

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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

ATTACHMENT 16

- REVISED -

A. IDENTIFICATION OF DEVELOPMENT

Date: JANUARY 10, 2006

Plans dated: 11/30/2005 Tax Map 71, Block C, Lot 11

Parcel Identification Numbers (PINs) 9788-51-0886

Name of Project: CHAPEL HILL KEHILLAH PARKING LOT USE PLAN

Type of Request: SPECIAL USE PERMIT

Use Group (Sec. 3.7-1): PARK/RIDE Zoning District(s): R4

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

Net Land Area (App. A)

NLA 95,396.4

♦ 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 1/2 width of the dedicated public right-of-way CSA 9,539

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated open space COS 0

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 104,935.4

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 2.30 Maximum Floor Area (FAR x GLA) MFA 24,135

Impervious Surface Ratios

• Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 26,233.85

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 52,467.7

• High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 73,454.78

Recreation Space Ratio RSR NA Minimum Recreation Space (RSR x GLA) RSR NA

D. DIMENSIONAL MATRIX REQUIREMENTS (Based upon proposed plans)

DIMENSIONAL MATRIX REQUIREMENTS			Existing (sq.ft.)	Proposed (sq.ft.)	Total (sq.ft.)
Floor area	Floor Area on all Floors	FA	19,501.6	0	19,501.6
Principal Building Area	Floor Area on Ground Level	BA(1)	12,035.1	0	12,035.1
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	0	0
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	128	0	128
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	866.6	0	866.6
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	13,029.7	0	13,029.7
Basic Uncovered Area	GLA-BA	UA	91,905.7	0	91,905.7
Recreational Space (Sec. 5.5)		RS	0	0	0
*Gross Land Area with Impervious Surface			46,960		46,960
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			44.75%	%	44.75%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993			Approximately the same %		

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

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	5.5	2.19 acres
Lot width (Sec. 3.8-1)	50	217'
Street Frontage Width (Sec. 3.8-1)	40	217'

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) (5)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	22	24.7
	Interior	8	35.2
	Solar	9	50.6
Maximum Height (Sec. 3.8-1)	Primary	22	12
	Secondary	60	20

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	2	0	2	Regular Spaces	48	82	0	82
Number of Dwelling Units	0	0	0	Compact Spaces	-	-	-	-
Number of Efficiency Units	0	0	0	Handicap Spaces	4	4	0	4
Number of Single Bedroom Units	0	0	0	Total Spaces		82		NA
Number of 2 Bedroom Units	0	0	0	Loading Spaces	NA	0	0	NA
Number of 3 Bedrooms Units	0	0	0	Other	-	-	-	-

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1.	CONTINUOUS HIGH DENSE VEGETATION ALONG WESTERN, SOUTHERN	
2.	AND EASTERN BORDERS OF PARKING LOT WITH EXCEPTION	
3.	OF EXIT TO MASON FARM ROAD ON EASTERN BORDER, NORTHERN	
4.	BORDER OF PARKING LOT FRONTS BUILDING AREA.	
5.		
6.		

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA ✓	OWASA ✓	Underground ✓	Underground ✓	Town ✓
# 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	SILTY CLAY		

• 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)
MASON FARM ROAD	40'		2	PAVED	EAST SIDE: YES WEST SIDE: NO	
PUREFOY ROAD	30'		2	PAVED	NO	NO