

Revised

Town of Chapel Hill  
PROJECT FACT SHEET  
October 20, 2004

ATTACHMENT 13

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**A. IDENTIFICATION OF DEVELOPMENT**

Name of Project: Cogeneration Facility Turbine Generator Upgrades

Type of Request: Special Use Permit Modification

Tax Map(s), Block(s), Lot(s): 7.92.H.2

Zoning District(s): I, R-4

Use Group: C

**B. GROSS LAND AREA**

GROSS LAND AREA within each zoning district:	District:		
	I		350,487 SF
	R-4		150,757 SF
	Total		501,244 SF

**C. REQUIRED LAND USE INTENSITY**

District	Land Use Intensity Rating	Floor Area Ratio (FAR)	Maximum Floor Area (FAR x GLA)
	I - 25	.071	24,885 SF
	R-4	.230	34,674 SF
			59,559 SF

**D. PROPOSED LAND USE INTENSITY**

Base floor area on zoning lot permitted (based on SUP Modification issued May 15, 2000)	BFA	<u>89,664 SF</u>
Floor area on zoning lot prior to this project	PFA	<u>89,664 SF</u>
Floor area of this project	CFA	<u>27,472 SF</u>
Total floor area on zoning lot after this project (PFA+CFA)	TFA	<u>117,136 SF</u>
Percent increase from base floor area (TFA-BFA/BFA)		<u>30.6 %</u>

**E. OTHER**

Gross land area with impervious surface, prior to this project	PIS	<u>325,809 SF</u>
Net new impervious surface constructed by this project	NIS	<u>4,578 SF</u>
Total impervious surface area (PIS+NIS)	TIS	<u>330,387 SF</u>
Percent increase in impervious surface area (TIS-PIS/PIS)		<u>1.4 %</u>

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	Ordinance Section	Required	Proposed			
<b>Intensity Standards</b>						
Minimum Gross Land Area	3.8-1	I=17,000 SF. R-4=5,500 SF	501,244 SF			
Minimum Lot Width	3.8-1	I=80', R-4=50'	No Change			
Minimum Street Frontage Width	3.8-1	I=64', R-4=50'	No Change			
<b>Minimum Setbacks</b>						
Street	3.8-1	I=26', R-4=22'	No Change			
Interior	3.8-1	I=11', R-4=8'	No Change			
Solar	3.8-1	I=13', R-4=9'	No Change			
<b>Maximum Height</b>						
Primary	3.8-1	I=26', R-4=34'	220' Existing			
Secondary	3.8-1	I=50', R-4=60'	220' Existing			
<b>Design Standards</b>						
Buffers	5.6.6-1					
<b>Parking</b>						
Existing			128			
Net Change in Spaces			No Change			
Total Number of Parking Spaces			No Change			
<b>Utilities</b>						
Water			OWASA			
Sewer			OWASA			
Estimated Wastewater Discharge (Gal/Day) 5,600 gal/day increase)			105,000 G/D			
Electric Power			Duke Power/ UNC-CH Electric Distribution (Above/ underground)			
Telephone			UNC Telecommunications. Underground			
Fire			Town of Chapel Hill			
Solid Waste			UNC-CH			
<b>Geophysical Information</b>						
Total Area Within Floodway			N/A			
Total Area Within Floodplain			N/A			
Total Area Within Resource Conservation District			N/A			
Generalized Slope of Site			<5%			
Soil Type			Stiff/Dense Residual Soils Transitioning to Rock			
<b>Adjoining or Connecting Streets</b>						
<b>Street Name</b>	<b>R/W</b>	<b>Pavement Width</b>	<b># Lanes</b>	<b>Paved?</b>	<b>Sidewalk?</b>	<b>Curb &amp; Gutter?</b>
South West Cameron Avenue	86'	43'	2	Y	Y	Y
McCauley Street	50'	18'	2	N	N	N