

# TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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

## A. IDENTIFICATION OF DEVELOPMENT

Date: 10/17/06; Rev. 01/04/07; Rev. 03/14/07

Plans dated: 10/17/06; Rev. 01/04/07 Tax Map Orange County: p/o 7.52, Block ---, Lot 6B

Parcel Identification Numbers (PINs) Orange Co.: p/o 9798689751; Durham Co.: p/o 9799-04-81-4658

Name of Project: Chapel Hill Country Club

Type of Request: Special Use Permit for Additions/Renovations

Use Group (Sec. 3.7-1): C Zoning District(s): R-1A & R1

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

Net Land Area (App. A) NLA 1,405,301 (32.26 acres)

- 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 \_\_\_\_\_

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 1,405,301 (32.26 acres)

## 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 .062 Maximum Floor Area (FAR x GLA) MFA 87,128.66 sq. ft.

Impervious Surface Ratios

- Low Density Option ISR .24 Maximum Impervious Surface or (ISR x GLA) MIS 337,272.24 sq. ft.
- High Density Option ISR \_\_\_\_\_ Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_
- High Density Non Residential Option ISR \_\_\_\_\_ Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_

Recreation Space Ratio RSR N/A Minimum Recreation Space (RSR x GLA) RSR N/A

## 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    | 20,840            | 7,963             | 28,803         |
| Principal Building Area  | Floor Area on Ground Level                                     | BA(1) | 13,283            | 3,864             | 17,147         |
| Garage Building Area   | Enclosed Car Parking Area                                      | BA(2) | N/A               | N/A               | N/A            |
| Other Enclosed Building Area   | Community Building, Storage, Etc.                              | BA(3) | 423               | 775               | 1,198          |
| Other Ground Level Building Area   | Covered Porches, Breezeways, Car Parking (if underneath), Etc. | BA(4) | 7,821             | 992               | 8,813          |
| Building Area  | BA(1)+BA(2)+BA(3)+BA(4)  | BA    | 21,527            | 5,631             | 27,158         |
| Basic Uncovered Area   | GLA-BA   | UA    | 1,383,774         | 1,399,670         | 1,378,143      |
| Recreational Space (Sec. 5.5)  |  | RS    | N/A               | N/A               | N/A            |
| *Gross Land Area with Impervious Surface   |  |       |                   |                   |                |
| *Percentage of Gross Land area with Impervious Surface (Imper+GLA)                                 |  |       | %                 | %                 | %              |
| *If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993 |  |       |                   |                   | %              |

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

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

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

| SETBACKS AND HEIGHT                |           | Required By Ordinance | Existing / Proposed  |
|------------------------------------|-----------|-----------------------|----------------------|
| Setbacks<br>(Sec 3.8, Table 3.8-1) | Street    | 29'                   | 41'                  |
|                                    | Interior  | 15'                   | 27'                  |
|                                    | Solar     | 18'                   | 30'                  |
| Maximum Height<br>(Sec. 3.8-1)     | Primary   | 29'                   |                      |
|                                    | Secondary | 38'                   | 35' (Clubhouse only) |

| BUILDINGS/DWELLING UNITS       | Existing | Proposed | Total | PARKING SPACES  | Required | Existing | Proposed | Total |
|--------------------------------|----------|----------|-------|-----------------|----------|----------|----------|-------|
| Number of Buildings            | 4        | 0        | 4     | Regular Spaces  | N/A      | 159      | 0        | 159   |
| Number of Dwelling Units       | N/A      | N/A      |       | Compact Spaces  | N/A      | 0        | 0        | 0     |
| Number of Efficiency Units     | N/A      | N/A      |       | Handicap Spaces | N/A      | 9        | 0        | 9     |
| Number of Single Bedroom Units | N/A      | N/A      |       | Total Spaces    | N/A      | 159      | 0        | NA    |
| Number of 2 Bedroom Units      | N/A      | N/A      |       | Loading Spaces  | N/A      | 1        | 0        | NA    |
| Number of 3 Bedrooms Units     | N/A      | N/A      |       | Other           |          |          |          |       |

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

| Location                         | Required Minimum Width | Proposed Width |
|----------------------------------|------------------------|----------------|
| 1. Lancaster Drive               | 20' Type C Buffer      | N/A            |
| 2. New Castle Drive              | 20' Type C Buffer      | N/A            |
| 3. Sheffield Drive               | 20' Type C Buffer      | N/A            |
| 4. All other property boundaries | 20' Type C Buffer      | N/A            |
| 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* | 96,332 sq. ft.                          | 79,848 sq. ft. | 22,499 sq. ft. |
| Soil Type(s) On Lot     | Predom. WsB, but also WtC2, IrB and WxD |                |                |

- 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) |
|------------------|--------------------|----------------|--------------|-------------------|----------------------------|-------------------------------|
| Lancaster Drive  | 90'                | 37'            | 2            | Paved             | Y                          | Y                             |
| New Castle Drive | 60'                | 29'            | 2            | Paved             | Y                          | Y                             |
| Sheffield Drive  | 60'                | 24'            | 2            | Paved             | Y (south)                  | Y                             |