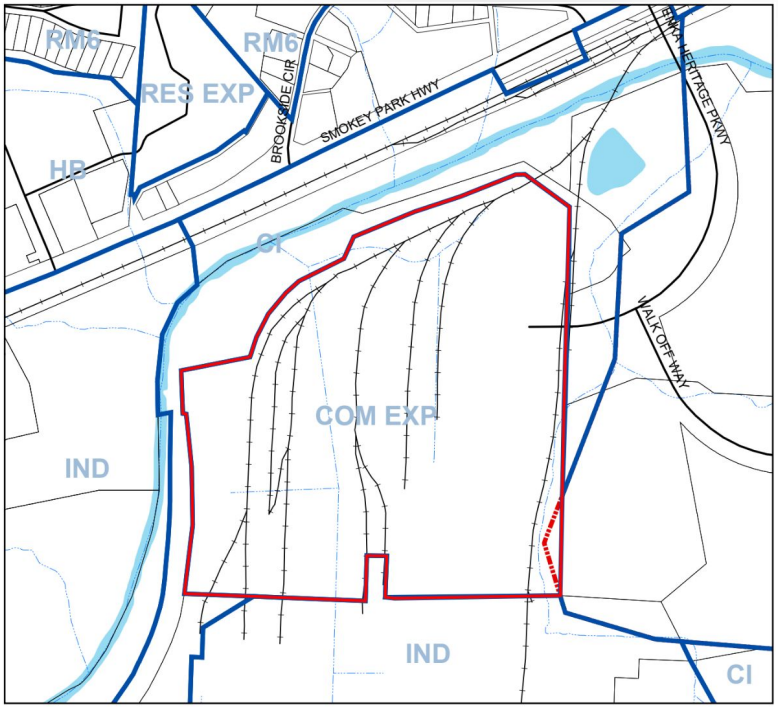
Enka Commerce Park

Conditional Zoning Petition

Asheville City Council
January 24, 2023

THE CITY OF ASHEVILLE

Exhibit A - Existing Zoning



Current zoning: COM EXP

Ord. No. 4853

Prior conditional zoning approved on 1/26/22:

- A one-story warehouse/distribution building totalling 129,859 s.f.
- 278 employee parking spaces and 696 van fleet parking spaces.
- Technical modifications for sidewalk widths, parking lot tree islands, pedestrian entrance spacing, and outdoor lighting
- Conditions for retention of historic clock tower and greenway easement

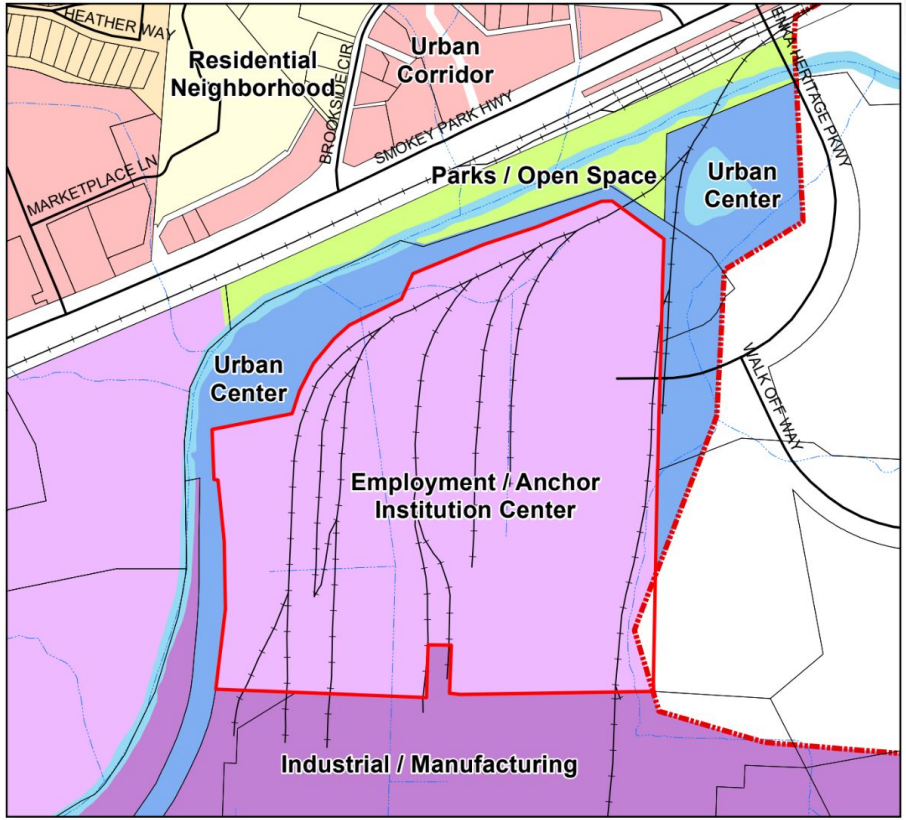
THE CITY OF ASHEVILLE

Exhibit B - Aerial Imagery



THE CITY OF ASHEVILLE

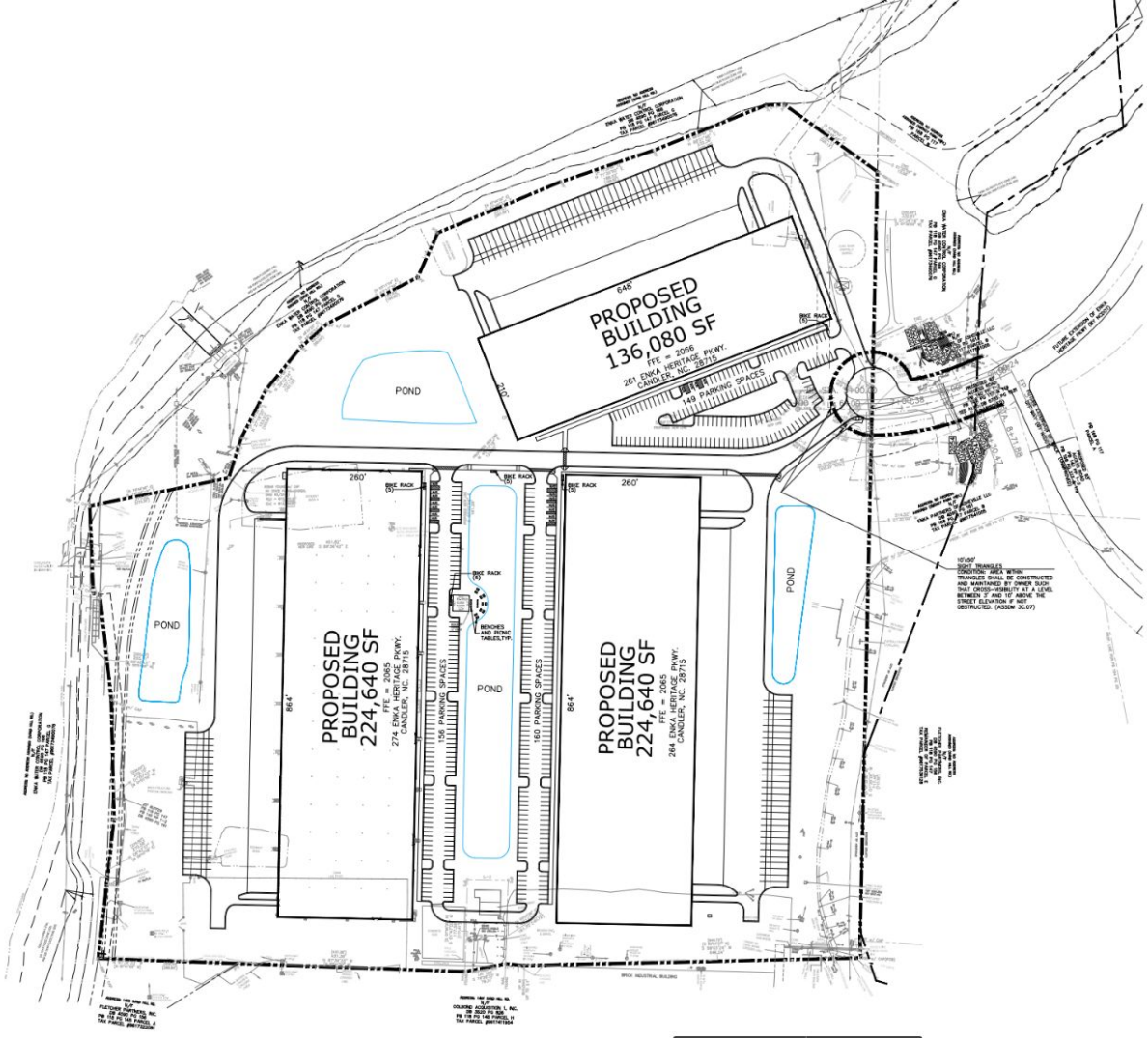
Exhibit C - Future Land Use



Ex. FLU designation: Employment / Anchor Institution Center

No change in the FLU designation is required.

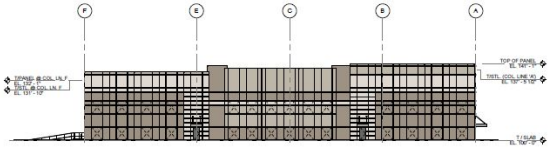
THE CITY OF ASHEVILLE



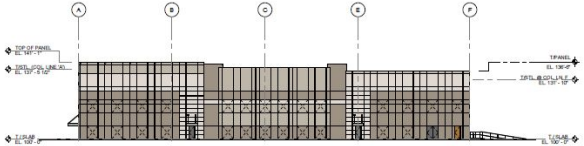
Site Plan

- Three, one-story, light industrial and distribution buildings totalling 585,360 s.f.
- Off-street parking (463 spaces), a new roadway connection, and stormwater retention ponds.
- The historic brick clock tower on the site will be preserved.
- Landscaping, including street tree, parking lot, and building impact.
- Access off Enka Heritage Pkwy
- 10’-wide sidewalks throughout the site
- Easements for Enka Heritage Greenway

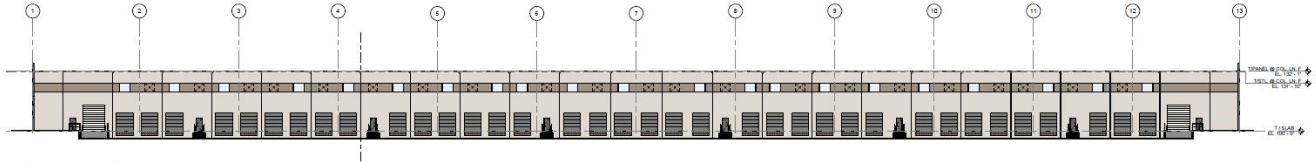
261 Enka (north) Elevations



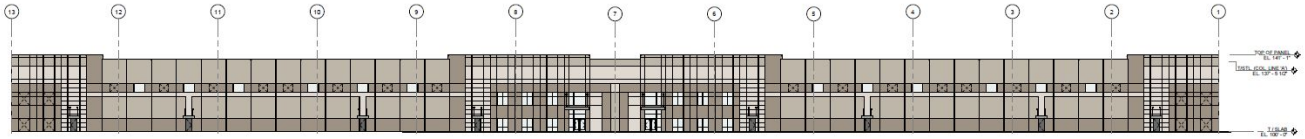
D1 WEST ELEVATION
1" = 20'-0"



C1 EAST ELEVATION
1" = 20'-0"



B1 NORTH ELEVATION
1" = 20'-0"



A1 SOUTH ELEVATION
1" = 20'-0"

ELEVATION KEYNOTES

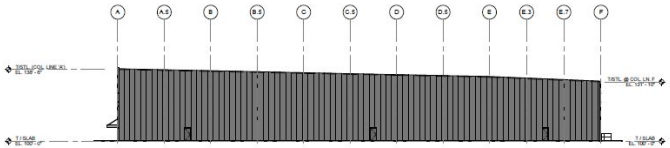
REVEAL PROFILE

TYPE	DESCRIPTION	GRAPHIC
VERTICAL	1-1/2" X 3/4	
HORIZONTAL	3-1/2" X 3/4"	

EXTERIOR FINISH SCHEDULE

MARK	FINISH	MANUFACTURER / COLOR
F1	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F2	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F3	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F4	CANOPY	TBD
F5	COPING/GUTTERS/DOWNSPOUTS FACTORY FINISH	TBD

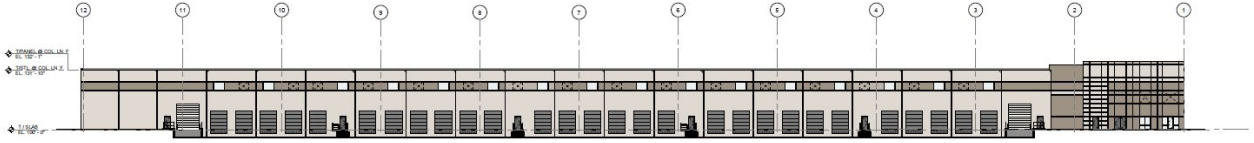
264 Enka (east) Elevations



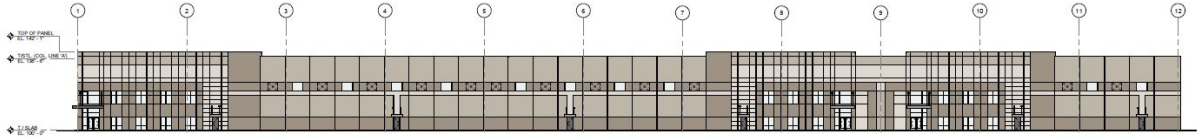
D1 SOUTH ELEVATION
1" = 20'-0"



C1 NORTH ELEVATION
1" = 20'-0"



B1 EAST ELEVATION
1" = 20'-0"



A1 WEST ELEVATION
1" = 20'-0"

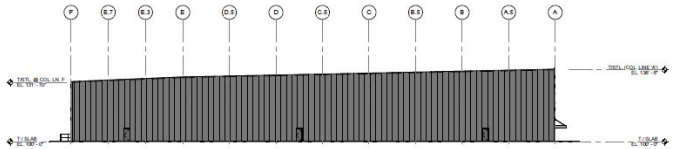
ELEVATION KEYNOTES

REVEAL PROFILE		
TYPE	DESCRIPTION	GRAPHIC
VERTICAL	1 1/2" X 3/4	
HORIZONTAL	3 1/2" X 3/4"	

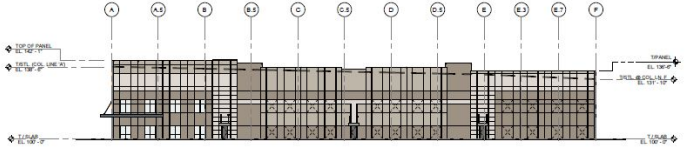
EXTERIOR FINISH SCHEDULE

MARK	FINISH	MANUFACTURER / COLOR
F1	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F2	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F3	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F4	CANOPY	TBD
F5	COPING/GUTTER/DOWNSPOUTS FACTORY FINISH	TBD

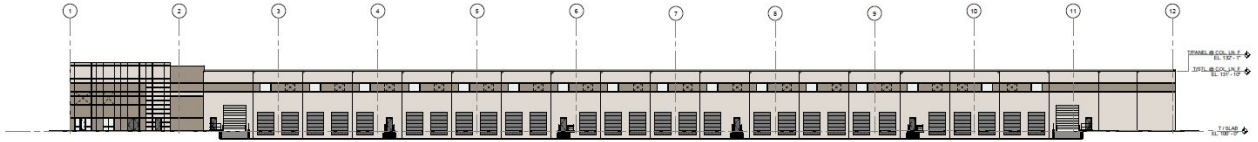
274 Enka (west) Elevations



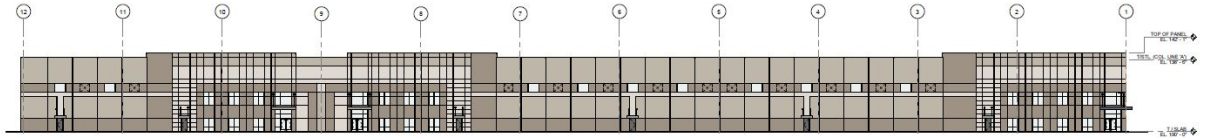
D1 SOUTH ELEVATION
1" = 20'-0"



C1 NORTH ELEVATION
1" = 20'-0"



B1 WEST ELEVATION
1" = 20'-0"



A1 EAST ELEVATION
1" = 20'-0"

ELEVATION KEYNOTES

REVEAL PROFILE

TYPE	DESCRIPTION	GRAPHIC
VERTICAL	1-1/2" X 3/4	
HORIZONTAL	3-1/2" X 3/4"	

EXTERIOR FINISH SCHEDULE

MARK	FINISH	MANUFACTURER / COLOR
F1	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F2	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F3	CONCRETE WALL PANELS ELASTOMERIC PAINT (TEXTURE)	TBD
F4	CANOPY	TBD
F5	COPING/GUTTER/DOWNSPOUTS FACTORY FINISH	TBD

Conditions

- Easements to be dedicated for the Enka Heritage Greenway.
- The historic clock tower shall be retained and preserved on site with amenity/seating area and historic marker.

- Technical modifications :
  - 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.
  - No bike lanes into the development.

Review Process

- Technical Review Committee (TRC) - July 11, 2022
  - Approved with conditions.
- Planning & Zoning Commission (PZC) - August 3, September 7, November 2, December 7, 2022
  - Continued.
- Planning & Zoning Commission (PZC) - January 4, 2023
  - Approved.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Employment / Anchor Institution”): “...important employment clusters and are often substantial anchors for the wider community.”
- Supports a number of goals in the Plan:
  - **Encourage Responsible Growth** by directing growth in designated growth areas;
  - **Promote Great Architecture and Urban Design to Enhance Placemaking** by encouraging the preservation of the historic Enka community clock tower;
  - **Make Streets More Walkable, Comfortable and Connected** by preserving the opportunity for future greenway construction;
  - **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.

THE CITY OF ASHEVILLE

Recommendation

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

THE CITY OF ASHEVILLE