99999 Sand Hill Rd. Project AV2

Conditional Zoning Petition

City Council - January 12, 2021

Exhibit A - Zoning Map

Current zoning: CI - CZ

Proposed zoning: COM EXP - CZ

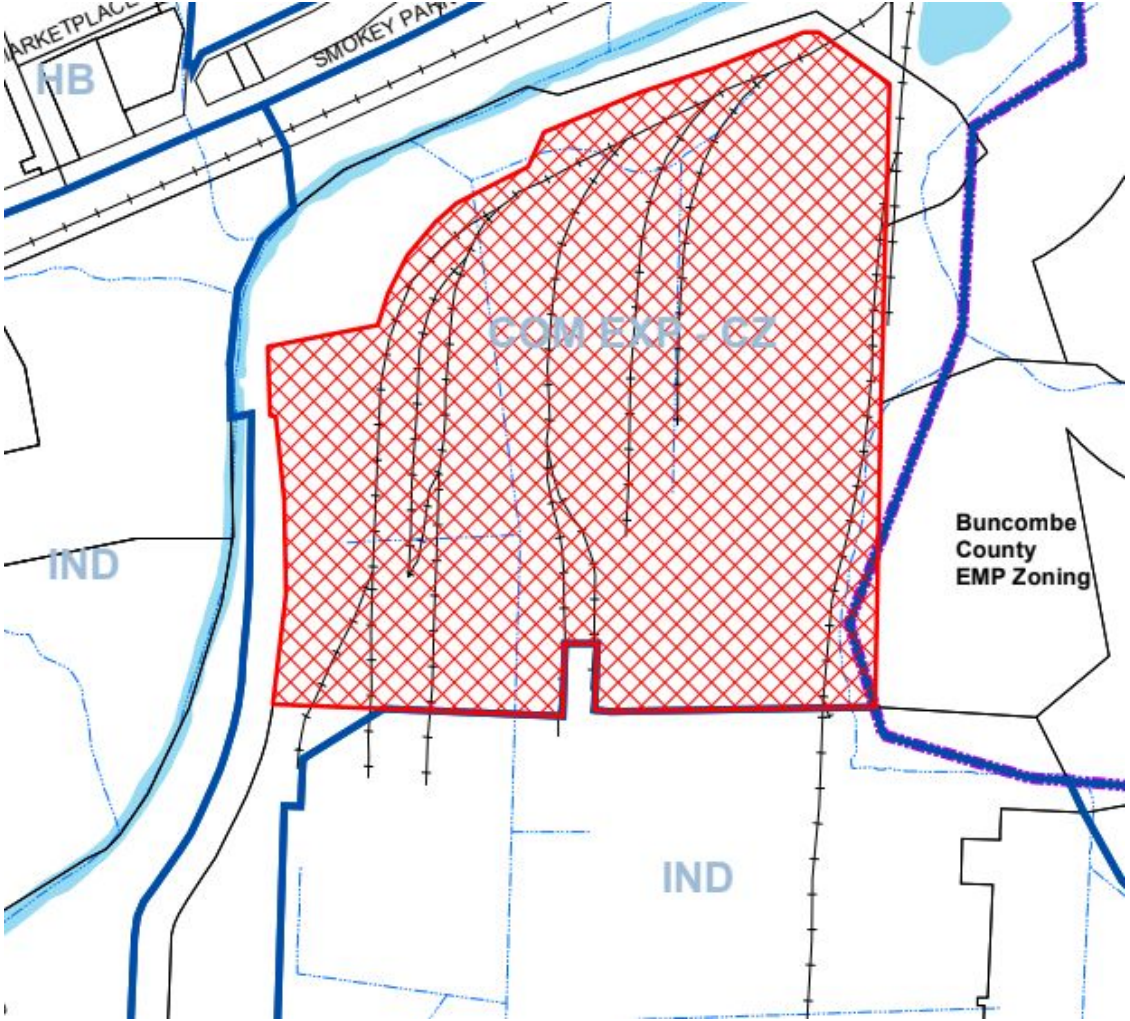


Exhibit B - Aerial Map

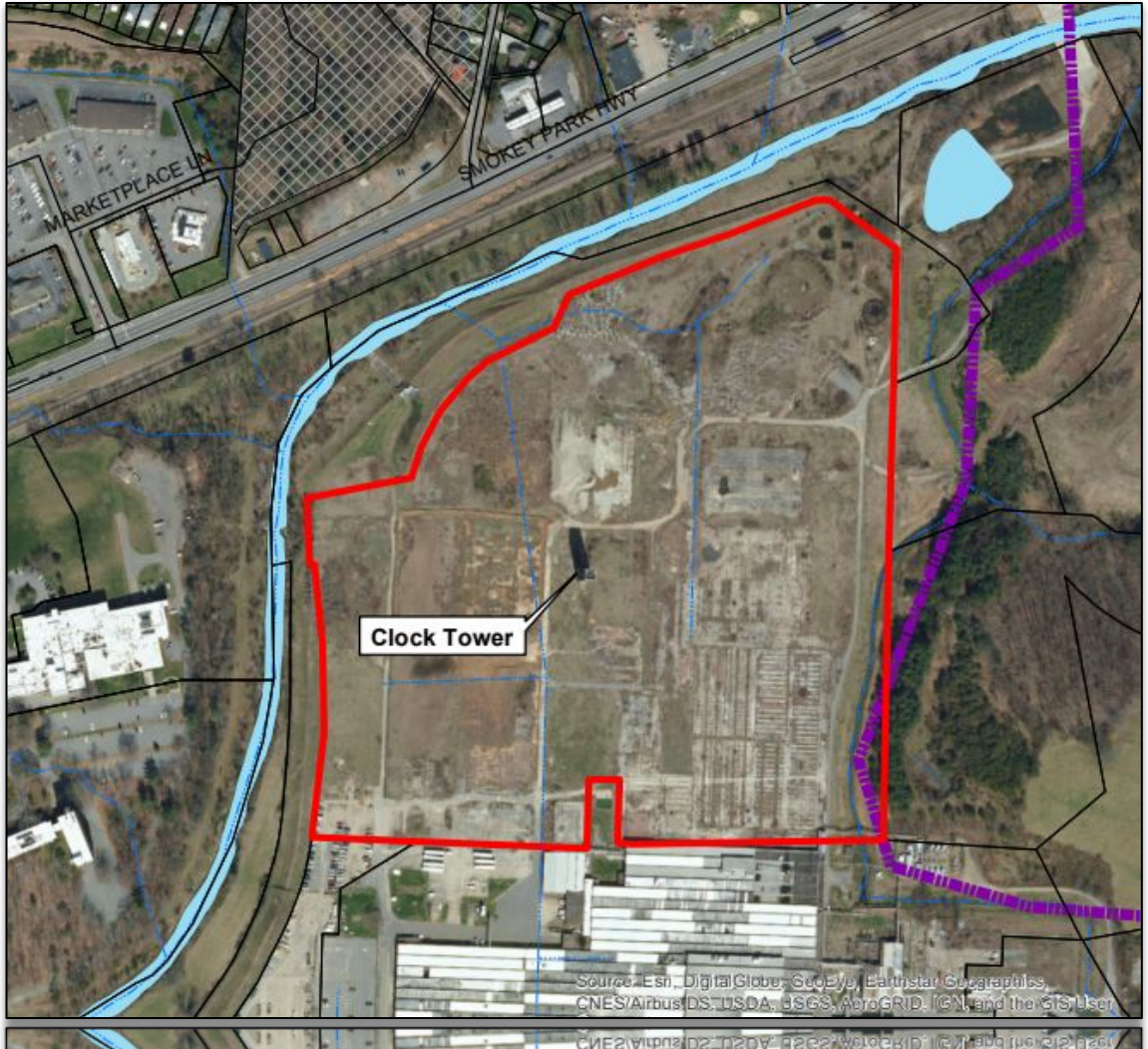


Exhibit C - Future Land Use Map

Current: Urban Center

Proposed: Employment / Anchor Institution

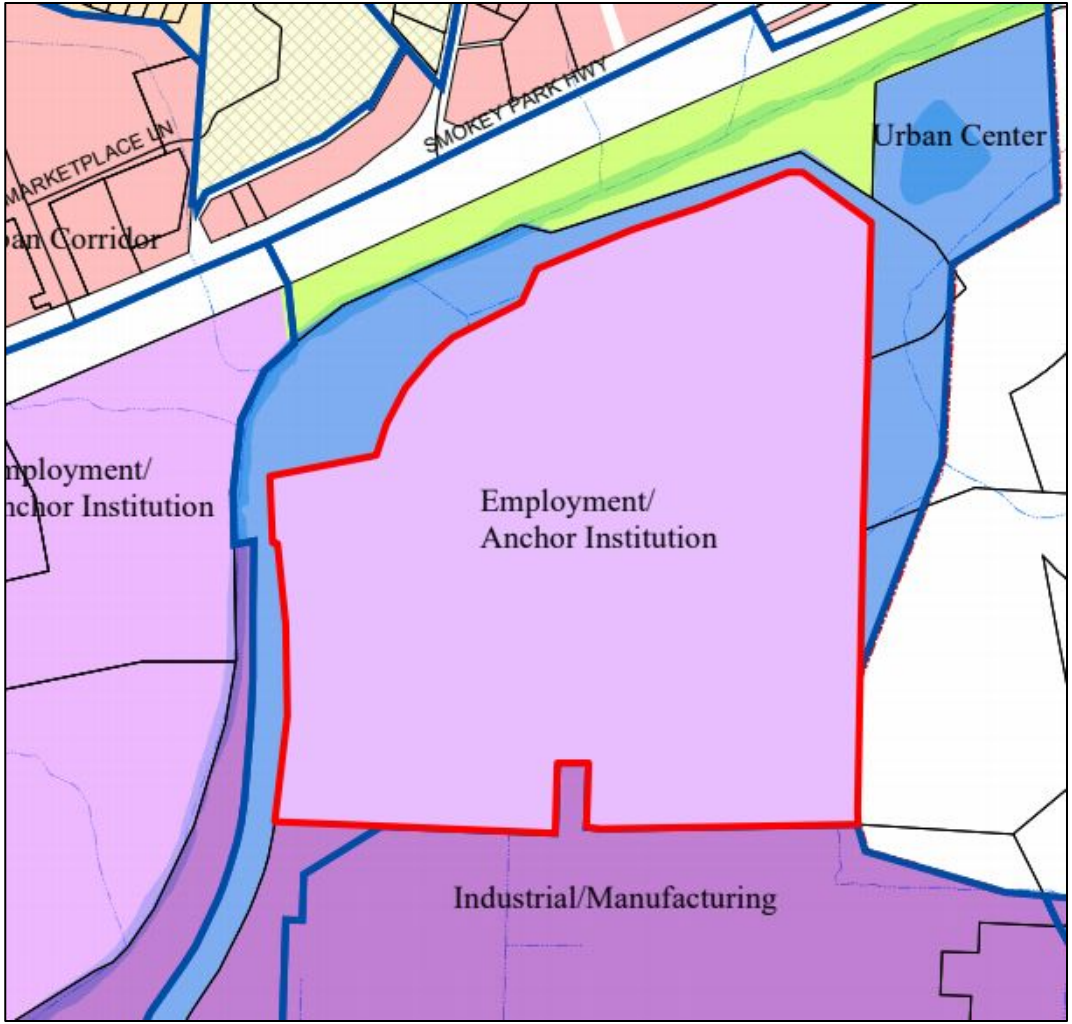


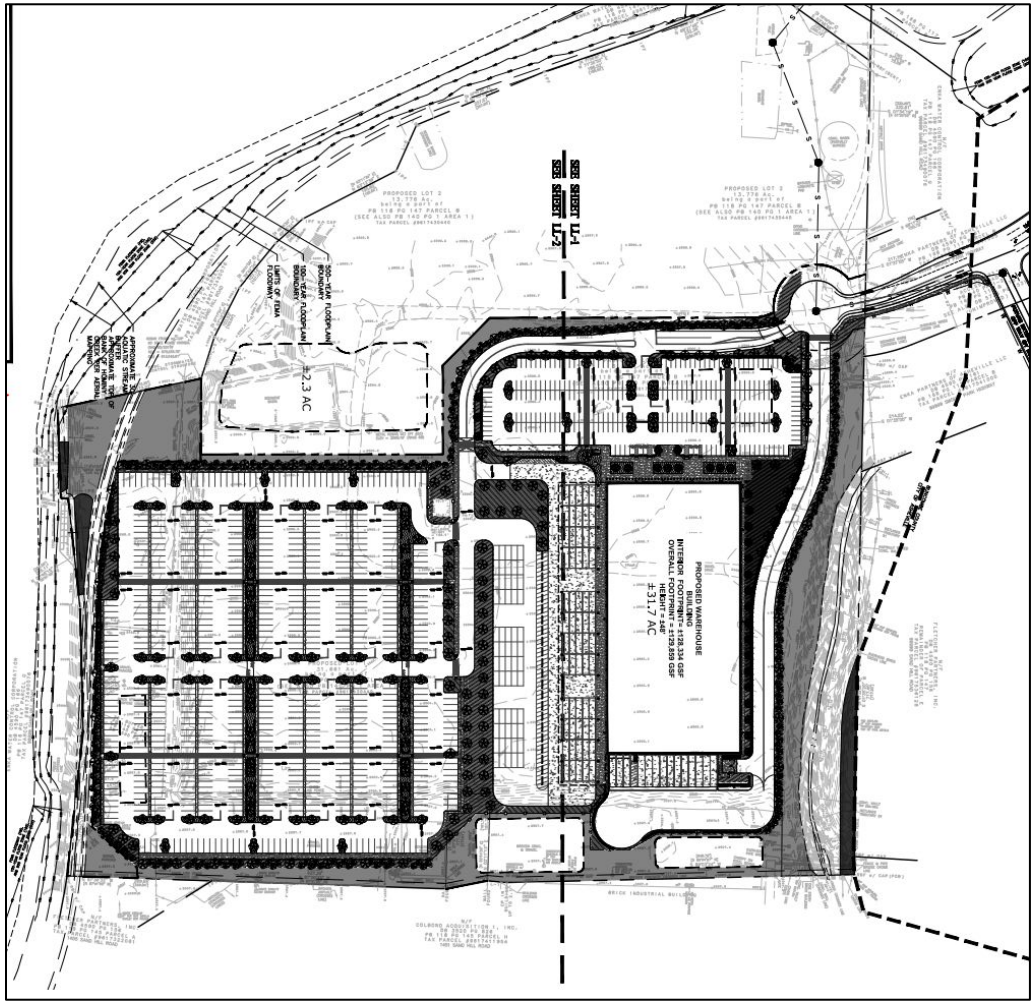
Exhibit D - Site Plan

Project Area: 31.7 ac.
Building Size: 129,859 s.f.
Building Height: 48’

Employee Parking: 278 spaces
Van Storage: 696 spaces

Other site features

- Landscaping (Parking lot, building impact)
- 21.3 acres (61%)of impervious surfaces
- Bioretention cells in parking lot + 2.3 acre pond
- Sidewalks (4-12’ wide, throughout site)
- Tree Preservation (reforest 10% + fee-in-lieu)
- Open Space
- Preserved historic clock tower
- Greenway easements
- Access via new road construction
- Bike lanes



Context Map

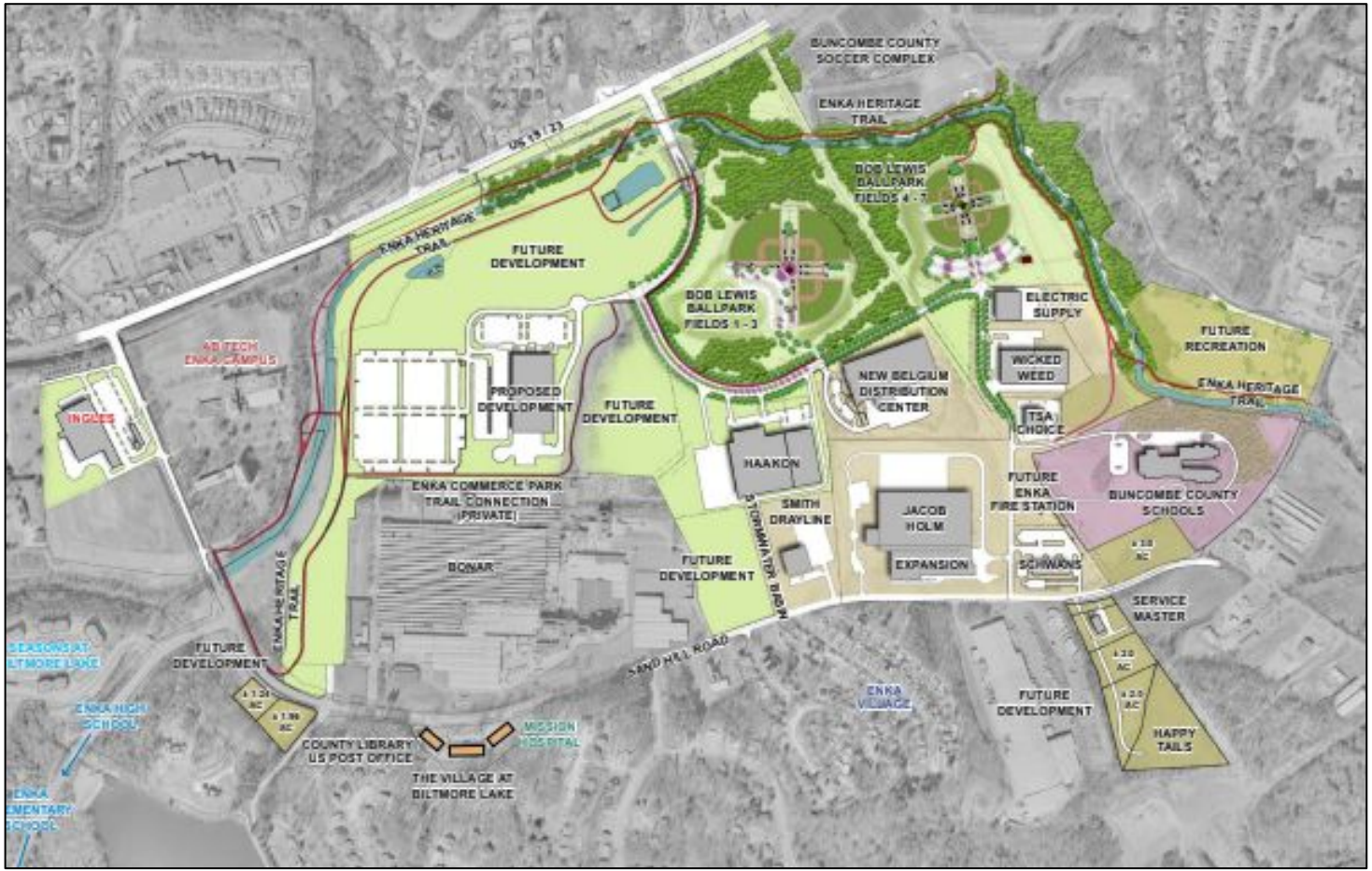
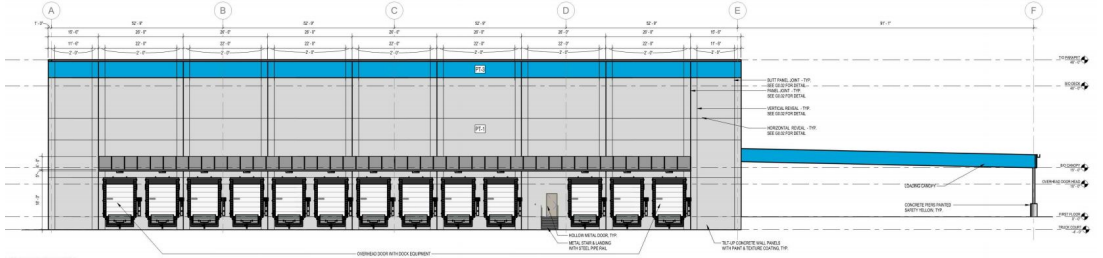

BUNCOMBE COUNTY SOCCER COMPLEX
ENKA HERITAGE TRAIL
US 19 / 23
BOB LEWIS BALLPARK FIELDS 4 - 7
FUTURE DEVELOPMENT
BOB LEWIS BALLPARK FIELDS 1 - 3
ELECTRIC SUPPLY
FUTURE RECREATION
ENKA HERITAGE TRAIL
AB TECH ENKA CAMPUS
INGLES
PROPOSED DEVELOPMENT
FUTURE DEVELOPMENT
NEW BELGIUM DISTRIBUTION CENTER
WICKED WEED
TSA CHOICE
HAAKON
ENKA COMMERCE PARK TRAIL CONNECTION (PRIVATE)
SMITH DRAYLINE
STORMWATER BERM
JACOB HOLM EXPANSION
FUTURE ENKA FIRE STATION
BUNCOMBE COUNTY SCHOOLS
BONAR
FUTURE DEVELOPMENT
SCHWANS
SERVICE MASTER
ENKA HERITAGE TRAIL
FUTURE DEVELOPMENT
SAND HILL ROAD
SEASONS AT BILTMORE LAKE
ENKA HIGH SCHOOL
COUNTY LIBRARY US POST OFFICE
MISSION HOSPITAL
THE VILLAGE AT BILTMORE LAKE
ENKA VILLAGE
FUTURE DEVELOPMENT
HAPPY TAILS

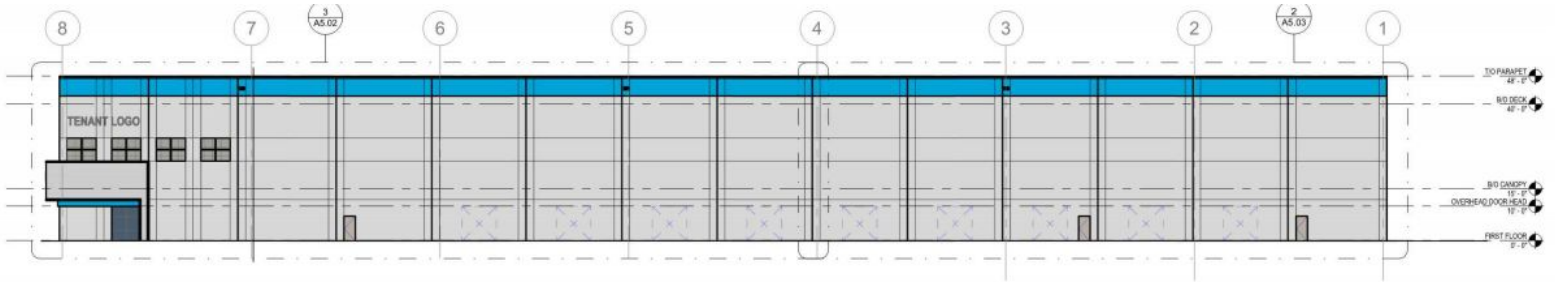
Exhibit D - Elevations



EAST ELEVATION.



WEST ELEVATION.



NORTH ELEVATION - OVERALL.

1" = 20'-0"

CONDITIONS OF NOTE:

Historic clock tower preserved & protected.

Greenway easements accomodated
(to be coordinated w/ Buncombe County).

CONDITIONS - GENERAL

One-story warehouse & distribution facility

- Approx. 130K square feet
- 278 employee parking spaces
- 696 van parking/storage spaces
- 31.7 acres of disturbance
- Landscape, open space & tree preservation requirements met

Two access points from Enka Heritage Way

- A TIA required and reviewed by NCDOT - any recommendations must be met.
- The new roadway and bridge will be maintained by NCDOT.

CONDITIONS - MODIFICATIONS/EXEMPTIONS

- Sidewalk width (varies 4-12’ throughout)
- Tree island width (9’ min.)
- Spacing of pedestrian entrances (further than 75 feet apart).
- Backlight rating exceeded (4 instead of 3) on most parking lot lights.