

14-1  
**TOWN OF CHAPEL HILL PROJECT FACT SHEET**  
**ATTACHMENT 14**

**A) IDENTIFICATION OF DEVELOPMENT**

Date: 11/10/06;11/30/06  
 Plans dated: 9/21/06, 9/26/06

Name of project: **Greenbridge**  
 Type of request: **Special Use Permit**  
 Tax Map: **92C** , Block.. Lots: **14, 15, 2A, 2C, 2D, 2E**  
 Zoning District : **TC-3 (Proposed)** Use group: **C: Mixed Use**

**B) GROSS LAND AREA (Sec. 13.5)**

Net Land Area Area within zoning lot boundary NLA : 54,724 s.f.  
 Choose one of the following(or a combination) not to exceed 10% of the net land area:  
 Credited Street Area (Sec. 2.51) Total adjacent frontage x ½ width of the right of way CSA 5,472 s.f.  
 Credited Open Space (Sec 2.51) Total adjacent frontage x ½ public or dedicated open space COS 0 s.f.  
 TOTAL: GROSS LAND AREA(Sec 2.51) NLA +(CSA and/or COS)=GLA (NLA+10% max.) GLA : 60,196 s.f.

**C) REQUIRED LAND USE INTENSITIES (Sec 13.11.1, 13.11.2, 13.11.3)**

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

Floor Area Ratio	FAR: 4.5	Maximum Floor Area (FAR X GLA)	MFA	338,602 s.f.
Impervious Surface Ratios		[see Addenda I for Floor Area calculation]		
Low Density Option	ISR: 0.25	Max. Impervious Surface or (ISR X GLA)	MIS	0 s.f.
High Density Option	ISR: 0.5	Max. Impervious Surface or (ISR X GLA)	MIS	0 s.f.
High Density,Non-Res.	ISR: 0.7	Max. Impervious Surface or (ISR X GLA)	MIS	0 s.f.
Recreation Space Ratio	RSR .120	Minimum Recreation Space (RSR X GLA)	MSR	7,224

**D) DIMENSIONAL MATRIX REQUIREMENTS**

DIMENSIONAL MATRIX REQUIREMENTS			Exist'g. S.F.	Proposed S.F.	Total S.F.
Floor area	Floor Area on All Floors	FA	See Note 1	216,540	216,540
Principal Building Area	Floor Area on Ground Level	BA(1)	See Note 1	40,720	40,720
Garage Building Area	Enclosed Car Parking Area	BA(2)		83,400 [note 1]	83,400
Other Encl. Bldg. Area	Community Bldg., Stor., Etc.			0	0
Other Ground Level BA	Covered Porches,Breezeways,	BA(3)		0	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		40,720 [Note 2]	40,720
Basic Uncovered Area	GLA-BA	UA		19,476	19,476
Recreation Space (Sec.5.5)	GLA X .120	RS			7,224
*Gross Land Area with Impervious Surface			27, 853	52, 559	52,559
*Percentage of Gross Land Area w/ Imp. Surface (Imper + GLA)			50.9%	96%	96%
*If Loc. in Watershed Protection District, Percentage of Imp. Surface on July 1, 1993.			N/A		

\*Only if lot is less than 21,780 S.F.

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	N/A	54,794 s.f.
Lot Width (Sec. 3.8-1)	12	200.5 l.f.
Street Frontage Width (Sec. 3.8-1)	15	313 l.f.

14-2

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec. 3.8, Table 3.8-1)	Street	0	variable, 0' to 10'
	Interior	0	variable, 0' to 10'
	Solar	0	0
Max. Height (Sec. 3.8-1)	Primary	44 ft.	44 ft.
	Secondary	90 ft.	117 ft.

BUILDINGS/DWELLING UNITS	Exist.	Proposed	PARKING SPACES	Existing	Prop'd	Total
Number of Buildings	4	1	Regular Spaces	0	209	209
Number of Dwelling Units	0	90	Compact Spaces			
Number of Efficiency Units	0	10	Handicap Spaces		7	7
Number of Single Bedroom Units	0	37	Total Spaces		216	216
Number of 2 Bedroom Units	0	37	Loading Spaces		1	1
Number of 3 Bedroom Units	0	6	Other (unmarked - east side )			

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

LOCATION	Required Minimum Width	Proposed Width
1. North	NA	NA
2. West	NA	NA
3. South	NA	NA
4. East	NA	NA

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

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

Other	10-15%	> 15-25%	> 25%
Area in Slope Interval*	N/A	N/A	N/A
Soil Type(s) on Lot Georgeville, HIWASSEE, Chewacla			

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

**G. ADJOINING OR CONNECTING STREETS**

STREET NAME	R.O.W. Width	Pavement Width	# Lanes	Paved or Unpaved	Existing Sidewalk	Existing Curb & Gutter
West Rosemary Street	50'	37'	2	Paved	(x) Yes	(x) Yes
Merritt Mill Road	50'		2	Paved	(x) Yes	(x) Yes
Graham Street	60'		2	Paved	(x) Yes	(x) Yes

(14-3)  
**APPENDIX I**

**LUMO FLOOR AREA CALCULATION**

Zone	GLA	FAR	Floor Area allowed
Basic	60,196 s.f.	4.5	270,882 s.f.
Multi-family Bonus	10%		27,088 s.f.
Vertical Mixed Use Bonus	15%		40,632 s.f.
<b>Site Totals</b>			<b>338,602 s.f.</b>

- NOTES:1) Existing buildings will be demolished. The area of existing buildings will not be added to that of proposed building.
- 2) Garage area is indicated. All garage area is below grade. Garage area does not contribute to Building Area for Basic Uncovered Space calculation.
- 3) Greenbridge is here requesting that this second floor space be considered "swing" space that can be used for office or residential purposes, depending on market conditions during the period of unit sales.

**FLOOR AREA BREAKDOWN BY USE AND FLOOR.**

FLOOR	COMMERCIAL/ OFFICE	RESIDENTIAL	TOTAL
Ground	22,116	18,604	40,720
2	15,731 see Note 3	17,609	33,340
3		32,100	32,100
4		27,300	27,300
5	1,774	18,896	20,670
6		20,130	20,130
7		19,000	19,000
8		8,040	8,040
9		8,040	8,040
10		7,200	7,200
	39,621	176,919	216,540

**BICYCLE PARKING REQUIREMENTS**

AREA	PARKING SPACES OR UNITS	BIKE PARKING REQ.
Office/ Commercial	126	13
Residential, Units	90	90
Residential, Spaces	90	9
<b>Total</b>		<b>112</b>

14-4  
**TOWN OF CHAPEL HILL PROJECT FACT SHEET**

**A) IDENTIFICATION OF DEVELOPMENT**

Date: 05/15/06      Plans dated:  
05/12/06 Rev.: 08/08/06, 11/10/06

Name of project: **Greenbridge**  
Type of request: **Special Use Permit**  
Tax Map: **92C** , Block.. Lots: **14, 15, 2A, 2C, 2D, 2E**  
Zoning District : **TC-2**      Use group: **C: Mixed Use**

**B) GROSS LAND AREA (Sec. 13.5)**

Net Land Area    Area within zoning lot boundary      **NLA : 54,724 s.f.**  
Choose one of the following(or a combination) not to exceed 10% of the net land area:  
Credited Street Area (Sec. 2.51) Total adjacent frontage x ½ width of the right of way      **CSA    5,472 s.f.**  
Credited Open Space (Sec 2.51) Total adjacent frontage x ½ public or dedicated open space      **COS       0 s.f.**  
**TOTAL: GROSS LAND AREA(Sec 2.51) NLA +(CSA and/or COS)=GLA (NLA+10% max.)      GLA : 60,196 s.f.**

**C) REQUIRED LAND USE INTENSITIES (Sec 13.11.1, 13.11.2, 13.11.3)**

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

Floor Area Ratio      **FAR: 1.97**      Maximum Floor Area (FAR X GLA)      **MFA    134,586 s.f.**  
Impervious Surface Ratios      [see Addenda I for Floor Area calculation]  
    Low Density Option      **ISR: 0.25**      Max. Impervious Surface or (ISR X GLA)      **MIS       0 s.f.**  
    High Density Option      **ISR: 0.5**      Max. Impervious Surface or (ISR X GLA)      **MIS       0 s.f.**  
    High Density,Non-Res.      **ISR: 0.7**      Max. Impervious Surface or (ISR X GLA)      **MIS       0 s.f.**  
  
Recreation Space Ratio      **RSR NA**      Minimum Recreation Space (RSR X GLA)      **MSR    NA**

**D) DIMENSIONAL MATRIX REQUIREMENTS**

DIMENSIONAL MATRIX REQUIREMENTS			Exist'g. S.F.	Proposed S.F.	Total S.F.
Floor area	Floor Area on All Floors	FA	See Note 1	216,540	216,540
Principal Building Area	Floor Area on Ground Level	BA(1)	See Note 1	40,720	40,720
Garage Building Area	Enclosed Car Parking Area	BA(2)		83,400 [note 1]	83,400
Other Encl. Bldg. Area	Community Bldg., Stor., Etc.			0	0
Other Ground Level BA	Covered Porches,Breezeways,	BA(3)		0	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		40,720 [Note 2]	40,720
Basic Uncovered Area	GLA-BA	UA		19,476	19,476
Recreation Space (Sec.5.5)	GLA X .120	RS			7,224
*Gross Land Area with Impervious Surface			27,853	52,559	52,559
*Percentage of Gross Land Area w/ Imp. Surface (Imper + GLA)			50.9%	96%	96%
*If Loc. in Watershed Protection District, Percentage of Imp. Surface on July 1, 1993.			N/A		

\*Only if lot is less than 21,780 S.F.

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	N/A	54,794 s.f.
Lot Width (Sec. 3.8-1)	12	200.5 l.f.
Street Frontage Width (Sec. 3.8-1)	15	313 l.f.

(14-5)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec. 3.8, Table 3.8-1)	Street	0	variable , 0' to 10'
	Interior	0	variable , 0' to 10'
	Solar	0	0
Max. Height (Sec. 3.8-1)	Primary	44 ft.	44 ft.
	Secondary	90 ft.	117 ft.

BUILDINGS/DWELLING UNITS	Exist.	Proposed	PARKING SPACES	Existing	Prop'd	Total
Number of Buildings	4	1	Regular Spaces	0	209	209
Number of Dwelling Units	0	90	Compact Spaces			
Number of Efficiency Units	0	10	Handicap Spaces		7	7
Number of Single Bedroom Units	0	37	Total Spaces		216	216
Number of 2 Bedroom Units	0	37	Loading Spaces		1	1
Number of 3 Bedroom Units	0	6	Other (unmarked -east side )			

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

LOCATION	Required Minimum Width	Proposed Width
1. North	NA	NA
2. West	NA	NA
3. South	NA	NA
4. East	NA	NA

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

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

Other	10-15%	> 15-25%	> 25%
Area in Slope Interval*	N/A	N/A	N/A
Soil Type(s) on Lot Georgeville, HIWASSEE, Chewacla			

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

**G. ADJOINING OR CONNECTING STREETS**

STREET NAME	R.O.W. Width	Pavement Width	# Lanes	Paved or Unpaved	Existing Sidewalk	Existing Curb & Gutter
West Rosemary Street	50'	37'	2	Paved	(x)Yes	(x)Yes
Merritt Mill Road	50'		2	Paved	(x) Yes	(x) Yes
Graham Street	60'		2	Paved	(x) Yes	(x) Yes

**LUMO FLOOR AREA CALCULATION**

<b>Zone</b>	<b>GLA</b>	<b>FAR</b>	<b>Floor Area allowed</b>
Basic	60,196 s.f.	1.97	118,586 s.f.
Multi-family Bonus	5% or 1,000 s.f.		1,000 s.f.
Vertical Mixed Use Bonus	15% or 15,000		15,000 s.f.
<b>Site Totals</b>			<b>134,586 s.f.</b>

- NOTES:1) Existing buildings will be demolished. The area of existing buildings will not be added to that of proposed building.
- 2) Garage area is indicated. All garage area is below grade. Garage area does not contribute to Building Area for Basic Uncovered Space calculation.
- 3) Greenbridge is here requesting that this second floor space be considered “swing” space that can be used for office or residential purposes, depending on market conditions during the period of unit sales.

**FLOOR AREA BREAKDOWN BY USE AND FLOOR.**

<b>FLOOR</b>	<b>COMMERCIAL/ OFFICE</b>	<b>RESIDENTIAL</b>	<b>TOTAL</b>
<b>Ground</b>	22,116	18,604	40,720
<b>2</b>	15,731 See Note 3	17,609	33,340
<b>3</b>		32,100	32,100
<b>4</b>		27,300	27,300
<b>5</b>	1,774	18,896	20,670
<b>6</b>		20,130	20,130
<b>7</b>		19,000	19,000
<b>8</b>		8,040	8,040
<b>9</b>		8,040	8,040
<b>10</b>		7,200	7,200
	39,621	176,919	216,540

**BICYCLE PARKING REQUIREMENTS**

<b>AREA</b>	<b>PARKING SPACES OR UNITS</b>	<b>BIKE PARKING REQ.</b>
Office/ Commercial	126	13
Residential, Units	90	90
Residential, Spaces	90	9
<b>Total</b>		<b>112</b>