THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: January 12, 2021

Subject: Conditional Zoning Request for 99999 Sand Hill Road (AV2)

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

Action Requested: Conditionally zone 32.2 acres from Commercial Industrial - Conditional Zone (CI - CZ) to Commercial Expansion - Conditional Zone (COM EXP - CZ) and amend the Future Land Use Map from Urban Center to Employment/Anchor Institution.

Project Location and Contacts:

- The project site consists of a portion of a larger 45.4 acre parcel located at 99999 Sand Hill Road (PIN 9617-43-0440).
- Owner: Enka Partners of Asheville.

Summary of Petition:

- The applicant is proposing to build an approximately 130,000 square foot single-story warehouse building with an overall height of 48 feet.
- The application is for a rezoning via conditional zoning due to the size of the building, and includes a site plan and conditions proposed by the developer.
- 926,807 square feet or 21.3 acres (61% of the site) is covered with an impervious surface.
- The project includes 34.87 acres of disturbance with 3.17 acres of that disturbance occurring off-site for the purpose of constructing the access road and an above ground detention basin
- The site will obtain access via a new road construction off of Enka Heritage Way, which will connect to Smokey Park Highway (US 19/23) via a newly constructed bridge.
- A traffic impact analysis is required with the NCDOT to review and approve.
- The Enka Heritage Trail greenway and easement is planned to run along the west side of the property as identified on the landscape plan.
- Hominy Creek and tributaries are nearby, but off-site of the project area.
- 278 employee surface parking spaces are provided (including seven ADA spaces) as permitted by the City's Unified Development Ordinance (UDO).
- 696 van storage spaces are also shown and are classified as outdoor vehicle storage.
- Sidewalks and/or striped pedestrian pathways connect the parking areas to the building; additional sidewalk is provided along the access drives and around the building and range in size from four feet to 12 feet wide.
- A wider 18 foot pedestrian/loading zone is located in front of the building.
- An existing historic clock tower is currently protected under Ordinance No. 3921 (2010) and is shown on the site plan and B1 conditions to be protected and preserved.
- If approved, the new ordinance will supplant the 2010 Ordinance.
- While historic, the tower is not a designated landmark or identified as a contributing structure to a registered historic district.
- Other key site features include:
    - Permanent and construction easements for a segment of the Enka Heritage Trail Greenway.
    - 15 percent of the site is set aside as open space.
    - 10 to 11 percent of the site will be reforested to meet tree canopy requirements, the remaining nine to 10 percent will be provided through a fee-in-lieu.
    - A portion of a new road (Enka Heritage Way) will be constructed as part of this project and maintained by NCDOT, connecting Smokey Park Highway (US 19/23) to Sand Hill Road.
- The project does not comply with the zoning standards in the following ways:
    - Commercial Expansion requires 10 foot wide sidewalks throughout; the proposed plan provides a range of sidewalk widths from four to 12 feet wide.
    - Commercial Expansion requires operable pedestrian entrances every 75' along the

primary facade; operable entrances will be provided as shown on the approved building elevations.
- Parking lot islands must maintain an average width of 10 feet; most islands will average nine feet wide as shown on the approved site plans.
- Outdoor site lighting shall maintain a Backlight-Uplight-Glare ("BUG") rating of B3-U0-G3; approximately two thirds of onsite pole luminaires will be type 5 (360 degree) lamps which have a BUG rating of B4-U0-G2.

Comprehensive Plan Consistency:

- This proposal is consistent with the *Living Asheville Comprehensive Plan* themes of a "Livable Built Environment" and "Resilient Economy" by aligning with the following goals:
  - **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. 307, 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.

Compatibility Analysis:

- The proposed zoning and land use is compatible with the surrounding zoning and uses.
- 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); and 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):

- A Well-Planned and Livable Community

Committee(s):

- Technical Review Committee (TRC) - November 16, 2020 - approved with conditions
- Planning & Zoning Commission (PZC) - December 2 and 17, 2020 - recommend approval

Fiscal Impact:

- The proposed road improvements are not in the City's jurisdiction and will not be city maintained, while other service costs and are expected to be offset by anticipated property tax revenue (approximately $130,000 annually, based on an initial investment of $30 M). This project also supports the Asheville economy by providing approximately 115 full time, 50 part time, and 190 delivery service driver jobs (drivers are third party contractors).

Staff Recommendation:

- Staff recommends approval of this rezoning request with the conditions as shown in the associated site plans and building elevations (Exhibit D) and attached Exhibit B1.

Suggested Motion to Approve:

- I move to approve the conditional zoning request for the property located at 99999 Sand Hill Road from Commercial Industrial - Conditional Zone to Commercial Expansion - Conditional Zone with an amendment to the Future Land Use Map of the *Living Asheville Comprehensive Plan* from Urban Center to Employment/Anchor Institution 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) supports growth in a targeted area that has sufficient roadway access; 2) provides new employment opportunities in a strategically located area; 3) preserves a historic clock tower; and, 4) the proposed change to the Future Land Use map of the *Living Asheville Comprehensive Plan* better aligns with the use of the property and surrounding areas.

Attachment(s)

(1) Exhibit A - Existing Zoning
(2) Exhibit A1 Map - Proposed Zoning
(3) Exhibit B - Aerial Map
(4) Exhibit C - Existing Future Land Use Map
(5) Exhibit C1 - Proposed Future Land Use Map
(6) Exhibit D - Site Plans & Elevations
(7) Exhibit B1 - Conditions
(8) Enka Center Contextual Rendering
(9) TRC Report & Comments
(10) PZC Recommendation
(11) PZC Minutes - 12/2 & 12/17
(12) Former Ordinance No. 3921
(13) Draft Ordinance