


 Town of Chapel Hill
PROJECT FACT SHEET
 July 5, 2006

A. IDENTIFICATION OF DEVELOPMENT

Name of Project: UNC Park and Ride Lot at Chapel Hill Bible Church
 Type of Request: Special Use Permit Modification
 Tax Map(s), Block(s), Lot(s): 7.26..18, 9890-51-8534
 Zoning District(s): R-3-C
 Use Group: B

B. GROSS LAND AREA

GROSS LAND AREA within each zoning district:	District:	R-3-C	31.5 AC
	Total		31.5 AC

C. REQUIRED LAND USE INTENSITY

	Land Use Intensity Rating	Floor Area Ratio (FAR)	Maximum Floor Area (FAR x GLA)
District	R-3-C	0.162	222,286.7 SF

D. PROPOSED LAND USE INTENSITY

Base floor area on zoning lot permitted (based on SUP issued October 12, 1998)	BFA	<u>150,000 SF</u>
Floor area on zoning lot prior to this project	PFA	<u>150,000 SF</u>
Floor area of this project	CFA	<u>0 SF</u>
Total floor area on zoning lot after this project (PFA+CFA)	TFA	<u>150,000 SF</u>
Percent increase from base floor area (TFA-BFA/BFA)		<u>0 %</u>

E. OTHER

Gross land area with impervious surface, prior to this project	PIS	<u>518,385 SF</u>
Net new impervious surface constructed by this project	NIS	<u>0 SF</u>
Total impervious surface area (PIS+NIS)	TIS	<u>518,385 SF</u>
Percent increase in impervious surface area (TIS-PIS/PIS)		<u>0 %</u>

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	Ordinance Section	Required	Proposed			
Intensity Standards						
Minimum Gross Land Area	3.8-1		31.5 AC			
Minimum Lot Width	3.8-1		No Change			
Minimum Street Frontage Width	3.8-1		No Change			
Minimum Setbacks						
Street	3.8-1		No Change			
Interior	3.8-1		No Change			
Solar	3.8-1		No Change			
Maximum Height						
Primary	3.8-1	N/A	N/A			
Secondary	3.8-1	N/A	N/A			
Design Standards						
Buffers	5.6.6-1		No Change			
Parking						
Existing			557			
Net Change in Spaces			No Change			
Total Number of Parking Spaces			No Change			
Utilities						
Water			OWASA			
Sewer			OWASA			
Estimated Wastewater Discharge (Gal/Day) 5,600 gal/day Increase			N/A			
Electric Power			Duke Power			
Telephone			N/A			
Fire			Town of Chapel Hill			
Solid Waste			N/A			
Geophysical Information						
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			N/A			
Adjoining or Connecting Streets						
Street Name	R/W	Pavement Width	# Lanes	Paved?	Sidewalk?	Curb & Gutter?
Sage Rd.	90'	64'	2	Yes	Yes	Yes
Erwin Rd.	75' (90' ultimate)	43' variable	2	Yes	Yes	Yes
Old Sterling	60'	32' variable	2	Yes	Yes	Yes