

TOWN OF CHAPEL HILL PROJECT FACT SHEET

A) IDENTIFICATION OF DEVELOPMENT

Date: 11/10/06;11/30/06, 02/06/07

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: **4.0** Maximum Floor Area (FAR X GLA) MFA **256,784** 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 2]	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.			NIA		

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

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	NIA	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.

SETBACKS AND HEIGHT		Required		Proposed		
Setbacks (Sec. 3.8, Table 3.8-1)	Street	0, 24' transitional		variable, 0' to 10'		
	Interior	0		variable, 0' to 10'		
	Solar	0, 11'transitional		0		
Max. Height (Sec. 3.8-1)	Primary	44 ft.		44 ft.		
	Secondary	120 ft.		135 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	99	Compact Spaces			
Number of Efficiency Units	0	11	Handicap Spaces		7	7
Number of Single Bedroom Units	0	35	Total Spaces		216	216
Number of 2 Bedroom Units	0	47	Loading Spaces		1	1
Number of 3 Bedroom Units	0	6	Other (unmarked -east side)			

E. LANDSCAPE BUFFER YARDS (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*	NIA	NIA	NIA
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

APPENDIX I
FLOOR AREAS

LUMO FLOOR AREA CALCULATION

Zone	GLA	FAR	Floor Area allowed
Basic	60,196 s.f.	4.0	240,784 s.f.
Multi-family Bonus	Up to 5% or 1,000 s.f. max.		1,000 s.f.
Vertical Mixed Use Bonus	Up to 15% or 15,000 s.f. max.		15,000 s.f.
Site Totals			256,784 s.f.

- 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.

FLOOR AREA BREAKDOWN BY USE AND FLOOR.

FLOOR	COMMERCIAL/ OFFICE	RESIDENTIAL	TOTAL
Ground	28,843	11,877	40,720
2	3,761	29,579	33,340
3	0	32,100	32,100
4	0	27,300	27,300
5	3,366	17,304	20,670
6	0	20,130	20,130
7	0	19,000	19,000
8	0	8,040	8,040
9	0	8,040	8,040
10	0	7,200	7,200
	35,970	180,570	216,540

APPENDIX II **BICYCLE PARKING MATRIX**

BICYCLE PARKING REQUIREMENTS

AREA	PARKING SPACES OR UNITS	BIKE PARKING REQ.
Office/ Commercial	120	12
Residential, Units	99	99
Residential, Spaces	99	10
Total		121

APPENDIX III **REQUESTED EXCEPTIONS TO LUMO STANDARDS**

Greenbridge is requesting the following exceptions to the dimensional standards included above and referenced to the Chapel Hill Land Use Management Ordinance.

Maximum Building Height (LUMO 3.8-1)

We are requesting modification to regulations in Section 3.8-1 of the Land Use Management Ordinance to exceed the maximum allowable building height of 120 feet, permitted in the proposed Town Center-3 (TC-3) zoning district, by 15 feet to 135 feet. All heated square footage will be within the 120 foot height limit. The building elements that will exceed the 120 foot TC-3 limit include mechanical equipment and mechanical equipment screens, photovoltaic and/or other solar collection devices, railings required for access and maintenance of green roofing materials, roof access stair enclosures, elevator penthouses and arials required for wireless service.

Transitional Setbacks (LUMO 3.8.4b)

We are requesting modification to regulations in Section 3.8.4b of the Land Use Management Ordinance to modify the minimum street setback of 24 feet to 0 feet on West Rosemary Street and a primary height of 44 feet.

Building Envelope (Appendix A)

We are requesting a modification to the building envelope regulations in Appendix A of the Land Use Management Ordinance to approve an allowable rise to run ratio of 11.2 on the east, south and west elevations.

Building Envelope, Transitional (3.8.4b and Appendix A)

We are requesting a modification to the building envelope regulations in Appendix A of the Land Use Management Ordinance to approve an allowable rise to run ratio of 1/.5 on the north, transitional, elevation.

Recreation Space

We are requesting fulfillment of our Recreation Space requirement (LUMO Section 5.5) with a combination of 1,100 of on site active recreation space and a payment-in-lieu for the remaining 6,124 square feet of required recreation space. We request that these funds be directed to facilities that serve the Pine Knolls and Northside communities.