TOWN OF FLETCHER

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Heart of Fletcher Review
Burge Flex Warehouse
(25-03-SPR)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

Project Summary 2
Existing Zoning & Land Use Map and Description 3
Site Images 4
Site Plan Summary: 6
Heart of Fletcher Map and Description 7
Heart of Fletcher Design Review: 8

Project Summary

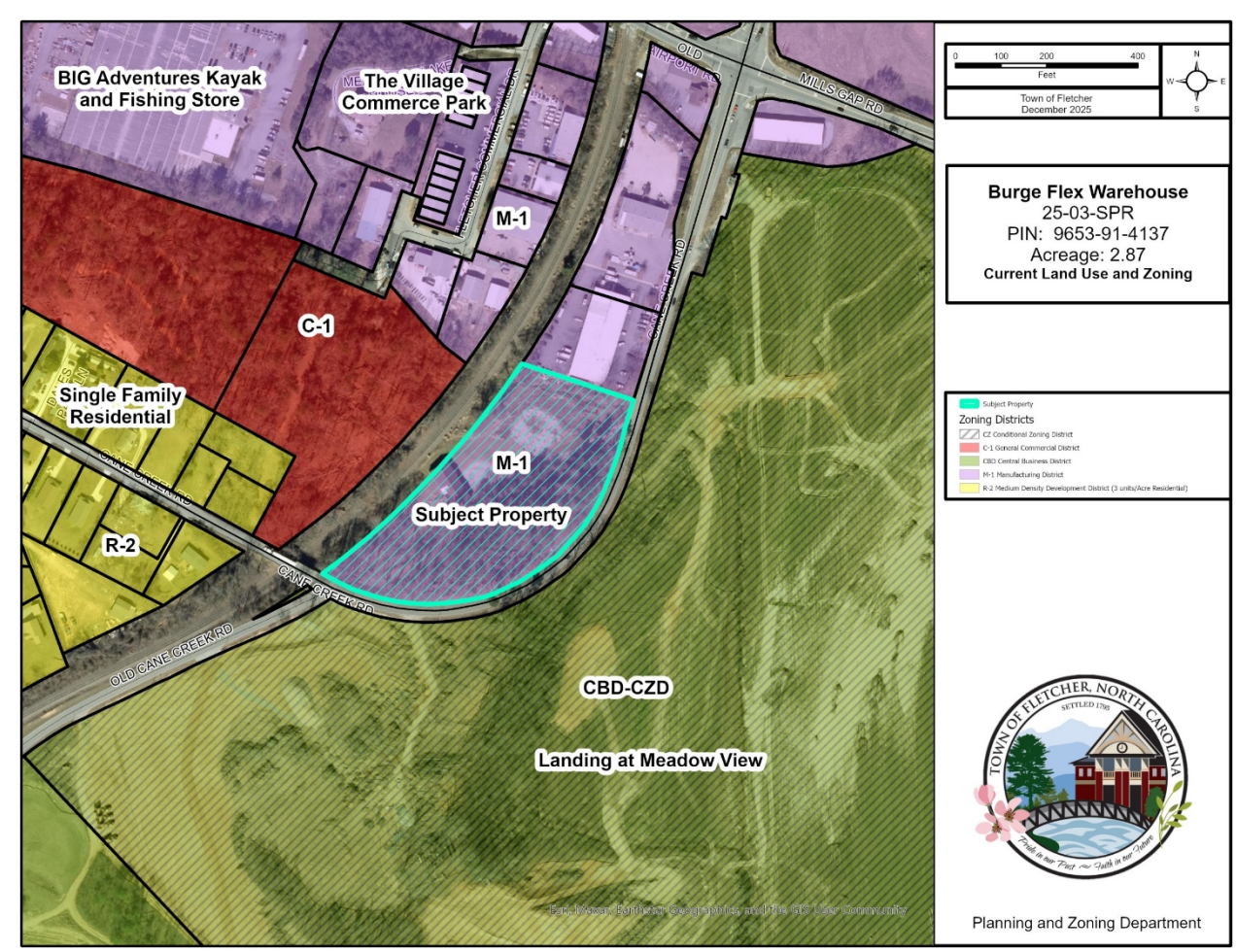


SITE VICINITY MAP

- **Project Name & Case #:**
  - Burge Flex Warehouse
  - 25-03-SPR
- **Applicant:**
  - Welda Investments LLC
    - Curtis Burge, President
- **Property Owners:**
  - Welda Investments LLC
    - Curtis Burge, President
- **Project Acreage:**
  - 2.87 Acres
- **Project overview**
  - New 9,000 square foot "flex space" warehouse building.
  - Existing 4,390 SF warehouse building to remain.

- **Property Address:**
  - 165 Cane Creek Road
- **Parcel Identification (PIN):**
  - Portion of PIN 9653-91-4137.
  - Property to be subdivided during final site plan review to create the 2.87 acre parcel to be developed.
- **Current Parcel Zoning:**
  - M-1, Manufacturing
- **Requested Uses:**
  - Warehouse
  - Office
  - Retail
- **Heart of Fletcher Overlay Designation:**
  - Town Center Housing East

Existing Zoning & Land Use Map and Description



The subject property currently houses one warehouse, which will remain after the constructed of the new flex warehouse space. This property starts the transition from residential zoning to manufacturing zoning on Cane Creek Road. This parcel is the first parcel in the manufacturing node that is made up of Cane Creek Road, Old Airport Road and Mills Gap Road.

The property directly eastward is the Landing at Meadow View Planned Residential Development which is comprised of 61 single family homes, 34 townhomes, and 216 multifamily units (311 units total).

Going westward Cane Creek Road is zoned R-2 and is primarily made up of single family residential.

Also to the west are large vacant pieces of property that are owned by Veritas Christian Academy.

Site Images



This site photo shows the existing warehouse building and gravel loading area. The warehouse would remain following construction of the proposed new building.



This photo shows the approximate location where the proposed building would be constructed.



This photo shows the property's road frontage along Cane Creek Road where the proposed sidewalk would be constructed.



This photo shows the subject property as viewed from Cane Creek Road. As depicted, some grading and tree removal have already occurred on the site.

Site Plan Summary:

Building:

Floor Area

- New Building- 9,000 SF
- Existing Building- 4,390 SF

Building Design

- The first floor provides 65% transparency, which significantly exceeds the minimum requirement of 30%.
- No blank wall exceeds 20 feet.
- All exterior awnings have a minimum projection of 3.5 feet.

Height

- Main Building- 20' 3"

Parking:

Requirement per use:

Office- 2 spaces per 1,000 SF of floor area
Retail- 3 spaces per 1,000 SF of floor area

Total required- 24
Total provided- 25

Other Approvals:

The development will be required to obtain all applicable approvals from outside agencies prior to receiving final site plan approval from the Town. These approvals include, but are not limited to, NCDOT, MSD, City of Hendersonville Water, and Henderson County Site Development.

Transportation:

Access

- The site plan shows one access point onto the subject property.
- The only access will be from Cane Creek Road and will have to go through all permitting requirements of NCDOT during final site plan approval in order to obtain a driveway permit.

Sidewalks

- Sidewalks are provided the property boundary edge as shown on the plans. The sidewalk is listed as being 4' wide, but this is a typo on the plan that will be cleaned up during final site plan approval. The sidewalks will be required to be a minimum of 5' wide and meet all ADA requirements.

Landscaping:

Landscaping provided for the site:

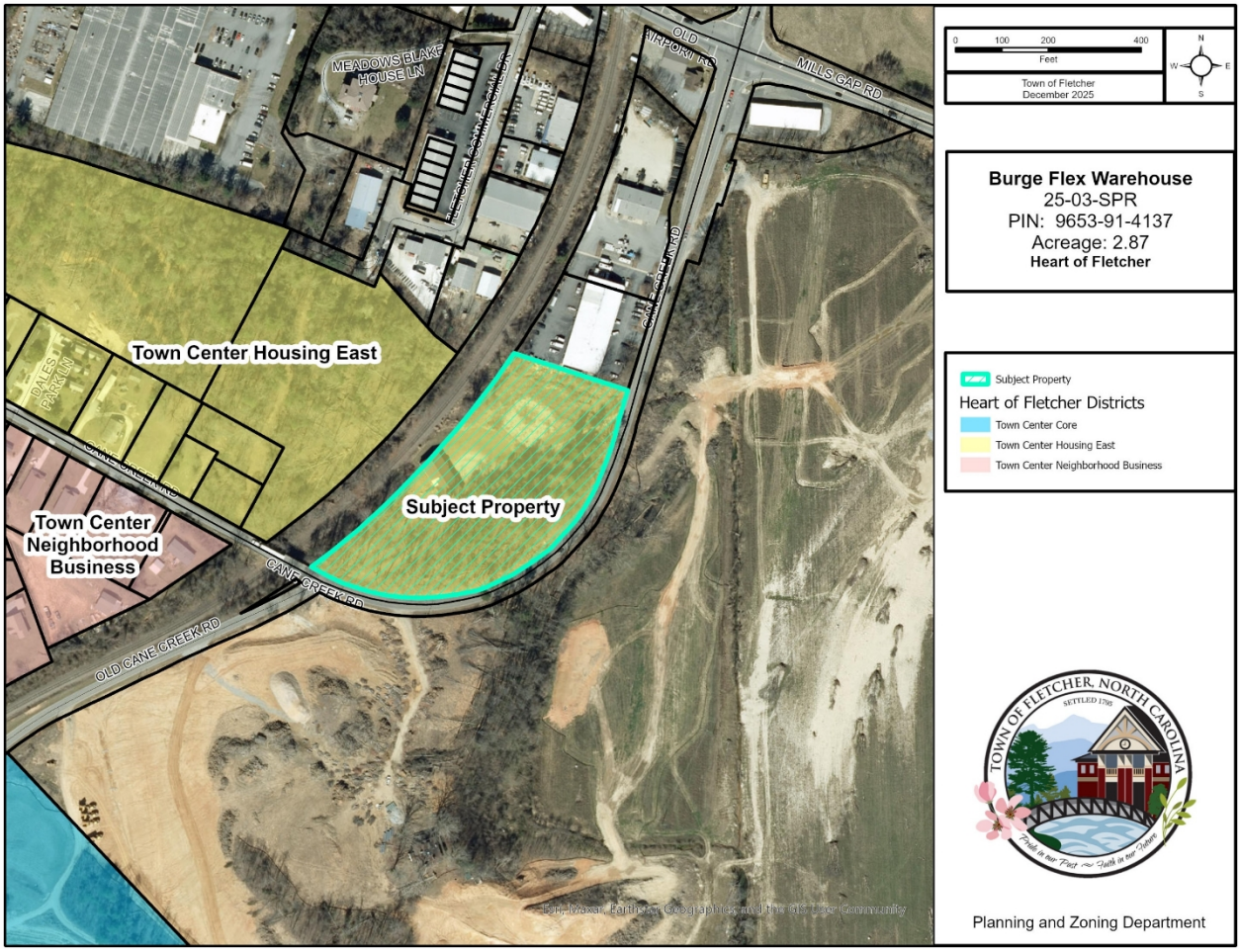
- Street trees
- Interior parking lot landscaping

All landscaping species will be chosen from the town's approved *list.*

Lighting:

All on-site lighting will be required to meet the ordinance requirements for commercial lighting. A photometric plan and fixture cut sheets for the proposed lighting are included in the packet.

Heart of Fletcher Map and Description



The subject property is the very last property included in the Heart of Fletcher Zoning Overlay District. It is designated as Town Center Housing East. Outside of Town Center Core Properties to the south, it is the only property located on the east side of the railroad tracks included within the Heart of Fletcher Overlay District. This property is the only property located within the Heart of Fletcher Zoning Overlay to be zoned M-1. Due to the current M-1 zoning and the allowable uses associated with this district, this parcel does not make a good candidate for being included within Town Center Housing East. Town Center Housing East calls for multi-family and single family residential, neither of which are permitted in M-1. Due to this, it is important that the spirit and intent of the district and design requirements fit an M-1 development as much as it can, knowing that it won't be a perfect fit.

Parcels to the west are also designated as Town Center Housing East, while properties to the southwest transition to Town Center Neighborhood Business.

Heart of Fletcher Design Review:

The Town of Fletcher establishes the Heart of Fletcher Overlay (HOF-O) in an effort to encourage new development in the central area, or heart, of Fletcher. The guidelines of this Overlay are intended to prevent suburban-style development while still allowing for creativity and flexibility in creating urban, pedestrian-oriented design opportunities in and around the town's center. The Fletcher Planning Board is granted special authority (as per Section 14.1 of the code) to review and approve all development applications within the HOF-O (excluding single family and duplex residential construction as permitted). The Planning Board may attach reasonable conditions and recommendations (as per Section 15.14 of this code) to assure that the proposed development meets the spirit and intent of the Heart of Fletcher Overlay.

The Town Center Housing – East Precinct is intended to accommodate a mix of higher density townhomes, apartments, duplexes and live/work units on the east side of US 25 and within the pedestrian-friendly "Heart of Fletcher," public facilities and other governmental support services are already in place and convenient. This housing mix is imperative to maintain the economic health and commercial vitality of the Town Center. Pedestrian-scaled streetscape/amenities and connectivity to the street and sidewalk networks of other precincts should be encouraged.

Due to this parcel being the only property within the Heart of Fletcher Zoning Overlay that is zoned M-1, it is somewhat challenging to align the uses permitted in the M-1 district with the goals and intent of the overlay. However, this development has incorporated the design guidance and vision of the overlay district into its design.

The first floor provides 65% transparency, which significantly exceeds the minimum requirement of 30%. The building is set back farther than the recommended 20 feet, largely due to the change in topography between Cane Creek Road and the buildable area of the site. Cane Creek Road sits at a higher elevation than the proposed building location, and moving the building closer to the road would require additional grading and fill. It would also disconnect the new structure from the existing building on the site, which will remain in use.

Article 5 of the Land Development Code does not include design standards for M-1 buildings; as a result, this project is being reviewed under design criteria that are not typically applied to M-1 development. At staff's request, the applicant followed the design guidance in Article 5 for Commercial Buildings (C-1 and C-2). The building meets the requirement that at least 50% of the first floor consist of windows and doors and complies with the standard that no blank wall exceed 20 feet. It also meets the requirement that all exterior awnings have a minimum projection of 3.5 feet.

Additionally, the building incorporates a Cordova Stone veneer at the corners and front. Cordova Stone is a high-density, pre-finished architectural stone cladding designed to replicates the appearance of natural limestone through the use of natural aggregates, recycled content, and integral color throughout each unit. This veneer offers multiple texture options and is available in full-depth profiles. A cut sheet for Cordova Stone is included in the agenda packet.