THE CITY OF ASHEVILLE

STAFF REPORT

City Council Date: January 24, 2023

Subject: Conditional Zoning Amendment Request for 264 Enka Commerce Pkwy

Staff Resource(s): Todd Okolichany, AICP, LEED AP ND, Planning & Urban Design Director;
Will Palmquist, AICP, Principal Planner

Action Requested: Amend the conditional zoning of the property located at 264 Enka Commerce Pkwy to alter the site plan and layout, currently zoned Commercial Expansion - Conditional Zone..

Project Location and Contacts:

- The project site totals 45.5 acres located at 264 Enka Commerce Pkwy (PIN 9617-43-0440).
- Owner: Enka Partners of Asheville LLC.

Summary of Petition:

Project Site

- The project site consists of 45.5 acres located at 264 Enka Commerce Pkwy.
- The project site was previously rezoned Commercial Expansion - Conditional Zone (COM EXP - CZ) per Ordinance No. 4853.
- The applicant is requesting an amendment to the conditional zoning based on the new site plan.
- The site is designated “Employment / Anchor Institution” on the city’s Future Land Use (FLU) Map, which was amended through the aforementioned conditional zoning ordinance.
    - A change in the FLU designation will not be required.

Overall Project Proposal

- New building construction includes three, one-story, light industrial/distribution buildings totalling 585,360 gross square feet.
- The buildings are proposed to be built in phases.
- Other site improvements include off-street parking, a new roadway connection, and stormwater retention ponds.
- The historic brick clock tower on the site will be preserved.

Site Layout and Design

- Maximum building height for buildings in the COM EXP district is 80 feet. The maximum building height of the proposed project is 48 feet.
- Front yard (15 feet), rear yard (25 feet) and side yard setbacks (none) are required in the COM EXP district. The proposed project meets these requirements.
- Maximum impervious surface in the COM EXP district is 80%. The proposed project would result in a total impervious area of 66%.

Landscaping and Open Space

- Landscape requirements apply, including street tree, parking lot, and building impact.
- Open space is required at a rate of 15%, resulting in a required 6.83 acres of open space. The project is proposing 15.5 acres (34%) of open space.
- The project is classified as "suburban" under the Tree Canopy Preservation standards and has a classification of “Class C”. The project is required to provide 20% new tree canopy, which will be satisfied through new tree planting (19.6%) and payment of fee-in-lieu (0.4%).

Access, Sidewalks and Parking

- Access to the site will be provided by a new cul-de-sac roadway extension off of Enka Heritage Parkway. This new roadway will be dedicated to and maintained by the NCDOT.
- A total of 463 employee parking spaces are proposed, including 18 accessible spaces and 23 bicycle parking spaces. Minimum and maximum required parking spaces for industrial uses in the COM EXP district are based on the number of employees (minimum of 1 per employee and maximum of 2 per employee on the shift of greatest employment). At this time the number of

proposed employees is unknown so no determination of minimum and maximum parking spaces can be made.
- The project proposes 10 foot-wide sidewalks throughout the site. The COM EXP district requires that new 10 foot-wide sidewalks be constructed along the primary access corridor, as well as that new 8 foot-wide sidewalks be constructed to connect principal uses within the development.
- A Traffic Impact Analysis (TIA) was performed for the prior conditional zoning. An addendum to this previous TIA was performed based on the new site plan proposal.
- The TIA concludes that all analyzed signalized intersections and approaches are expected to operate at an acceptable Level of Service. Therefore no improvements are necessary.
- The proposed Enka Heritage Greenway is planned to cross the property along the western boundary of the project area and will include a 10 foot-wide paved greenway, a 15 foot-wide maintenance easement, and a 25 foot-wide construction easement.
- Final alignment of the greenway and corresponding easements are to be coordinated with Buncombe County.

<u>Technical Modifications</u>
- The project is seeking technical modifications to development standards through the conditional zoning process including:
    - Building entrance spacing in excess of the required 75-foot distance.
    - Parking lot tree islands will maintain a minimum width of nine feet instead of the required ten feet standard.
    - Outdoor site lighting will include approximately 2/3rds of onsite pole luminaires with type 5 (360 degree) lamps which have a Backlight-Uplight-Glare ("BUG") rating of B4-U0-G2. AH lumens per lamp are under 20,000 lumens and all poles are under 37 feet in height.

Comprehensive Plan Consistency:
- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan, including:
    - **Encourage Responsible Growth** by directing growth in designated growth areas that provide access to housing, transportation, goods and services, and employment opportunities (pp. 129-131).
    - **Promote Great Architecture and Urban Design to Enhance Placemaking** by encouraging the preservation of the historic Enka community clock tower (pp. 138-139).
    - **Make Streets More Walkable, Comfortable and Connected** by preserving the opportunity for future greenway construction (pp. 146-147).
    - **Facilitate Real Estate Development that Maximizes Public Benefit** by locating an employment opportunity in areas slated for future growth and in proximity to transportation and recreation facilities (pp. 200-201).
- The growth scenario maps (pp. 303, 327, 347) all identify the areas around the intersection with Sand Hill Road and Smokey Park Highway as employment/anchor institution centers suitable for higher density/intensity development.
- The proposed development is compatible with the Future Land Use designation of "Employment / Anchor Institution" which is proposed, in part, as "important employment clusters and are often substantial anchors for the wider community" (p. 342).

Compatibility Analysis:
- The proposed light industrial/distribution project is compatible with the surrounding land uses, including:
    - To the south of the subject property is industrial (IND) zoned property that supports an active manufacturing plant.
    - To the west is additional IND zoned property that supports the AB Tech Community College
    - To the east is a mix of industrial and warehouse uses located in Buncombe County and

zoned Employment (EMP).
- To the north across Smokey Park Highway is a mix of highway-oriented commercial businesses zoned Highway Business (HB).
- The proposed development's warehouse and distribution use contributes to the employment center that already exists in this location and is well located for access to transportation corridors.

Council Goal(s):
- This project is most closely aligned with the council goal of *A Well-Planned and Livable Community*.

Committee(s):
- Technical Review Committee (TRC) - July 11, 2022 - approved with conditions.
- Planning & Zoning Commission (PZC):
  - August 3, 2022, September 7, 2022, November 2, 2022, and December 7, 2022 - continued to January 4, 2023 PZC meeting.
  - January 4, 2023 - approved (Vote 6:0).

Staff Recommendation:
- Staff recommends approval of this conditional zoning amendment based on the reasons stated above.

Suggested Motion to Approve:
- Motion to approve the conditional zoning amendment request for the property located at 264 Enka Heritage Pkwy zoned Commercial Expansion - Conditional Zone (COM EXP-CZ) for the modification of the site plan and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) encourages responsible growth by directing growth in designated growth areas that provide access to employment opportunities; 2) promotes great architecture and urban design to enhance placemaking by encouraging the preservation of the historic Enka community clock tower; 3) makes streets more walkable, comfortable and connected by preserving the opportunity for future greenway construction; and, 4) facilitates real estate development that maximizes public benefit by locating an employment opportunity in areas slated for future growth.

Attachment(s)
(1) Exhibit A - Existing Zoning Map
(2) Exhibit B - Aerial Imagery Map
(3) Exhibit C - Existing Future Land Use Map
(4) Exhibit D - Site Plans & Building Elevations
(5) Exhibit E - Project Conditions
(6) Ordinance
(7) PZC Recommendation
(8) PZC Draft Action Minutes (1/4/23)
(9) TRC Report & Comments