

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm

ATTACHMENT 17

A. IDENTIFICATION OF DEVELOPMENT Date:

Plans dated: 8 Feb 08 Tax Map 7 Block 81 Lot B.15/B.8

Parcel Identification Numbers (PINs) 9788-49-1706 / 9788-49-4924 / 9788-39-4857 / 9788-39-4841

Name of Project: Residences at Grove Park (aka 425 Hillsborough Street)

Proposal Summary: Construct new condominium and town home buildings with approx. 306 condominium units and 40 town home units.

Use Group (Sec. 3.7-1): Multi-Family (Townhouses/Condos) Zoning District(s): Existing: R-4 & R-6 Proposed: R-HD-3

GROSS LAND AREA (Sec. 3.8-1) (See Attachment A)

Net Land Area (App. A)

NLA (See Attachment A)

◆ 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 (See Attachment A)

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

COS NA

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

GLA 563,346 s.f / 12.93 ac.
(See Attachment A)

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 .918 Maximum Floor Area (FAR x GLA)

MFA 517,151 sf

Impervious Surface Ratios (See Attachment A)

• Low Density Option

ISR .24 Maximum Impervious Surface or (ISR x GLA)

MIS _____

• High Density Option

ISR .50 Maximum Impervious Surface or (ISR x GLA)

MIS 399,689 s.f
(See Attachment A)

• High Density Non Residential Option

SR .70 Maximum Impervious Surface or (ISR x GLA)

MIS _____

Recreation Space Ratio

RSR .05 Minimum Recreation Space (RSR x GLA)

MRS 28,167.3 SF

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	492,634	492,634
Principal Building Area	Floor Area on Ground Level	BA(1)	0	89,057	89,057
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	19,463	19,463
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0	0	0
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	20,070	20,070
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	0	128,590	128,590
Basic Uncovered Area	GLA-BA	UA	NA	434,756	434,756
Recreational Space (Sec. 5.5)		RS	NA	28,845	28,845
Number of Seats			NA	NA	NA
*Gross Land Area with Impervious Surface (See Attachment A)			236,032	95,866	331,898
*Percentage of Gross Land area with Impervious Surface (Imper÷GLA) (See Attachment A)			41.90 %	29.29 %	58.92 %
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993					NA %

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

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

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) (*See Attachment B)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	Varies*	Varies*
	Interior	Varies*	Varies*
	Solar	Varies*	Varies*
Maximum Height (Sec. 3.8-1)	Primary	Varies*	Varies*
	Secondary	Varies*	Varies*

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings	NA	44	Regular Spaces	467-586**	580**	98.9%**
Number of Floors	NA	3-6	Compact Spaces	0	0	0
Number of Dwelling Units	NA	346	Handicap Spaces	9-12**	16**	133%
Number of Efficiency Units	NA	0	Total Spaces	467-586**	580**	NA
Number of Single Bedroom Units	NA	74	Loading Spaces	0	0	NA
Number of 2 Bedroom Units	NA	239	Bicycle Spaces	58**	110**	186%**
Number of 3 Bedroom Units	NA	31				
Number of 4 Bedrooms Units	NA	2				

(**See Attachment C)

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. North Property Line – Interior	10'	Minimum 10'
2. South Property Line – Interior	10'	Minimum 10'
3. West Property Line – Interior	10'	10'

UTILITIES (which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA <input checked="" type="checkbox"/>	OWASA <input checked="" type="checkbox"/>	Underground <input checked="" type="checkbox"/>	Underground <input checked="" type="checkbox"/>	Town <input checked="" type="checkbox"/>
# 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*	89,818 sf	108,221 sf	60,146 sf
Soil Type(s) On Lot	AuC, WmE, ApC, WmD		

* 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.	100'	60'	5	Paved	Y	Y
Hillsborough Street	Variable	Variable	2	Paved	Y	Y

20 Feb 07
Revised: 25 May 07
Revised: 30 Nov 07
Revised: 8 Feb 08

Residences at Grove Park – Project Fact Sheet Attachment A

<u>Item</u>	<u>Existing</u>	<u>Proposed</u>
Gross Land Area		
Net Land Area (s.f.)	555,867	550,346
Credited Street Area (s.f.)		
CSA #1 (MLK)	4,506	4,506
CSA #2 (Hillsborough)	5,760	8,494
Gross Land Area (s.f.)	566,133	563,346
Impervious Cover Summary		
NLA Impervious (s.f.)	229,657	320,897
CSA Impervious		
CSA #1 (MLK)	3,932	4,207
CSA #2 (Hillsborough)	2,443	6,794
GLA Impervious (s.f.)	236,032	331,898

Maximum Impervious Surface:

Gross Land Area	563,346 s.f.
<u>Existing Impervious</u>	<u>236,032 s.f.</u>
Total Uncovered Area	327,314 s.f.

Maximum Impervious Surface in Uncovered Area
= Total Uncovered Area x 50% (ISR) = 163,657 s.f.

Total Maximum Impervious Surface
= Maximum Impervious Surface in Uncovered Area + Existing Impervious
= 163,657 + 236,032 = 399,689 s.f.

331,898 s.f. < 399,689 s.f. [OK]

Impervious Surface %

New Impervious Cover:

= Proposed GLA Impervious – Existing GLA Impervious
= 331,898 – 236,032 = 95,866 sf

Gross Land Area to be Used for Impervious % Calculation

(excludes impervious cover that existed on the site as of January 27, 2003):

= Proposed GLA – Existing GLA Impervious
 = 563,346 – 236,032 = **327,314 sf**

% of GLA with Impervious Surface

= New Impervious Cover / 327,314 sf
 = 95,866 / 327,314 = **29.29%**

RCD Impervious Summary:

RCD Zone	Area (s.f.)	Impervious Surface Ratio*	Allowed Impervious Surface (s.f.)	Existing Impervious Surface (s.f.)	Proposed Impervious Surface (s.f.)	
Streamside	48,250	0.10	4,825	4,305	3,528	
Managed Use	48,377	0.20	9,675	8,843	3,539	
Upland	46,335	0.20	9,267	12,395	23,676	
	142,962		23,767	25,543	30,743	

RCD Disturbance Summary:

RCD Zone	Area (s.f.)	Disturbance Area Ratio*	Allowed Disturbance (s.f.)	Existing Disturbance (s.f.)	Proposed Disturbance (s.f.)	
Streamside	48,250	0.20	9,650	15,263	9,270	
Managed Use	48,377	0.40	19,351	34,541	10,161	
Upland	46,335	0.40	18,534	48,525	37,955	
	142,962		47,535	98,329	57,386	

* Per Table 3.6.6-3: Dimensional Regulations in RCD

Residences at Grove Park – Project Fact Sheet Attachment B

D. Dimensional Matrix Requirements

Setbacks and Heights

ALL SECONDARY HEIGHTS = 90'.

Per LUMO Section 3.8.4(b): Due to transitional zoning requirements between R-7 and all adjacent residential zoning, all setbacks and primary heights, except those against the O&I-1 property to the Southwest of the site, have been modified as shown below.

<u>Property Line</u>	<u>Required</u>	<u>Provided</u>
Between R-HD-3 and R-2 (SE, across Hillsborough Street)	26' Street Setback 13' Solar Setback 29' Primary Height	26' Street Setback 13' Solar Setback* 29' Primary Height
Between R-HD-3 and R-3 (SE Interior Corner)	8' Interior Setback 11' Solar Setback 29' Primary Height	8' Interior Setback 11' Solar Setback* 29' Primary Height
Between R-HD-3 and R-4 (NE, across Hillsborough Street) (West, across Martin Luther King)	22' Street Setback 13' Solar Setback 34' Primary Height	22' Street Setback 13' Solar Setback* 34' Primary Height
Between R-HD-3 and R-4 (North Interior/South Interior)	8' Interior Setback 9' Solar Setback 34' Primary Height	8' Interior Setback 9' Solar Setback* 34' Primary Height
Between R-HD-3 and R-6 (NW Interior Corner)	6' Interior Setback 8' Solar Setback 35' Primary Height	6' Interior Setback 8' Solar Setback* 35' Primary Height
Between R-7 and O&I-1 (SW Interior Corner)	6' Interior Setback 8' Solar Setback 50' Primary Height	6' Interior Setback 8' Solar Setback* 50' Primary Height

(* As greater of 2 setbacks, this one is shown on all drawings.)

Residences at Grove Park – Project Fact Sheet Attachment C

D. Dimensional Matrix Requirements

Vehicular Parking Spaces

<u>Required</u>	<u>Minimum</u>	<u>Maximum</u>
One Bedroom Units = 74	74 x 1.00 = 74	74 x 1.25 = 92.5
Two Bedroom Units = 239	239 x 1.40 = 334.6	239 x 1.75 = 418.25
Three Bedroom Units = 31	31 x 1.75 = 54.25	31 x 2.25 = 69.75
Four Bedroom Units = 2	2 x 2.00 = 4.00	2 x 2.50 = 5.0
	TOTAL = 467 Spaces	TOTAL = 586 Spaces

<u>Provided</u>		<u>Percent of Total Provided</u>
Parking Decks	390 (Includes 9 ADA/Handicap)	(67.2%)
Town Home Garages	63 (23-2 Car Garages + 17 One-Car Garages)	(10.9%)
Surface Lots/On-street	127 (Includes 7 ADA/Handicap)	(21.9%)
	TOTAL = 580 (Includes 16 ADA/Handicap)	(100%)

Bicycle Parking Spaces

Required
 1 Space/6 Dwelling Units = 346 Dwelling Units/6 = 58 Spaces
 90% Class I = 58 x 0.90 = 52
 10% Class II = 58 x 0.10 = 6

Provided
 Parking Deck 60
 Town Home Garages 40
TOTAL CLASS I = 100

Surface 10
TOTAL CLASS II = 10

TOTAL PROVIDED = 110