

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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

A. IDENTIFICATION OF DEVELOPMENT

Date: May 24, 2006

Plans dated: May 22, 2006 Tax Map 7.24..21, Block 7.24P..99, Lot _____

Parcel Identification Numbers (PINs) 9880223617 , 9880224757

Name of Project: Freedom House Recovery Center

Type of Request: SUP Modification

Use Group (Sec. 3.7-1): B (Group Care/Rooming) Zoning District(s): R-3-C and R-2

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

Net Land Area (App. A) NLA 4.69 ac

- 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 0.47 ac

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated open space COS 0 ac

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 5.16 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 (R2 and R3 combined) FAR 0.153 Maximum Floor Area (FAR x GLA) MFA 34,502 sf

Impervious Surface Ratios

- Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS -----
- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS -----
- High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 157,339 sf

Recreation Space Ratio RSR _____ 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	12,170 sf	18,300 sf	30,470 sf
Principal Building Area	Floor Area on Ground Level	BA(1)	12,170 sf	18,300 sf	30,470 sf
Garage Building Area	Enclosed Car Parking Area	BA(2)	0 sf	0 sf	0 sf
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0 sf	0 sf	0 sf
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	1,200 sf	0 sf	1,200 sf
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	13,370 sf	19,300 sf	31,670 sf
Basic Uncovered Area	GLA-BA	UA			192,099sf
Recreational Space (Sec. 5.5)		RS	NA	NA	NA
*Gross Land Area with Impervious Surface			36,400 sf	27,500 sf	63,900 sf
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			16 %	13 %	28 %
*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)	R2, 10,000 ; R3, 5,500	4.69 ac net 5.16 ac gross
Lot width (Sec. 3.8-1)	R2 65 ft ; R3 50 ft	130 feet
Street Frontage Width (Sec. 3.8-1)	R2 52 ft ; R3 40 ft	125 feet

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	24 ft / 26 ft	50 ft / 30 ft
	Interior	8 ft / 11 ft	14 ft / 24 ft
	Solar	11 ft / 13 ft	48 ft / 42 ft
Maximum Height (Sec. 3.8-1)	Primary	29 ft / 29 ft	< 25 ft
	Secondary	60 ft / 50 ft	< 25 ft

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	5	2	7	Regular Spaces	-----	23	26	49
Number of Dwelling Units	44	44	44	Compact Spaces	-----	----	----	----
Number of Efficiency Units	--	--	--	Handicap Spaces	3	1	4	5
Number of Single Bedroom Units	44	44	44	Total Spaces	----	24	30	54
Number of 2 Bedroom Units	--	--	--	Loading Spaces	-----	-----	-----	NA
Number of 3 Bedrooms Units	--	--	--	Other	-----	-----	-----	-----

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. North - (parkside)	20' type 'C' Buffer	20'
2. North - (NCDOT)	20' type 'A' Buffer	< 20' (exist. alt. Buffer)
3. East - MLK BLVD.	30' type 'D' Buffer	30'
4. South - Apts.	20' type 'C' Buffer	20'
5. South / West - Stateside	20' type 'C' Buffer	20'
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*	0	0	0
Soil Type(s) On Lot	He		

- 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)
MLK Jr. Blvd	varies	varies	4	P	Y	Y
New Stateside Drive	65 ft	33 ft	2	P	Y	Y