

62

# TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm  
(Revised August 19, 2004)

## A. IDENTIFICATION OF DEVELOPMENT

Revised May 17, 2005

Date: January 28, 2005

Plans dated: 1/13/05 Tax Map 27 Block C Lot 2 & 3  
27A G 9 & 10

Parcel Identification Numbers (PINs) 9799-68-6685; 9799-78-1315; 9799-78-0702; 9799-78-2336

Name of Project: Performance BMW

Type of Request: SIIP Modification

Use Group (Sec. 3.7-1): C Zoning District(s): NC & CC

## B. GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A)

NLA 564,273

Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (App. A) Total adjacent frontage x 1/4 width of the dedicated public right-of-way CSA \_\_\_\_\_

Credited Open Space (App. A) Total adjacent frontage x 1/4 public or dedicated open space COS \_\_\_\_\_

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 620,700

## C. REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5)

(For multiple zoning districts, please attach a separate sheet with calculations)

Floor Area Ratio FAR 0.429 Maximum Floor Area (FAR x GLA) MFA 266,280

Impervious Surface Ratios  
• Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_

• High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 434,490

Recreation Space Ratio RSR \_\_\_\_\_ Minimum Recreation Space (RSR x GLA) RSR \_\_\_\_\_

## D. DIMENSIONAL MATRIX REQUIREMENTS (Based upon proposed plans) (SEE ATTACHED TABLE)

DIMENSIONAL MATRIX REQUIREMENTS			Existing (sq.ft.)	Proposed (sq.ft.)	Total (sq.ft.)
Floor area	Floor Area on all Floors	FA			
Principal Building Area	Floor Area on Ground Level	BA(1)			
Garage Building Area	Enclosed Car Parking Area	BA(2)			
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)			
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)			
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA			
Basic Uncovered Area	GLA-BA	UA			
Recreational Space (Sec. 5.5)		RS			
*Gross Land Area with Impervious Surface					
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			%	%	%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993					%

\*Only if lot is less than 21,780sq.ft.

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	5,500 SF	620,700 SF
Lot width (Sec. 3.8-1)	50 FT.	210 FT
Street Frontage Width (Sec. 3.8-1)	40 FT	210 FT

**D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)**

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	22	30
	Interior	8	75
	Solar	9	N/A
Maximum Height (Sec. 3.8-1)	Primary	34	20
	Secondary	60	28.3

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	4	3	7	Regular Spaces				
Number of Dwelling Units				Compact Spaces	SEE ATTACHED			
Number of Efficiency Units				Handicap Spaces				
Number of Single Bedroom Units				Total Spaces				NA
Number of 2 Bedroom Units				Loading Spaces				NA
Number of 3 Bedrooms Units				Other				

**E. LANDSCAPE BUFFERYARDS (Sec 5.6)**

Location	Required Minimum Width	Existing / Proposed Width
1. A Long 15-501	30'	Exist. 20' ALT./30.15' Avg. Proposed
2. N. Side Old Durham RD.	20'	Exist. 8' ALT./ 16' Proposed
3. S. Side Old Durham RD.	20'	Exist. 16' ALT./ 16' Proposed
4. W. Side Cooper ST.	20'	Exist. Variable (No Change)
5. West Prop. Line	10'	Exist. 5' ALT. (No Change)
6. East Prop. Line	10'	Exist. 10' (No Change)
7. West (NC) Line	10'	20'
8. South (NC) Line	20'	20'

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA XX	OWASA XX	Underground XX	Underground XX	Town XX
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground	Private
Community Well(s)	Comm. Package Plant			

\*NOTE: Public water and sewer required if located inside Urban Service Boundaries.

Other	10 - 15%	>15-25%	>25%
Area in Slope Interval*			
Soil Type(s) On Lot	Wtc2, WsB		

\* Only required for lots created after January 27, 2003.

**G. ADJOINING or CONNECTING STREETS**

STREET NAME	Right-of-Way Width	Pavement Width	No. of Lanes	Paved or Unpaved?	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
Us. 15-501 Service RD.	280	24	2	Paved	No	Yes
Old Durham Road	60/65	37	3	Paved	Yes	Yes
Cooper Street	50	22	2	Paved	Yes	Yes

**PERFORMANCE BMW SUP MODIFICATION**

Date: 05/17/2005

**EXISTING/PROPOSED BUILDING AREAS (SF)**

PAGE 1 OF 2

EXISTING PERFORMANCE	+	EX. BANK	-	LESS DEMOLITION	=	TOTAL AFTER DEMOLITION	+	NEW CONSTRUCTION	=	TOTAL SQ. FT. PROPOSED
53280		2100		15100		40280		61110		101390

**NEW CONSTRUCTION ITEMIZATION (SF)\***

1. New BMW – Phase 1
2. New PDI Buildings – Phase 1
3. Phase 2 – Expand Showrooms & Carwash
4. Phase 3 – Enclose Service Drop-offs & Expand BMW

38050
5960
7000
10100
<b>61110</b>

TOTAL SQ. FT. =

64

\* NOTE: See Owner's Statement of Justification of 5/10/2005 for more detail on exact phasing components and phasing schedule.

**FLOOR AREA LIMIT (SF)**

Existing SUP	+	This SUP Modification	=	Total Modified SUP	Allowable Floor Area
66647		54000		120647	<b>266280</b>

PERFORMANCE BMW SUP MODIFICATION

DATE: 5/17/2005

PARKING DATA SUMMARY

PAGE 2 OF 2

<u>PARKING CATEGORY</u>	<u>Existing Performance</u>	<u>+</u>	<u>Exist. Bank</u>	<u>-</u>	<u>Demolition</u>	<u>=</u>	<u>Total after Demolition</u>	<u>+</u>	<u>New Construction</u>	<u>=</u>	<u>Total Proposed</u>
Parking Ratio	1/409		1/84						1/500		1/483
Employee	74				15		59		69		128
Public	49		24		24		49		64		113
Handicap	7		1		1		7		2		9
Sub-Total	130		25		40		115		135		250
Car Storage	696				131		565		66		631

REQUIRED PARKING SPACES

<u>PARKING CATEGORY</u>	<u>Required Minimum Parking</u>	<u>Proposed Parking</u>
Regular Public	235	241
Handicap	7	9
Total Parking Spaces:	242	250
Bicycle Spaces:	25	30

IMPERVIOUS SURFACES (SF)

<u>Existing</u>	<u>Proposed</u>	<u>Change</u>	<u>% Change</u>
423128	414006	-9122	-2.16%

65