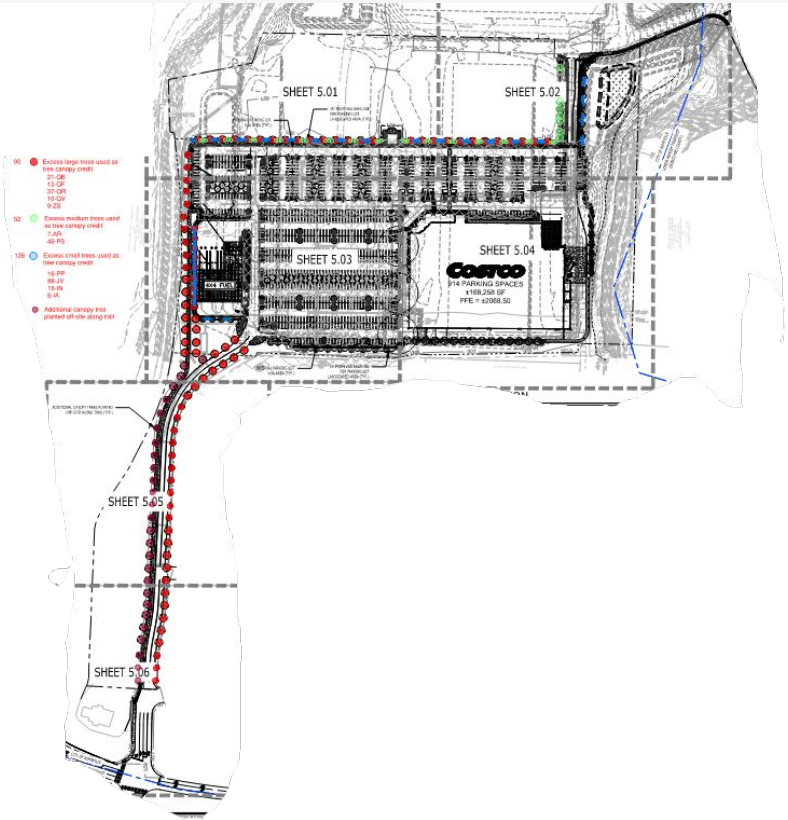


Employment/Anchor institution

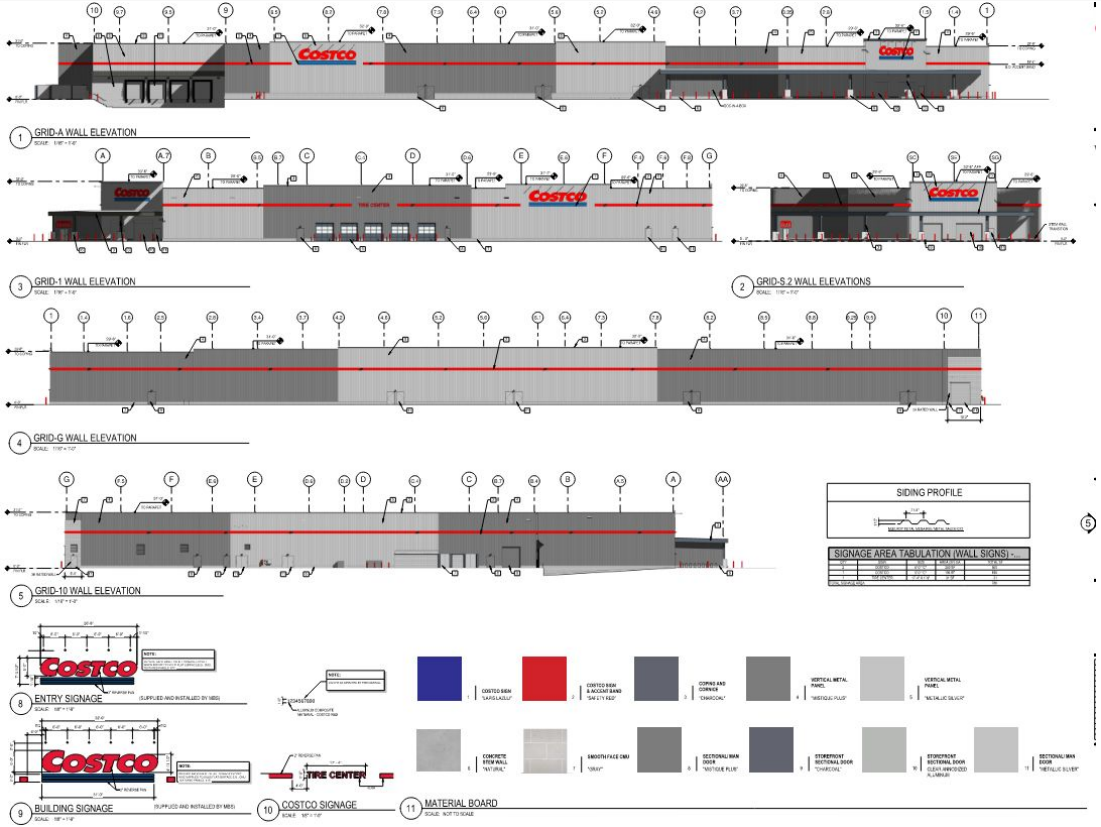
Site Plan


SHEET 1.01
PARCEL 1
8.68
ACRES
SHEET 1.02
INTERNAL ACCESS WAY
SHEET 1.03
SHEET 1.04
Costco
914 PARKING SPACES
±168,258 SF
FFE = ±2068.50
SHEET 1.05
PARCEL 2
3.45 ACRES
SHEET 1.06
SITE PLAN LEGEND

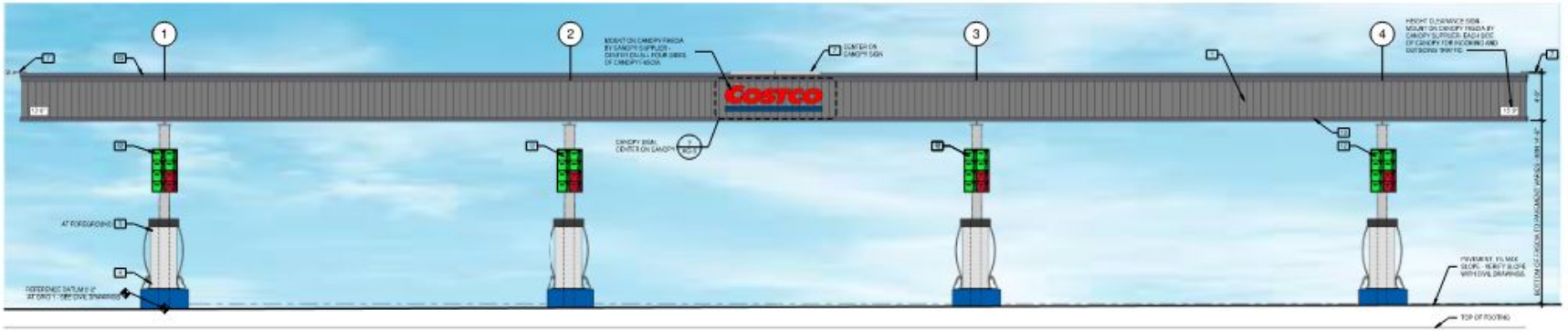
Landscape Plan

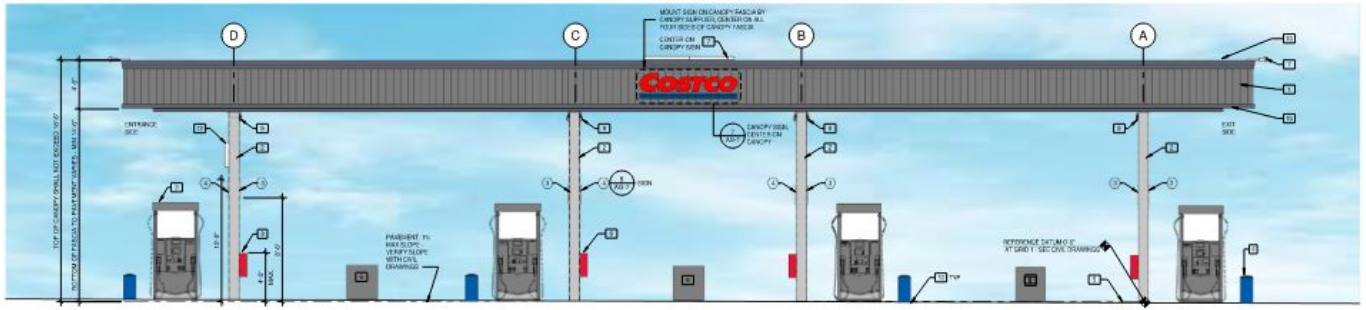


Elevation Drawings I



Elevation Drawings II





11 CANOPY AND DISPENSER ISLANDS

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Technical Modifications

- **<u>Tree Canopy Preservation shall be as shown on the Site Plan, with a minimum of 13% total tree canopy required.</u>**
- The Project will comply with the parking space requirements of Section 7-11-2 of the UDO but shall have no more than **950 total parking spaces.**
- Parking and loading facilities, including the configuration and location of parking lot islands and pedestrian accommodations, shall be located as shown on the Site Plan.
- In lieu of any required bike lanes, the Project shall include a **multi-modal greenway path**, as shown on the Site Plan.
- **The requirement for entrances at regular intervals not exceeding 75 feet is waived.** All applicable Building and Fire Code requirements shall be met, including required emergency exits.
- **Ground floor fenestration** is waived as shown on the attached Elevations.
- Bicycle parking shall be located as shown on the Site Plan, including **a minimum of 50 bicycle parking spaces**.
- A portable **sandwich board sign** may be used at the fuel facility to **display current fuel prices**, according to Costco's standard operational practice of placing the sign during fuel facility operating hours and removing it daily when the facility closes.

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Technical Modifications

- The Project may utilize temporary high-quality **vinyl banners** containing Costco **identification and opening messages.** Specifically, the warehouse may utilize an approximately eight-foot by sixteen-foot banner displaying the Costco logo and the words OPENING SOON. The fuel facility may utilize a banner displaying the Costco logo and the words FUEL STATION NOW OPEN.
- The Project may utilize the number, placement, and area of Costco's standard building and fuel facility **identification signs as shown on the Site Plan** and attached Elevations.

Review Process

- Technical Review Committee (TRC) - November 17, 2025
  - Approved with conditions.
- Planning and Zoning Commission (PZC) - October 7, 2026
  - Approved

Comprehensive Plan

Living Asheville Comprehensive Plan

- Future Land Use:
  - Consistent with FLU designation of “Employment/Anchor Institution”
- Supports the following goals in the Plan:
  - Encourage Responsible Growth
  - Increases development along transit corridors
  - Promotes placemaking by preserving a historic structure

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Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning.

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