

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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

A. IDENTIFICATION OF DEVELOPMENT

Date: 24 Apr 06

Plans dated: 1 Apr 05 Tax Map 745C3, Block _____, Lot _____

Parcel Identification Numbers (PINs): 9799255527

Name of Project: Starbucks at Eastgate

Type of Request: Special Use Permit Modification

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

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

Net Land Area (App. A)

NLA 19,336 SF

- 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 %width of the dedicated public right-of-way CSA 1,934 SF

Credited Open Space (App. A) Total adjacent frontage x 1/2 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 21,270 SF = 0.49 AC

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 NA Max. Floor Area (FAR x GLA) MFA 1920 SF

Impervious Surface Ratios*

- Low Density Option ISR NA Maximum Impervious Surface or (ISR x GLA) MIS NA
- High Density Option ISR NA Maximum Impervious Surface or (ISR x GLA) MIS NA
- HD Non Residential Option ISR NA Maximum Impervious Surface or (ISR x GLA) MIS NA

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	1920	0	1920
Principal Building Area	Floor Area on Ground Level	BA(1)	1920	0	1920
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	0	0
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0	NA	0
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	NA	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	1920	0	1920
Basic Uncovered Area	GLA-BA	UA	19,350	0	19,350
Recreational Space (Sec. 5.5)		RS	NA	NA	NA
*Gross Land Area with Impervious Surface			20,457	-2,424	18,033
%Percentage of Gross Land area with Impervious Surface (Imper+GLA)			96.2%	-11.4%	84.8%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993			NA		

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

LOT SIZE	Required By Ordinance	Existing Proposed
Lot Size (Sec. 3.8-1)	NA	NA
Lot width (Sec. 3.8-1)	NA	NA
Street Frontage Width (Sec. 3.8-1)	NA	NA

D. DIMENSIONAL MATRIX REQUIREMENTS(Cont.)

SETBACKS AND HEIGHT		Required By Ordinance	Existing Proposed
Setbacks (Sec 3.8, Table 3.8-1)	street	NA	NA
	Interior	NA	NA
	Solar	NA	NA
Maximum Height (Sec. 3.8-1)	Primary	NA	NA
	Secondary	NA	NA

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	0	1	1	Regular Spaces	8	NA	23	23
Number of Dwelling Units	0	0	0	Compact Spaces	0	0	0	0
Number of Efficiency Units	0	0	0	Handicap Spaces	1	NA	2	2
Number of Single Bedroom Units	0	0	0	Total Spaces	8	NA	23	23
Number of 2 Bedroom Units	0	0	0	Loading Spaces	NA	NA	NA	NA
Number of 3 Bedrooms Units				Other				

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. NA	NA	NA
2.		
3.		
4.		
5.		
6.		

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA X	OWASA X	Underground X	Underground X	Town X
# 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*	NA	NA	NA
Soil Type(s) On Lot	Ur		

*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)
East Franklin Street	Varies	Varies	4	Paved	Yes	Yes