

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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A. IDENTIFICATION OF DEVELOPMENT

Date: 14 SEPT 2007

Plans dated: 9-13-07 Tax Map 7, Block 46, Lot A.4 and A.5

Parcel Identification Numbers (PINs) 9799-04-7995 AND 9799-04-6951

Name of Project: 1609 EAST FRANKLIN STREET

Proposal Summary: CONSTRUCTION OF A BUILDING FOR OFFICE USE

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

GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A) NLA 75,247 SF

♦ 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 7,525 SF

224 x 50 = 11,200

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 82,772 SF

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 264 Maximum Floor Area (FAR x GLA) MFA 21,851 SF

Impervious Surface Ratios

- Low Density Option ISR 0.24 Maximum Impervious Surface or (ISR x GLA) MIS 19,865 SF
- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 41,386 SF
- High Density Non Residential Option SR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 57,940 SF

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	17,318	17,318
Principal Building Area	Floor Area on Ground Level	BA(1)	3,539	9,295	9,295
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	1,625	1,625
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	3,539	10,920	10,920
Basic Uncovered Area	GLA-BA	UA	79,233	71,852	71,852
Recreational Space (Sec. 5.5)		RS			
Number of Seats					
*Gross Land Area with Impervious Surface			11,412 SF	31,015 SF	42,427 SF
*Percentage of Gross Land area with Impervious Surface (Imper÷GLA)			13.79 %	37.47 %	51.26 %
*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)	5,500 SF	75,247 SF
Lot width (Sec. 3.8-1)	40'	RANGE: 78' TO 224'
Street Frontage Width (Sec. 3.8-1)	40'	224'

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	24'	62'
	Interior	8'	75'
	Solar	11'	12'
Maximum Height (Sec. 3.8-1)	Primary	34'	34'
	Secondary	60'	

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings		1	Regular Spaces	50-69	41	65.0%
Number of Floors	NA	2	Compact Spaces		19	30.2%
Number of Dwelling Units		0	Handicap Spaces		3	4.8%
Number of Efficiency Units			Total Spaces		63	NA
Number of Single Bedroom Units			Loading Spaces		1	NA
Number of 2 Bedroom Units			Bicycle Spaces	7	7	
Number of 3 Bedrooms Units						

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. E FRANKLIN ST	30' D-BUFFER	30' - ALT QTY
2. VELMA ROAD	20' C-BUFFER	20'
3. SOUTH/WEST P/L	10' B-BUFFER	10'
4. NORTH/EAST P/L	10' B-BUFFER	10'
5.		
6.		

UTILITIES (✓ which applies)

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA ✓	OWASA ✓	Underground	Underground	Town EXIST
# Well(s)	# Septic Tank(s)	Above Ground ✓	Above Ground ✓	Private PROPOSED
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*	6,942 SF	2,834 SF	2,215 SF
Soil Type(s) On Lot	URBAN		

• 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)
E FRANKLIN ST	100'	76'	5	PAVED	YES	YES
VELMA ROAD	60'	32'	2	PAVED	NO	YES