

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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A. IDENTIFICATION OF DEVELOPMENT 66 Date: May 1, 2008

Plans dated: May 1, 2008 Tax Map 7, Block 29, Lot 1B

Parcel Identification Numbers (PINs) 9779886375

Name of Project: The Innovation Center at Carolina North

Proposal Summary: Special Use Permit

Use Group (Sec. 3.7-1): B Zoning District(s): OI-2

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

Net Land Area (App. A) NLA 332,690

♦ 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 14,900

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 347,590

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 0.264 Maximum Floor Area (FAR x GLA) MFA 91,763.76

Impervious Surface Ratios

• Low Density Option ISR 0.24 Maximum Impervious Surface or (ISR x GLA) MIS 83,421.60

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 173,790.00

• High Density Non Residential Option SR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 243,313.00

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	28,659 (to be demolished)	80,745	80,745
Principal Building Area	Floor Area on Ground Level	BA(1)	28,659 (to be demolished)	27,183	27,183
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	0	0
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	0	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA			
Basic Uncovered Area	GLA-BA	UA			
Recreational Space (Sec. 5.5)		RS	n/a	n/a	n/a
Number of Seats			0	0	0
Gross Land Area with Impervious Surface			219,973	164,325	164,325
Percentage of Gross Land area with Impervious Surface (Imper+GLA)			63.28%	47.28%	47.28%
If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993					n/a %

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	5,500 SF	347,590 SF
Lot width (Sec. 3.8-1)	40 LF minimum	+1,000 LF
Street Frontage Width (Sec. 3.8-1)	40 LF minimum	1,952 LF

Area of Land Disturbance (associated with this proposal) 347,405 square feet (7.98 acres)

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required By Ordinance		Existing / Proposed	
Setbacks (Sec 3.8, Table 3.8-1)	Street	22 FT	6'	100 FT (22 FT + 52 FT to accommodate height increase and transition requirements)	
	Interior	8 FT		8 FT	
	Solar	8 FT		8 FT	
Maximum Height (Sec. 3.8-1)	Primary	34 FT		48 FT (top of parapet, as allowed with increased setback from street)	
	Secondary	60 FT		60 FT	

BUILDINGS/DWELLING UNITS	Required		PARKING SPACES	Required		Percent of Total Spaces
	Required	Proposed		Required	Proposed	
Number of Buildings		1	Regular Spaces		203	95%
Number of Floors		3	Compact Spaces		7	3%
Number of Dwelling Units		0	Handicap Spaces		4	2%
Number of Efficiency Units		0	Total Spaces		214	NA
Number of Single Bedroom Units		0	Loading Spaces		0 (1 dock available)	NA
Number of 2 Bedroom Units		0	Bicycle Spaces			
Number of 3 Bedrooms Units		0				

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. Martin Luther King Jr. Blvd.	30'	Alternative Buffer - varies
2.		
3.		
4.		
5.		
6.		

F. Utilities (✓ which applies)

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA X	OWASA X	Underground X	Underground X	Town
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground	Private (UNC)
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:	Enc & ENb		

- 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. Boulevard	100'	60' (varies)	4+turn lane	Paved	No (yes on E side)	No (yes on E side)