

John Jeleniewski

From: Mike Anderson <manderson@aceasheville.com> on behalf of Mike Anderson
Sent: Friday, October 30, 2020 11:29 AM
To: John Jeleniewski
Subject: Cashiers - Parking Spreadsheet
Attachments: 2020-10-30 20003 Cashiers Village - Parking Calcs.pdf

John,

Enclosed is our updated parking spreadsheet. I will be updating the plan notes to match this updated information from the architects.

Thanks,
Mike

Mike Anderson, PE
Advantage Civil Engineering, PA
Mailing Address: 34 Big Bear Trl
Asheville, NC 28805
Physical Address: 50 S. French Broad Ave, Suite 154
Asheville, NC 28801
(828) 582-8970
manderson@aceasheville.com

Cashiers Village Parking Calcs

Asheville, NC

Engineer's Preliminary Water Demand Calcs

JOB NO:

20003

DATE:

10/30/20

BY:

HSS

REVISED:



34 Big Bear Trail Michael
Lovoy, P.E.
Asheville, NC 28805
(828) 545-5393 NC Firm # C-
2849

Residential Type		Design Parameter	Rate #1		# of Units Rate #1		Rate #2		# of Units Rate #2		Min Req'd
1	Multi-family dwellings - Hamlet	Per Bedroom	1	Parking Space	387	Bedrooms	-	-	-	387	
	Multi-family dwellings - Ph1 outside Hamlet	Per Bedroom	1	Parking Space	276	Bedrooms	-	-	-	276	
	Multi-family Dwellings - Phase 2	Per Bedroom	1	Parking Space	98	Bedrooms	-	-	-	98	
	Single-family dwellings	N/A (Garage Parking Provided)	-	-	-	-	-	-	-	-	
RESIDENTIAL SUBTOTAL:											761
2	Restaurant, Full Service	1 space per 3 seats plus 1 space per 2 employees on shift of greatest employment	0.33	Parking Spaces Per Seat	300	Seats in Restaurant	0.50	Parking Spaces Per Employee	40	Employees	119
3	Resort Hotels	1 space per 2 guest rooms plus additional spaces as required for other uses within the hotel/motel	0.50	Parking Spaces Per Room	188	Rooms in Hotel	-	-	-	-	94
3(a)	Resort Hotels (additional uses) Laundry	1 space per 300 Sf	0.003	Parking Spaces per SF	300	Hotel Laundry SF	-	-	-	-	1
4	Day Care and Preschool Facilities	1 space per 2 employees plus 1 space per 10 children	0.50	Parking Spaces Per Employee	15	Employees	0.10	Parking Spaces Per Children	135	Children	21
5	Retail sales (PH1 Hamlet Commercial)	1 space per 300 SF	0.003	Parking Spaces per SF	74,995	/Comm Area	-	-	-	-	225
6	Retail sales (PH1 Non-Hamlet Commercial)	1 space per 300 SF	0.003	Parking Spaces per SF	40,000	/Comm Area	-	-	-	-	120
7	Retail sales (PH2 Commercial)	2 space per 300 SF	0.003	Parking Spaces per SF	22,000	/Comm Area	-	-	-	-	66
COMMERCIAL SUBTOTAL:											646
REQUIRED											1,406

Town Center	Parking Provided
Decks	500
90 degree	66
parrallel	80
MF	250
Phase I Outside Hamlet	
MF	39
on-street	80
Deck under plaza	120
Phase 2	
commercial	25
on-street	90
hotel	125
MF	98
Total	1473

John Jeleniewski

From: John Jeleniewski <johnjeleniewski@jacksonnc.org> on behalf of John Jeleniewski
Sent: Friday, October 30, 2020 12:33 PM
To: Mike Anderson
Cc: Stephen Macauley; Brett Baker; Craig D. Justus
Subject: Re: shared parking / ordinance

Hey Mike,

Yes. Due to the nature of this project, I anticipate that shared parking and remote parking will be utilized and I am emphasizing that in my staff report so it will be considered for approval with the overall review. The 10% reduction in parking can be accomplished administratively at a later date. Feel free to contact me with any questions.

Regards,

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

On Fri, Oct 30, 2020 at 11:43 AM Mike Anderson <manderson@aceasheville.com> wrote:
John,

To follow up on our phone call. The intent of a parking report in the future would be for our team to provide a detailed study of the uses so we can show shared parking allows us to reduce the total number of spaces required and also potentially request the 10% reduction based on similar projects that demonstrate a development of this type does not require as much parking as the ordinance requires.

(d)

Shared and remote parking.

(i)

Shared parking. The Jackson County Planning Department shall approve the joint use of up to 100 percent of the required parking spaces for two or more uses located on the same or adjacent parcels, provided that the developer can demonstrate that the spaces provided will meet the need for parking. This may be done by demonstrating that an adequate number of spaces are provided for all uses or by demonstrating that the uses

will not overlap in hours of operation or in demand for the shared spaces. Any sharing of required parking spaces by uses located on different parcels shall be guaranteed by a written agreement between the owner of the parking area and the owner of any use located on a different parcel and served by th

Thanks,
Mike

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