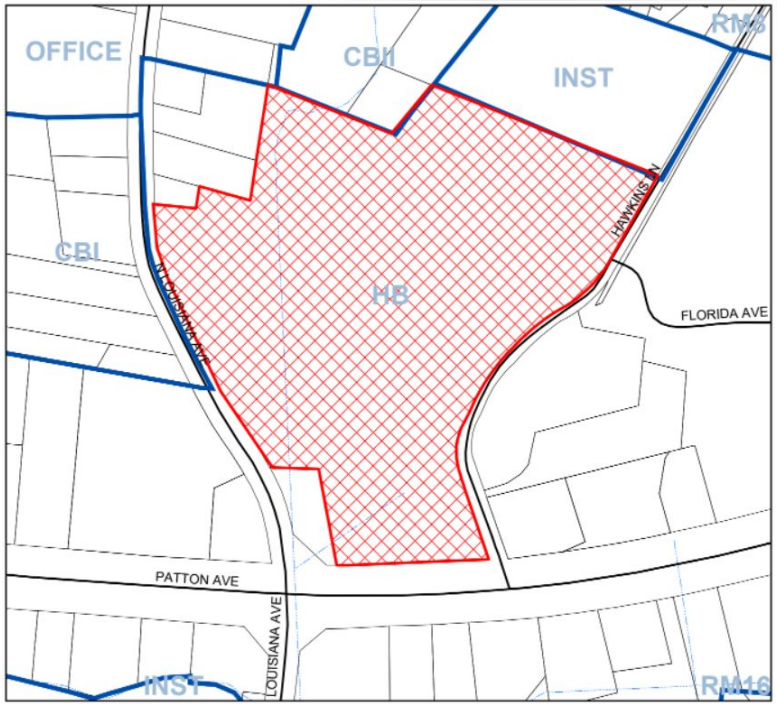
Ingles #122

Conditional Zoning Petition

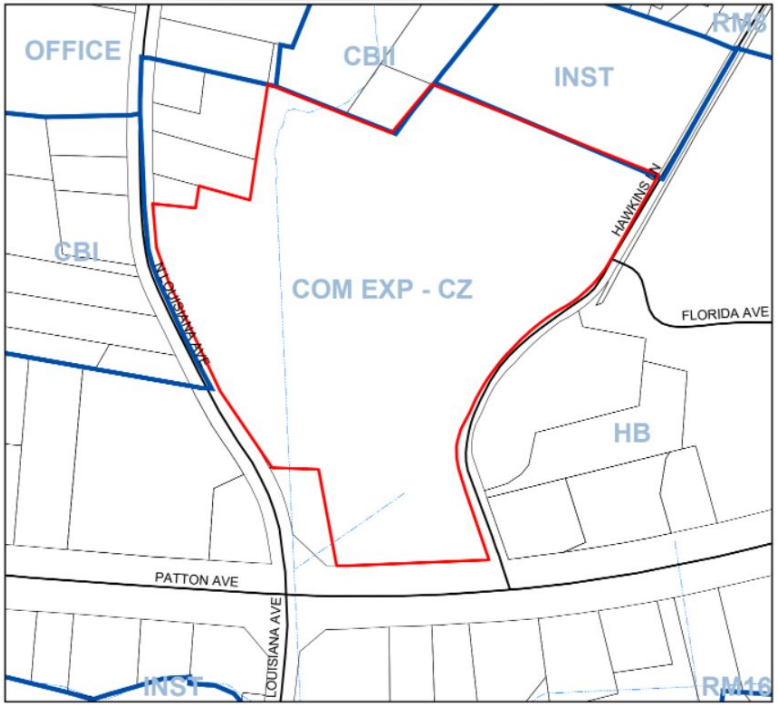
City Council
May 24, 2022

THE CITY OF ASHEVILLE

Exhibit A & A1 - Existing & Proposed Zoning



Current zoning: Highway Business



Proposed Zoning: COM EXP - CZ

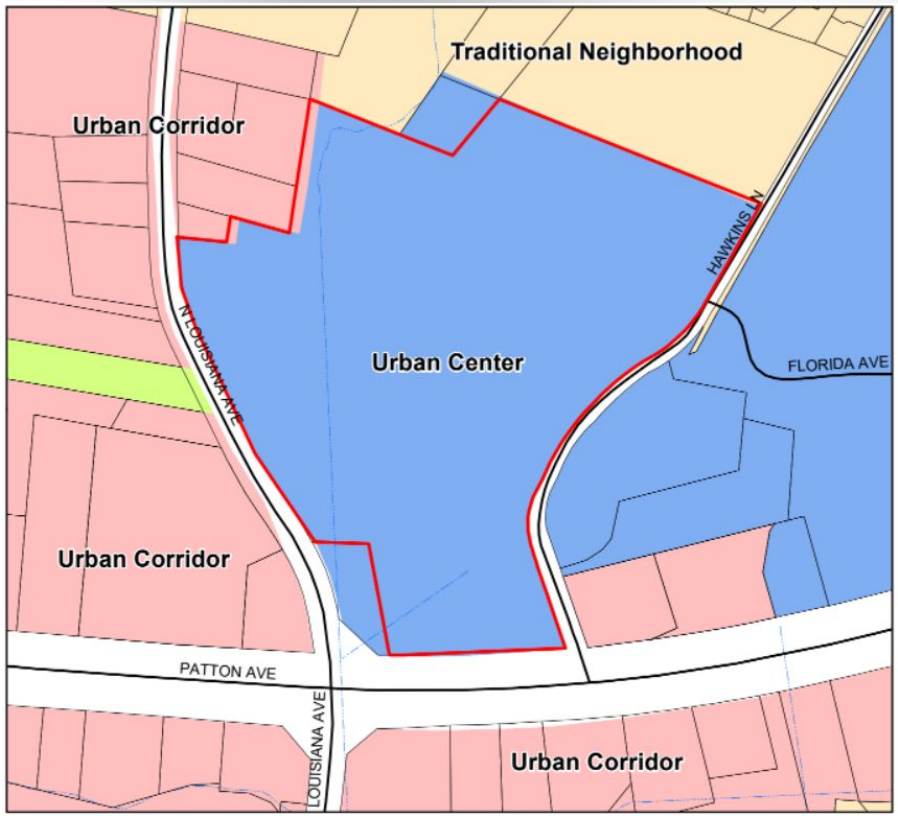
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Exhibit B - Aerial Imagery



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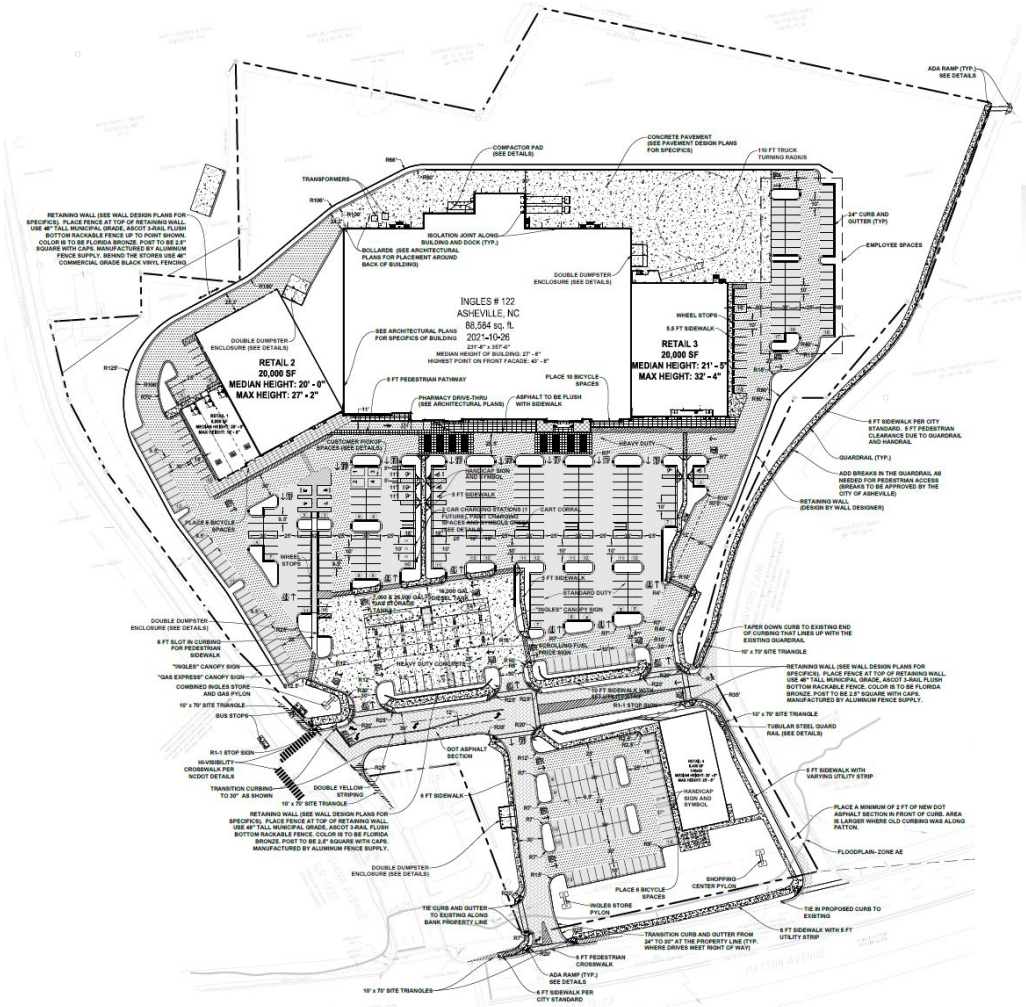
Exhibit C & C1 - Future Land Use



Ex. FLU designation: Urban Center

No change in the FLU designation is required.

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Site Plan

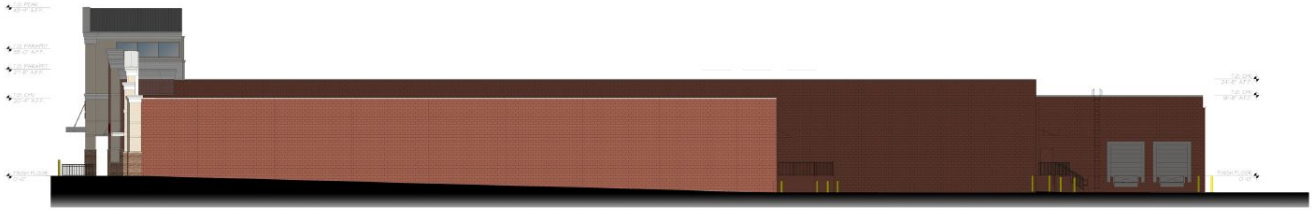
- Demo and redevelopment of vacant Kmart
- Total 150,000 s.f. of commercial
- Ingles Grocery Store, four retail spaces, and gas fueling
- 421 parking spaces total
- 3 driveway access points
- Sidewalks: 8’-wide and 5’-wide planting strip along Patton Ave, 5’-wide along Hawkins Ln, no sidewalk along N. Louisiana Ave, varying internal widths of 5’-wide to 10’-wide
- Improving two bus stops to shelters on N. Louisiana Ave
- Landscaping, Open Space, Tree Canopy Preservation Standards

THE CITY OF ASHEVILLE

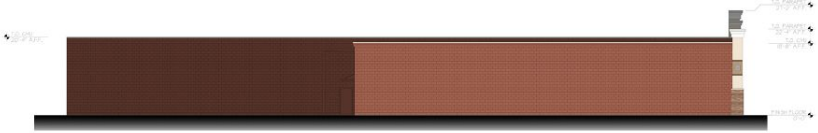
Building Elevations



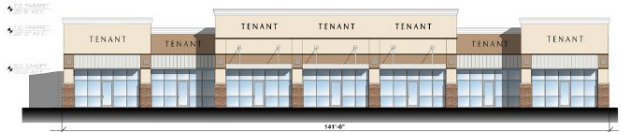
Building Elevations



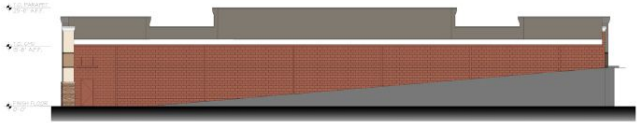
2 SIDE ELEVATION



4 SIDE ELEVATION



5 FRONT ELEVATION

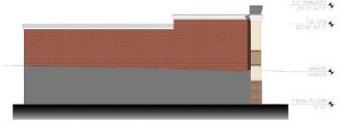


7 REAR ELEVATION





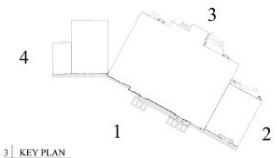
6 SIDE ELEVATION



8 SIDE ELEVATION



KEY PLAN



3 KEY PLAN

ingles
Markets Incorporated

PROPOSED INGLES ELEVATIONS

PATTON AVENUE

ASHEVILLE, NORTH CAROLINA

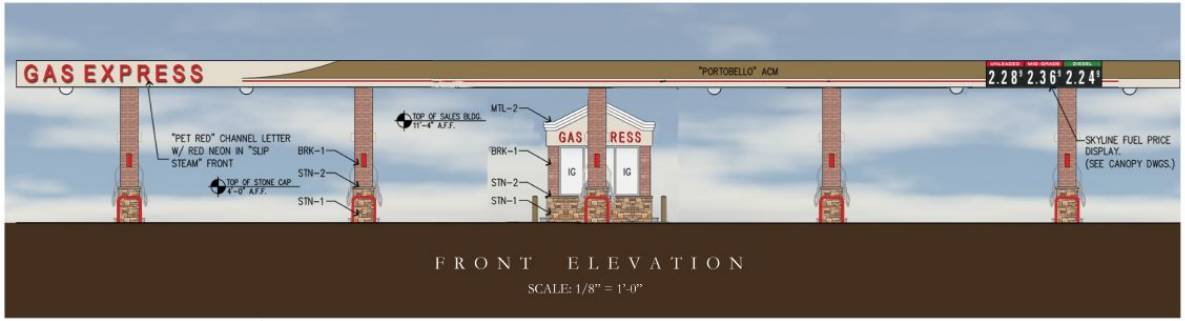
STORE# 122

RLR
ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

RLR PROJECT# 18302

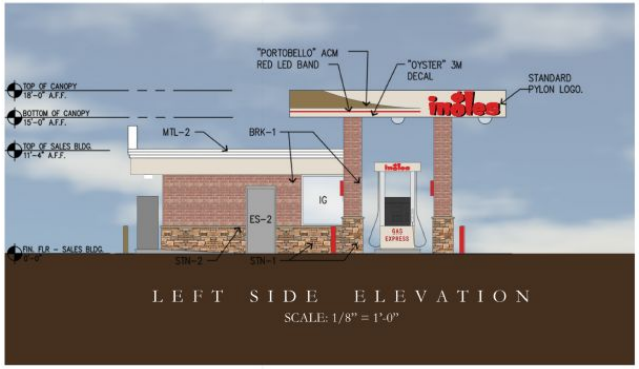
DATE: 02-01-22

Building Elevations



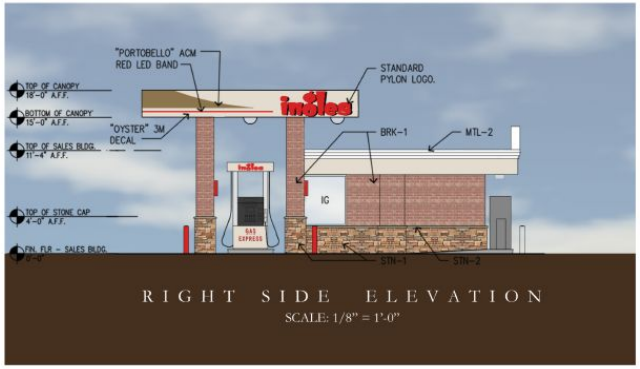
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



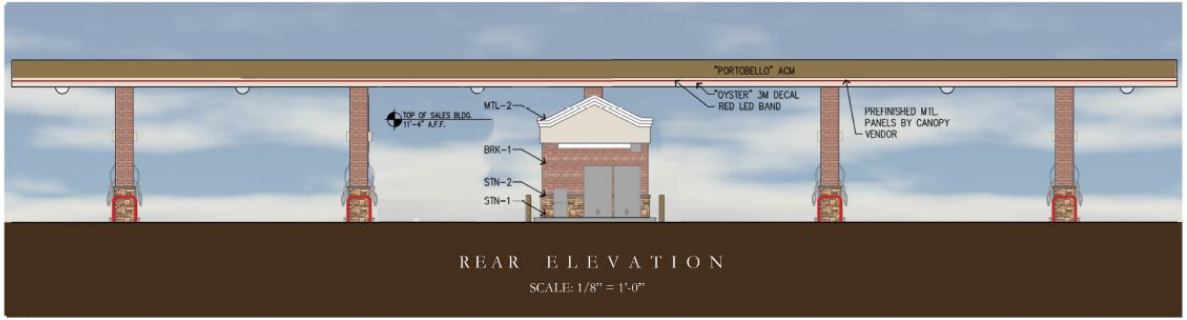
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

Comprehensive plan goals

Living Asheville Comprehensive Plan

- *Partly consistent* with the Future Land Use map (“Urban Center”);
- Supports a number of goals in the Plan:
  - Supports the development/redevelopment of sites that are underutilized;
  - Establishes accessible and well-connected commercial nodes;
  - Eliminates gaps in the city-wide sidewalk network while prioritizing construction in underserved communities.

Review Process

- Technical Review Committee (TRC) - January 10, 2022
  Approved with conditions.

- Planning & Zoning Commission (PZC) - May 4, 2022
  Approved with conditions (Vote: 5-1):
  1) That the bus shelters proposed at N. Louisiana Avenue be relocated internally to the site if agreed to by the City's Transportation Department.
  2) That the applicant engage with the neighboring community to identify local businesses that meet community needs and could be located within the new development.

Conditions

- Two electric vehicle charging stations will be installed.
- The two bus stops located on N. Louisiana Avenue adjacent to the Project will be improved to bus shelters to the standard city specifications. The improvement of the bus stop on the west side of N. Louisiana Avenue is subject to that property owner's granting of an easement.
- That the applicant engage with the neighboring community to identify local businesses that meet community needs and could be located within the new development.

Conditions (cont'd)

- Technical modifications :
  - 8'-wide sidewalk with a 5'-wide planting strip along Patton Ave, and a minimum 5'-wide sidewalk along Hawkins Ln. No new sidewalk will be constructed on N. Louisiana Avenue.
  - Sidewalks within the development will vary between 5'-wide and 6'-wide, with the exception of the sidewalk on the north side of the main east-to-west access drive which will be 10'-wide.
  - Parking lots to be located to the front of the buildings fronting the primary street.
  - Loading berths limited to two for the Ingles Market and one per each future development onsite that is over 20,000 square feet.
  - Three driveways into the site, each from a separate roadway.
  - 421 total parking spaces instead of the required 428 spaces.
  - Building entrance spacing in excess of the required 75-foot distance.
  - No bike lanes into the development.

Recommendation

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

THE CITY OF ASHEVILLE