MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustment Case Number 4 (MAHEC)
Date: December 9, 2019

Request for Special Use Permit for construction of a Parking Garage

A Special Use Permit is requested for property located at 121 Hendersonville Road (MAHEC) for construction of a 4.5 level parking garage. Section §153.006 Permitted Uses Table of the Zoning Ordinance allows “Medical and dental services” as a Special Use in the R-4 and R-5 districts. Any improvements to such uses is reviewed and approved by the Board of Adjustment via a Special Use Permit.

The parking garage will create 450 additional parking spaces for MAHEC services and programs. Based on the zoning ordinance, the total required parking for the campus is 425 spaces. After construction of the parking garage, the total site parking will total 1056 parking spaces. Although this total is over the zoning ordinance requirement, MAHEC believes the additional spaces are necessary for current and future programs.

The proposed parking garage will be located on the portion of the property sharing a border with Biltmore Farms and the structure will encroach upon Biltmore Farms property. MAHEC has received a letter from Biltmore Farms allowing permission to utilize a certain portion of their property for the parking garage. A MSD sewer line and a stream are present near the proposed construction area, but MAHEC has assured the Town the new structure will comply with required setbacks from these areas.
Zoning Compliance Application
Town of Biltmore Forest

Name
Ron Fagan

Property Address
121 Hendersonville Road, Asheville NC 28803

Phone
(828) 257-4413

Email
ron.fagan@mahec.net

Parcel ID/PIN Number
9467-67-3996

**ZONING INFORMATION**

<table>
<thead>
<tr>
<th>Description</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning</td>
<td>R-5</td>
</tr>
<tr>
<td>Lot Size</td>
<td>50000 sf</td>
</tr>
<tr>
<td>Maximum Roof Coverage</td>
<td>9,647 square feet (Up to 6 acres)</td>
</tr>
<tr>
<td>Proposed Roof Coverage Total</td>
<td>37500 sf</td>
</tr>
<tr>
<td>Maximum Impervious Surface Coverage</td>
<td>3-6 acres (20 percent of lot area)</td>
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<tr>
<td>Proposed Impervious Surface Coverage</td>
<td>37500</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>50 feet (R-2, R-3, R-4, and R-5 Districts)</td>
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<tr>
<td>Side Yard Setback</td>
<td>15 feet (R-2, R-3, R-4, and R-5 Districts)</td>
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<tr>
<td>Rear Yard Setback</td>
<td>20 feet (R-2, R-3, R-4, and R-5 Districts)</td>
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<tr>
<td>Building Height</td>
<td>50'</td>
</tr>
<tr>
<td>Description of the Proposed Project</td>
<td>4.5 level parking deck, 450 parking spaces</td>
</tr>
<tr>
<td>Estimated Start Date</td>
<td>4/1/2020</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>1/1/2021</td>
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<tr>
<td>Estimated Cost of Project</td>
<td>$10,000,000.00</td>
</tr>
<tr>
<td>Supporting Documentation (Site Plan, Drawings, Other Information)</td>
<td></td>
</tr>
<tr>
<td>20191028_MAHEC TOBF SUBMITTAL.pdf</td>
<td></td>
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</tbody>
</table>
Applicant Signature

[Signature]

Date
10/28/2019
Conditional Use Permit Application
Town of Biltmore Forest

Name
Ron Fagan

Address
MAHEC, 121 Hendersonville Road, Asheville, NC 28803

Phone
(828) 257-4413

Email
ron.fagan@mahec.net

Please select the type of conditional use you are applying for:
Commercial Services, Professional Office Uses, Consumer Services and Retail Businesses

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:
4.5 Level parking desk, with 450 parking spaces to allow parking for programs and services at MAHEC.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
This project will not adversely affect the town and surrounding areas. as there will be no impact on traffic in Biltmore Forest, and after completion the building will blend into the existing campus. It will allow safer traffic flow on campus and provide for the future of health and educational services offered by MAHEC/UNC.

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature: Ron Fagan

Date: 10/28/2019
November 25, 2019

Mr. Ron Fagan  
MAHEC  
121 Hendersonville Rd.  
Asheville, NC 28803

Dear Mr. Fagan,

Please allow this letter to document our permission for you to submit plans for a parking deck that would be partially on our property.

Sincerely,

Lee Thomason  
Biltmore Farms, LLC
MAHEC Parking Deck
Existing Stormwater Basin Check
11/25/19

The Existing Stormwater Basin was originally sized for 8 acres impervious per the original MAHEC campus calculations dated 10/31/2007.

**Existing Impervious**

- Buildings 1, 2 and 3: 6.27 acres (per survey)

**Building 4 Impervious**

- New Impervious area: 21,812 sf
- Impervious area removed: -11,042 sf
- Net Building 4 Impervious: 10,770 sf
  = 0.25 acres

**Proposed Parking Deck Impervious**

- Proposed Impervious area: 38,310 sf
- Impervious area to be removed: -460 sf
- Net Proposed Impervious: 37,850 sf
  = 0.87 acres

**Total Existing Impervious Area to Existing BMP**

- Existing Impervious: 6.27 acres
- Building 4 Impervious: 0.25 acres
- Proposed Impervious (Deck): 0.87 acres

\[ 6.27 + 0.25 + 0.87 = 7.39 \text{ acres} \]

\[ < 8 \text{ acres} \quad \text{(ok)} \]
MAHEC PARKING DECK
TOWN OF BILTMORE FOREST SUBMITTAL
OCTOBER 28, 2019
PARKING DECK SECTION
4-1/2 STORY PARKING DECK WITH RAMP LEVELS GOING UP AND DOWN
TOTAL PARKING - APPROXIMATELY 450 SPACES