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TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm

A. IDENTIFICATION OF DEVELOPMENT

Date: March 21, 2007

Plans dated: _____ Tax Map 18, Block -, Lot 18

Parcel Identification Numbers (PINs) 9870-77-4584

Name of Project: Orange County Animal Services

Proposal Summary: _____

Use Group (Sec. 3.7-1): Public Use - B Zoning District(s): OI-1-C

GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A) NLA 239,902*

• 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 19,649

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

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 259,551

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 0.264 Maximum Floor Area (FAR x GLA) MFA 65,512**

Impervious Surface Ratios
 • Low Density Option ISR 0.24 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 SR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 166,874**

Recreation Space Ratio RSR - Minimum Recreation Space (RSR x GLA) RSR -

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 | 0 | 24,000 | 24,000 |
| Principal Building Area | Floor Area on Ground Level | BA(1) | | | |
| Garage Building Area | Enclosed Car Parking Area | BA(2) | | | |
| Other Enclosed Building Area | Community Building, Storage, Etc | BA(3) | | | |
| Other Ground Level Building Area | Covered Porches, Breezeways, Car Parking (if underneath), Etc | BA(4) | | | |
| Building Area | BA(1)+BA(2)+BA(3)+BA(4) | BA | 0 | 24,000 | 24,000 |
| Basic Uncovered Area | GLA-BA | UA | | | |
| Recreational Space (Sec. 5.5) | | RS | 0 | 0 | 0 |
| Number of Seats | | | | | |
| *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 | | | N/A | | % |

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

| LOT SIZE | Required By Ordinance | Existing / Proposed |
|------------------------------------|-----------------------|---------------------|
| Lot Size (Sec. 3.8-1) | 5500 SF | 5.96 Ac. |
| Lot width (Sec. 3.8-1) | 50' | 585' |
| Street Frontage Width (Sec. 3.8-1) | 40' | 570' |

Revised 10 12 06

* Assumes 5' additional right-of-way dedication along Eubanks Rd.
 ** See attached analysis

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D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

| SETBACKS AND HEIGHT | | Required By Ordinance | Existing / Proposed |
|------------------------------------|-----------|-----------------------|---------------------|
| Setbacks (Sec 3.8, Table 3.8-1) | Street | 24' | 220' |
| | Interior | 8' | 45' |
| | Solar | 11' | 220' |
| Maximum Height (Sec. 3.8-1) | Primary | 29' | |
| | Secondary | 60' | |

| BUILDINGS/DWELLING UNITS | Required | | PARKING SPACES | Required | | Percent of Total Spaces |
|--------------------------------|----------|----------|-----------------|----------|----------|-------------------------|
| | Required | Proposed | | Required | Proposed | |
| Number of Buildings | | 1 | Regular Spaces | 66 | 46 | 94 |
| Number of Floors | NA | 1 | Compact Spaces | 0 | 0 | 0 |
| Number of Dwelling Units | | 0 | Handicap Spaces | 2 | 3 | 6 |
| Number of Efficiency Units | | | Total Spaces | 68 | 49 | NA |
| Number of Single Bedroom Units | | | Loading Spaces | 1 | 2 | NA |
| Number of 2 Bedroom Units | | | Bicycle Spaces | 7 | 6 | 12 |
| Number of 3 Bedrooms Units | | | | | | |

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

| Location | Required Minimum Width | Proposed Width |
|-----------------------|------------------------|----------------|
| 1. North | 20' Type C | 20' |
| 2. East - RR | 30' Type D | Alternate |
| 3. South | 20' Type C | 20' |
| 4. West | 10' Type B | 10' |
| 5. East - Residential | 20' Type C | Alternate |
| 6. | | |

UTILITIES (✓ which applies)

| Water | Sewer | Electric Service | Telephone Service | Solid Waste Collection |
|-------------------|---------------------|------------------|-------------------|------------------------|
| OWASA X | OWASA X | Underground X | Underground X | Town |
| # Well(s) (1) X | # Septic Tank(s) | Above Ground | Above Ground | Private X |
| 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* | 14,000 sf | 9000 sf | 7500 sf |
| Soil Type(s) On Lot | Georgeville and Tatum | | |

* 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) |
|-------------|--------------------|----------------|--------------|-------------------|----------------------------|-------------------------------|
| Eubanks | 60' | ± 20' | 2 | Paved | No | No |
| | | | | | | |
| | | | | | | |

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JOB O.C. Animal Services
SHEET NO. 3 OF 3
CALCULATED BY TMW DATE 3/21/07
CHECKED BY _____ DATE _____
SCALE _____

| <u>Zoning</u> | <u>FAR</u> | <u>Impervious</u> | <u>Land Area (Gross)</u> |
|-----------------|------------|-------------------|--------------------------|
| OI-1 | 0.264 | 0.70 | 230,379 sf |
| RCD Stream Side | 0.010 | 0.10 | 2256 |
| RCD Managed | 0.019 | 0.20 | 9944 |
| RCD Upland | 0.264 | 0.20 | <u>16,972</u> |

GLA = 259,551 sf

$$\begin{aligned}
 \text{MFA} &= 0.264 \times 230,379 \\
 &+ 0.010 \times 2,256 \\
 &+ 0.019 \times 9,944 \\
 &+ 0.264 \times 16,972 \\
 &= 65,512 \text{ sf}
 \end{aligned}$$

$$\begin{aligned}
 \text{MIS} &= 0.70 \times 230,379 \\
 &+ 0.10 \times 2,256 \\
 &+ 0.20 \times 9,944 \\
 &+ 0.20 \times 16,972 \\
 &= 166,874 \text{ sf}
 \end{aligned}$$