

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

Current Zoning

R-5

Lot Size

50000 sf

Maximum Roof Coverage

9,647 square feet (Up to 6 acres)

Proposed Roof Coverage Total

37500 sf

Maximum Impervious Surface Coverage

3-6 acres (20 percent of lot area)

Proposed Impervious Surface Coverage

37500

Front Yard Setback

50 feet (R-2, R-3, R-4, and R-5 Districts)

Side Yard Setback

15 feet (R-2, R-3, R-4, and R-5 Districts)

Rear Yard Setback

20 feet (R-2, R-3, R-4, and R-5 Districts)

Building Height

50'

Description of the Proposed Project

4.5 level parking deck, 450 parking spaces

Estimated Start Date

4/1/2020

Estimated Completion Date

1/1/2021

Estimated Cost of Project

\$10,000,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

20191028_MAHEC TOBF SUBMITTAL.pdf

Applicant Signature

Date

10/28/2019

VBA Fagan

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:

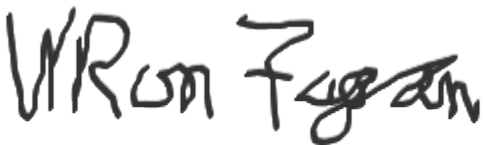
This project will not adversely affect the town and surrounding areas. as there will be no impact on traffic in Biltmore Forest, and after completion the building will blend into the existing campus. It will allow safer traffic flow on campus and provide for the future of health and educational services 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

Date

10/28/2019

A handwritten signature in black ink that reads "Ron Fagan". The signature is written in a cursive, slightly stylized font.



BILTMORE FARMSSM
Established 1897

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





WGLA Engineering, PLLC
 724 5th Avenue West
 Hendersonville, NC 28739
 (828) 687-7177 wglA.com

NC# P-1342

**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

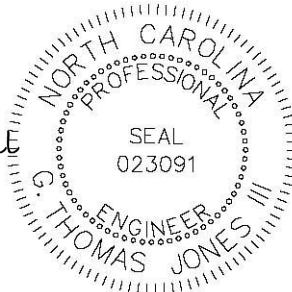
	Existing Impervious	6.27 acres
+	Building 4 Impervious	0.25 acres
+	<u>Proposed Impervious (Deck)</u>	<u>0.87 acres</u>
		7.39 acres < 8 acres (ok)

DocuSigned by:

G. Thomas Jones III

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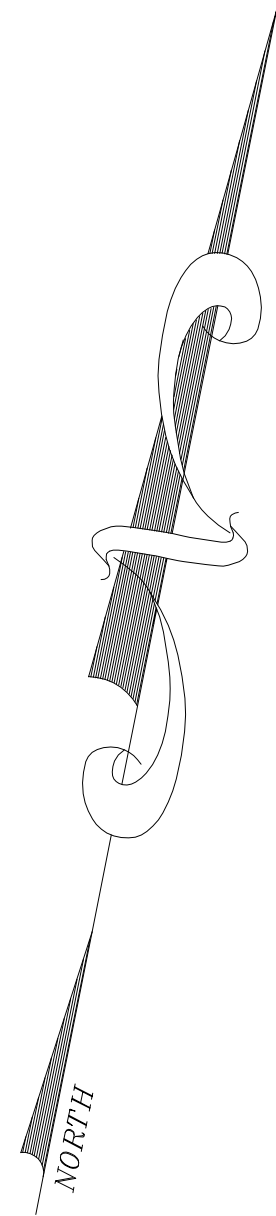
11/25/2019



MAHEC PARKING DECK
TOWN OF BILTMORE FOREST SUBMITTAL
OCTOBER 28, 2019



E
D
C
B
A



VANDERBILT ROAD

BILTMORE FARMS, INC
PIN 9647579876
D.B. 1222, PG. 645

EXISTING STREAM

PROPOSED
PARKING STRUCTURE

PROPOSED
SEWER REROUTE

DOUBLETREE HOTEL

BILTMORE FARMS
HOTEL GROUP
PIN 9647685724
D.B. 5040, PG. 1883

CITY OF ASHEVILLE
TOWN OF BILTMORE FOREST

EXISTING TWO STORY
BUILDING WITH
PARKING BELOW
③

EXISTING THREE
STORY
BUILDING
④

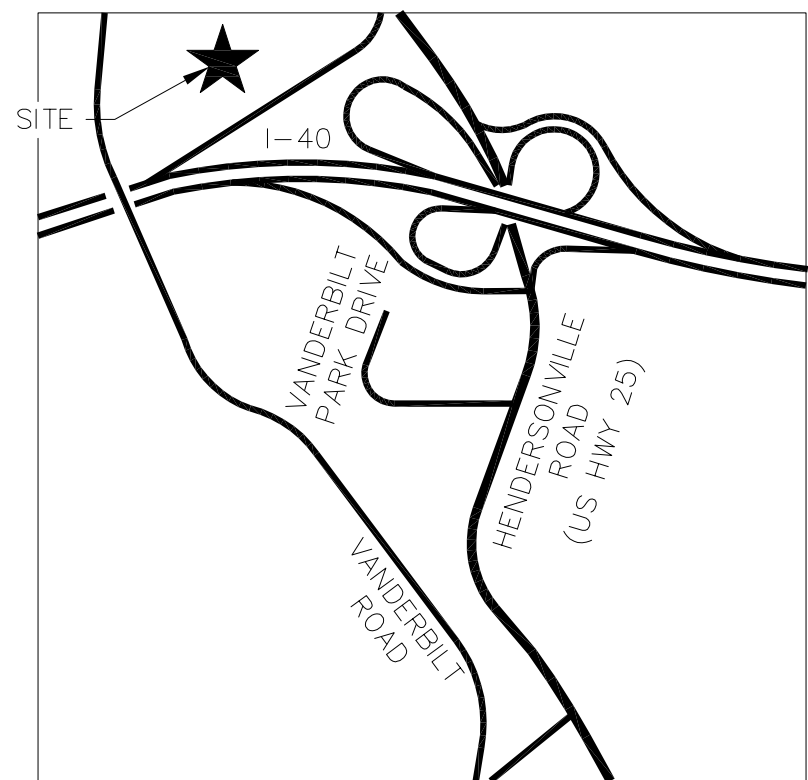
EXISTING TWO
STORY BUILDING
WITH PARKING
BELOW
②

EXISTING TWO STORY
BUILDING WITH
PARKING BELOW
①

EXISTING ENTRANCE

BILTMORE FARMS
HOTEL GROUP II, LLC
PIN 9647689007
D.B. 5370, PG. 649

HAMPTON INN



VICINITY MAP
SCALE 1"=1,000'

DEVELOPMENT INFORMATION

OWNER/DEVELOPER: MOUNTAIN AREA HEALTH
EDUCATION CENTER
(MAHEC)
121 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803
828-257-4406

CONTACT PERSON: RON FAGAN
121 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803
828-257-4406

NAME OF PROJECT: MAHEC PARKING DECK
PROJECT ADDRESS: HENDERSONVILLE ROAD

ENGINEER: G. THOMAS JONES III, P.E.
WGLA ENGINEERING, PLLC
214 N. KING STREET
HENDERSONVILLE, NC, 28792
828-687-7177

ARCHITECT: JOHN KINCHELOE
LS3P ASSOCIATES LTD.
227 WEST TRADE STREET
SUITE 700
CHARLOTTE, NC 28202
707-333-6686

PIN #: 9647-67-3996

DEED REF: D.B. 4581 PG. 1466

ZONING: R-5 (BILTMORE FOREST)

BUILDING SQUARE FOOTAGE

BUILDING 1: 40,000 EXISTING SF
BUILDING 2: 50,000 EXISTING SF
BUILDING 3: 40,000 EXISTING SF
BUILDING 4: 37,500 EXISTING SF

167,500 TOTAL SF

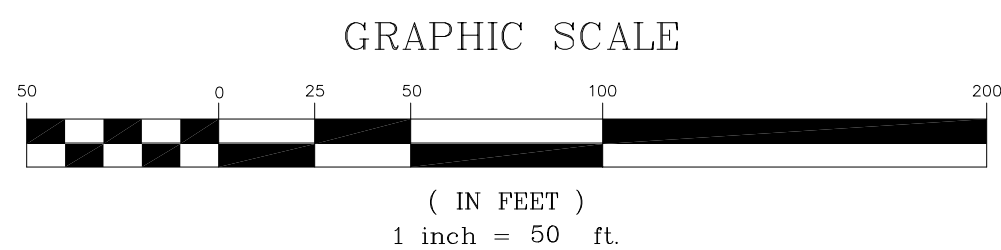
PARKING

NEW PARKING DECK (9) SPACES
LOSS OF
LEVEL 0 - 74
FIRST LEVEL - 110
SECOND LEVEL - 110
THIRD LEVEL - 110
FOURTH LEVEL - 110
TOTAL - 504 NEW SPACES

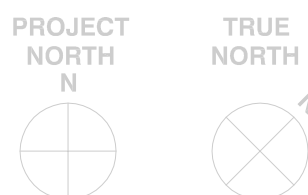
EXISTING PARKING - 532 SPACES
PROPOSED PARKING
BUILDING 4 16
PARKING DECK 504

1052 TOTAL SITE PARKING

*REQUIRED PARKING IS 1 SPACE PER
300 SF OF OFFICE + 1 SPACE PER 400 SF OF
ASSEMBLY (TOWN OF BILTMORE FOREST)
ESTIMATED REQUIRED PARKING - 425 SPACES



SURVEY INFORMATION PROVIDED BY:
ED HOLMES AND ASSOCIATES
LAND SURVEYORS, PA
P.O. BOX 17335 ASHEVILLE, NC 28816
(828) 225-6562



MAHEC



PARKING
DECK

WGLA
Engineering

724 5th Avenue West
HENDERSONVILLE, NC 28739
(828) 687-7177 WGLA.COM
NC LICENSE P-1342

LS3P

227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

Preliminary
Not For
Construction

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FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date
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PROJECT: 9202-166670
SCO ID: 16-15954-01B
DATE: 10-25-19
DRAWN BY: GTC
CHECKED BY: GTJ

PRELIMINARY
SITE PLAN

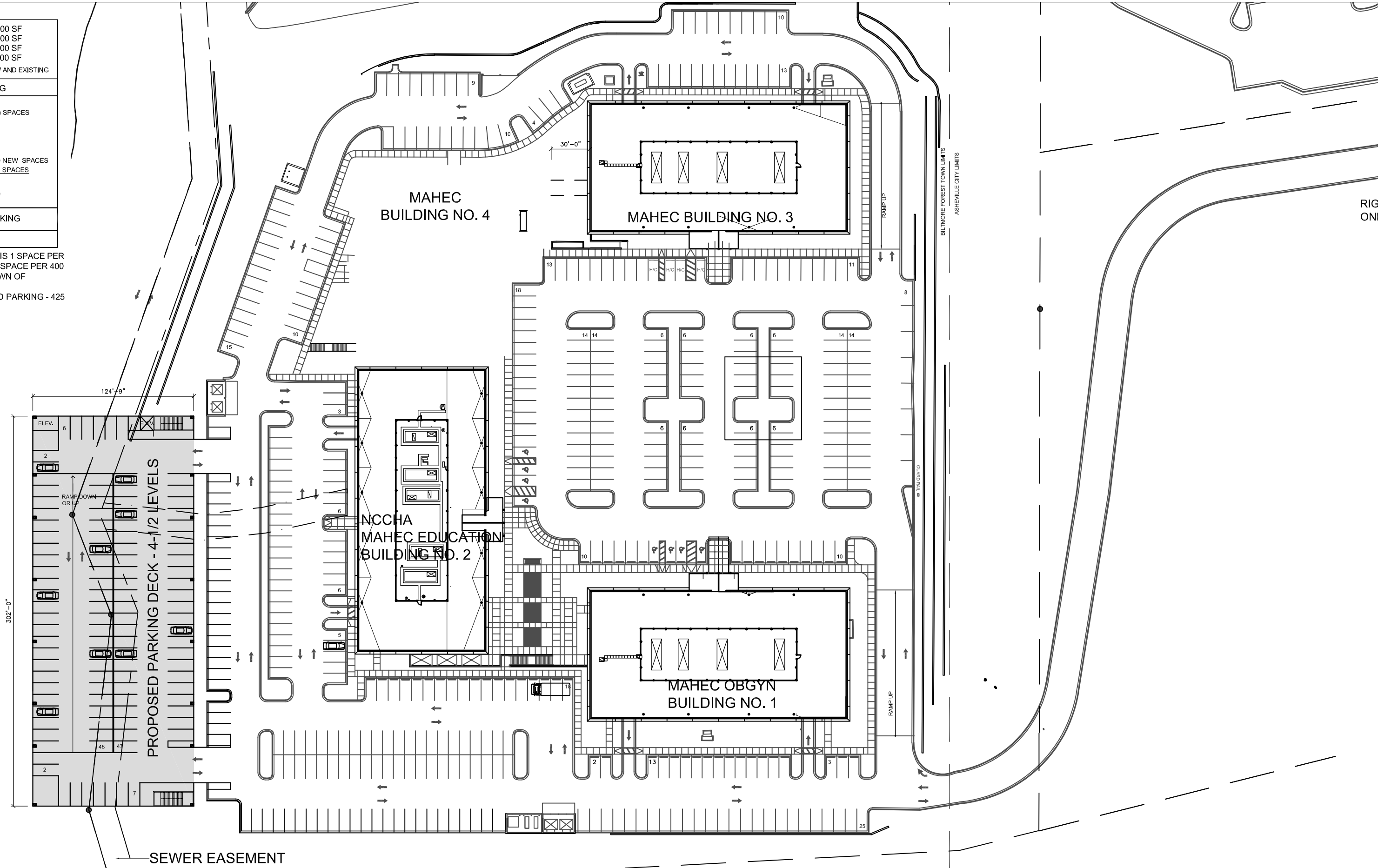
C-100



Know what's below.
Call before you dig.

BUILDING 1 - 40,000 SF	
BUILDING 2 - 50,000 SF	
BUILDING 3 - 40,000 SF	
BUILDING 4 - 37,500 SF	
167,500 TOTAL SQ. FT. NEW AND EXISTING	
NEW PARKING	
NEW PARKING DECK	
LOSS OF	(10) SPACES
LEVEL 0 -	50
FIRST LEVEL -	100
SECOND LEVEL -	100
THIRD LEVEL -	100
FOURTH LEVEL -	100
TOTAL -	450 NEW SPACES
EXISTING PARKING -	531 SPACES
PROPOSED PARKING	
BUILDING 4	16
PARKING DECK	450
997 TOTAL SITE PARKING	

*REQUIRED PARKING IS 1 SPACE PER 300 SF OF OFFICE + 1 SPACE PER 400 SF OF ASSEMBLY (TOWN OF BILTMORE FOREST)
ESTIMATED REQUIRED PARKING - 425 SPACES



PROPOSED ARCHITECTURAL SITE PLAN

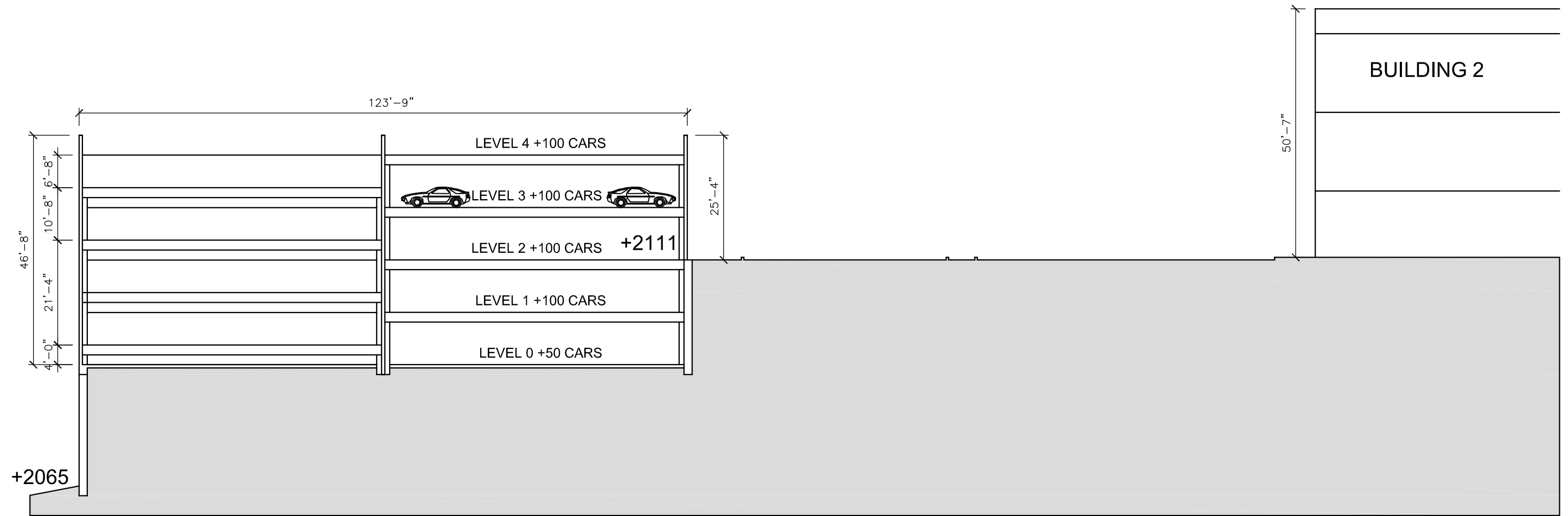
NOT TO SCALE

October 28, 2019

MAHEC PARKING DECK

119 HENDERSONVILLE RD.





PARKING DECK SECTION
 4-1/2 STORY PARKING DECK WITH RAMP LEVELS GOING UP AND DOWN
 TOTAL PARKING - APPROXIMATELY 450 SPACES

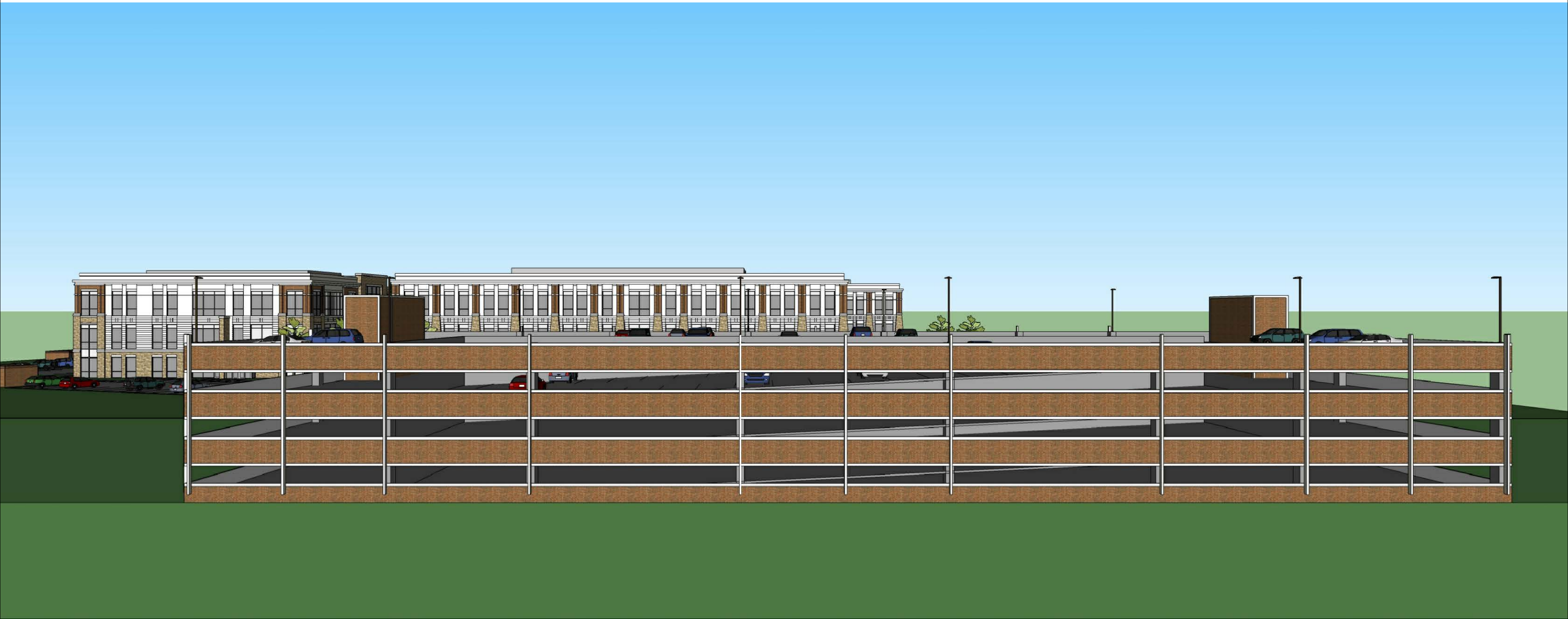


IMAGE 2 - ELEVATION
NOT TO SCALE
October 28, 2019

MAHEC PARKING DECK
119 HENDERSONVILLE RD.



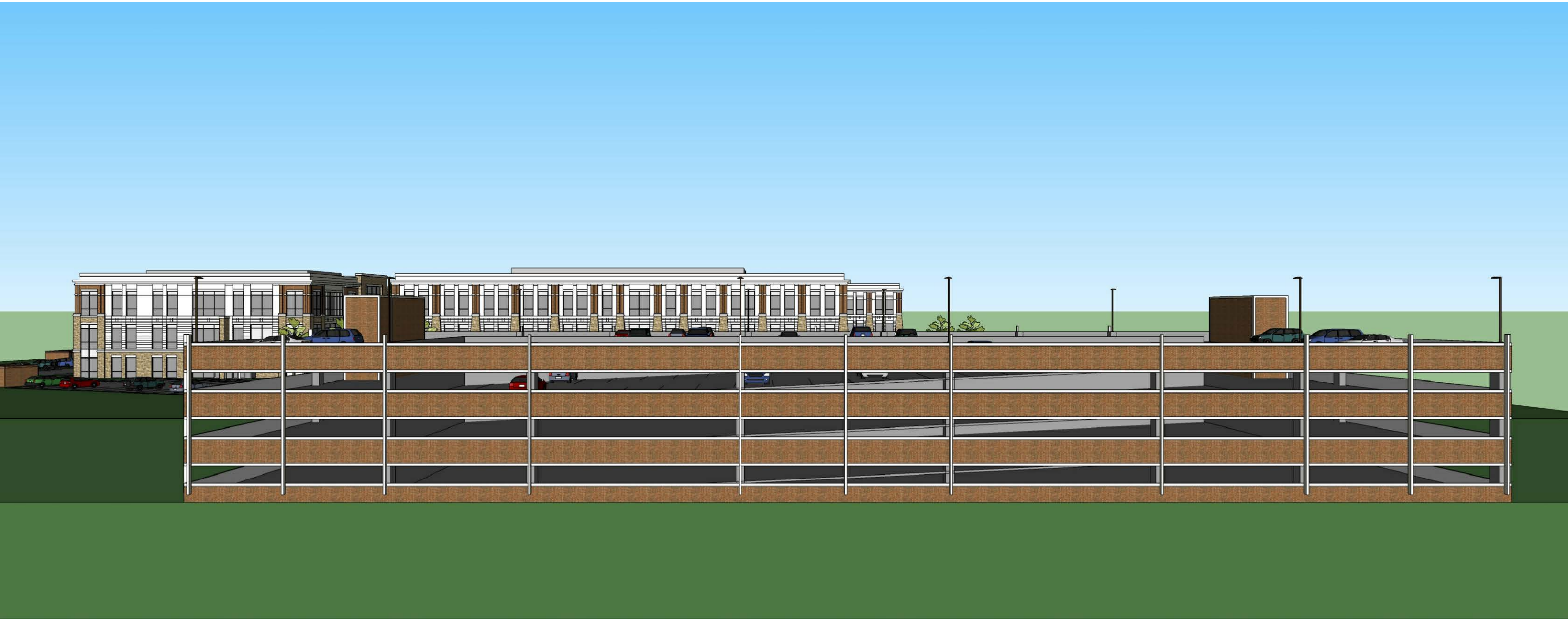


IMAGE 2 - ELEVATION
NOT TO SCALE
October 28, 2019

MAHEC PARKING DECK
119 HENDERSONVILLE RD.





IMAGE 3 - PERSPECTIVE
NOT TO SCALE
October 28, 2019

MAHEC PARKING DECK
119 HENDERSONVILLE RD.





IMAGE 2 - ELEVATION

NOT TO SCALE
October 28, 2019

MAHEC PARKING DECK
119 HENDERSONVILLE RD.

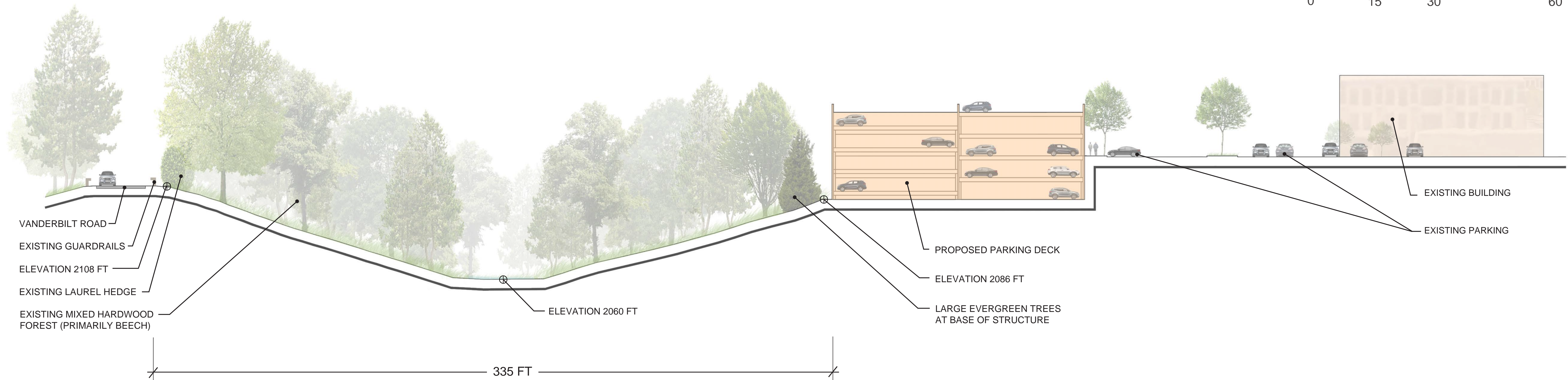
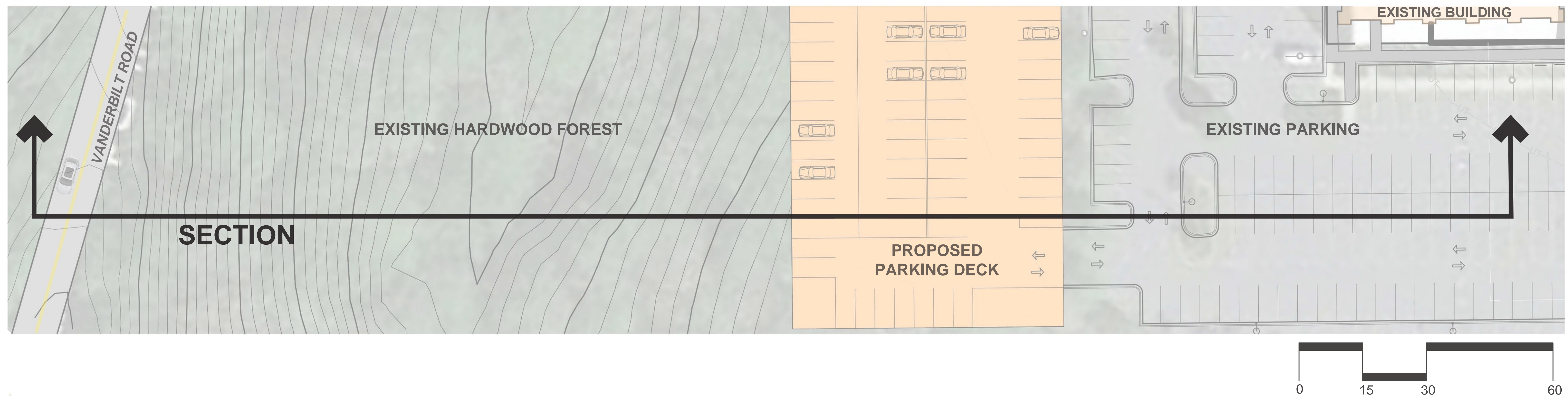




IMAGE 5 - OVERALL SITE PLAN

NOT TO SCALE
October 28, 2019

MAHEC PARKING DECK
119 HENDERSONVILLE RD.



MAHEC PARKING DECK STUDY 119 HENDERSONVILLE ROAD

NOVEMBER 7, 2019

