

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm

A. IDENTIFICATION OF DEVELOPMENT

Date: Revised: 10/10/07

Plans dated: 8/21/06; 7/26/07 Tax Map 24E, Block A, Lot 10
36 & 41C

Parcel Identification Numbers (PINs) 9880-30-0704; 9880-30-2035; 9880-30-0712

Name of Project: Orange United Methodist Church

Proposal Summary: Special Use Permit and Rezoning (R-2 to R3C)

Use Group (Sec. 3.7-1): B Zoning District(s): R-1; R-2 (existing)

GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A)

NLA 658,255

♦ 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 65,825

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 724,080

REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5)

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

Floor Area Ratio

See Sheet

FAR 3.0 of 3 Maximum Floor Area (FAR x GLA)

MFA 77,948 SF

Impervious Surface Ratios

• Low Density Option

ISR 0.24

Maximum Impervious Surface or (ISR x GLA)

MIS 173,780

• 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 ---

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	20,692	57,000	77,692
Principal Building Area	Floor Area on Ground Level	BA(1)	12,591	31,044	43,635
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)	235	1,204	1,439
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	12,826	32,248	45,074
Basic Uncovered Area	GLA-BA	UA	711,254		679,006
Recreational Space (Sec. 5.5)		RS			
Number of Seats					
*Gross Land Area with Impervious Surface			53,816	126,723	180,539
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			7.43 %	17.50 %	24.93 %
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993				7.43 %	

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

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	5,500	724,080
Lot width (Sec. 3.8-1)	50	890
Street Frontage Width (Sec. 3.8-1)	40	882

Revised 10/12/06

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	24	82
	Interior	8	23
	Solar	11	184
Maximum Height (Sec. 3.8-1)	Primary	29	29
	Secondary	60	60

(900 Seats)

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
	Existing					
Number of Buildings	2	3	Regular Spaces	218	258	96.7%
Number of Floors	NA	N/A	Compact Spaces	-	-	-
Number of Dwelling Units	N/A	N/A	Handicap Spaces	7	9	3.3%
Number of Efficiency Units	N/A	N/A	Total Spaces	225	267	NA
Number of Single Bedroom Units	N/A	N/A	Loading Spaces	-	-	NA
Number of 2 Bedroom Units	N/A	N/A	Bicycle Spaces	None	None	
Number of 3 Bedrooms Units	N/A	N/A				

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. MLK Jr. Blvd.	30'	30' Type 'D'
2. North Boundary	20'	20' Type 'C'
3. South Boundary	20'	20' Type 'C'
4. MLK Jr. Blvd. (alt.) (existing Frontage)	30'	8'-29' alt. buffer
5. East	20'	20' Type 'C'
6.		

UTILITIES (✓ which applies)

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA XXX	OWASA XXX	Underground XXX	Underground XXX	Town XXX
# 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*	See Site Analysis		
Soil Type(s) On Lot	Urban Clay Soils		

- 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)
Martin Luther King Jr. Blvd.	Varies	Varies	6	Paved	Yes	Yes

Revised 10/12/06

PHILIP POST & ASSOCIATES, INC.

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JOB ORANGE UNITED METHODIST CHURCH

SHEET NO. 3 OF 3

CALCULATED BY PNP DATE 10-17-2007

CHECKED BY _____ DATE _____

SCALE _____

FLOOR AREA

ZONE R-1 (WILL REMAIN R-1) (TRACT 2)

GLA = 221,290 SF

AREA IN STREAMSIDE = 83,031

AREA IN MANAGED USE = 57,624

AREA IN UPLAND = 35,232

AREA OUTSIDE RCD = 45,403

IN RCD 175,887

FAR

0.01

0.019

0.076

0.076

ALLOWABLE
FLOOR AREA

830.31

1,094.86

2,677.63

3,450.63

SUBTOTAL

8,053.43

ZONE R-2 (TO BE REZONED TO R-3C) (TRACT 1 AND 3)

GLA = 502,790 SF

AREA IN STREAMSIDE = 35,708

AREA IN MANAGED USE = 42,864

AREA IN UPLAND = 51,129

AREA OUTSIDE RCD = 373,689

IN RCD 129,701

0.01

0.019

0.162

0.162

357.08

814.42

8,282.90

60,440.42

SUBTOTAL

69,894.82

$\frac{305,588}{724,080} = 0.42$

TOTAL ALLOWABLE FLOOR AREA = 77,948 SF

BUILDINGS

EXISTING : CHAPEL 2,814 SF

FELLOWSHIP 5,097

EDUCATION/OFFICE 10,399

CABIN 1,191

CABIN EXPANSION (SUP APPROVED) 1,191

TOTAL EXISTING = 20,692 SF

PROPOSED : WORSHIP CTR 22,500 SF

ADMIN/EDUCATION 11,400

FAMILY LIFE CENTER 23,100

TOTAL PROPOSED = 57,000 SF

GRAND TOTAL = 77,692 SF

SEATS : * WORSHIP CTR = 660 ; CHAPEL = 240 ; TOTAL = 900 SEATS
 (* OCCUPANCY RATED AT 797)