

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised February 20, 2003)

A. IDENTIFICATION OF DEVELOPMENT

Date: July 31, 2003

Plans dated: N/A Tax Map 46, Block B, Lot 8

Parcel Identification Numbers (PINs) 9799-14-7917

Name of Project: Village Plaza/ Red Hot & Blue Restaurant

Type of Request: Modification of Special Use Permit

Use Group (Sec. 3.7-1): _____ Zoning District(s): Community Commercial

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

Net Land Area - Area within zoning lot boundaries _____ NSA 270,032

◆ 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 right-of-way CSA 27,003

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated right-of-way COS N/A

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 297,035

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 <u>.429</u>	Maximum Floor Area (FAR x GLA)	MFA <u>127,428</u>
Impervious Surface Ratios			
• Low Density Option	ISR <u>0.25</u>	Maximum Impervious Surface or (ISR x GLA)	MIS <u>74,259</u>
• High Density Option	ISR <u>0.5</u>	Maximum Impervious Surface or (ISR x GLA)	MIS <u>148,518</u>
• High Density Non Residential Option	ISR <u>0.7</u>	Maximum Impervious Surface or (ISR x GLA)	MIS <u>207,925</u>
Recreation Space Ratio	RSR _____	Minimum Recreation Space (RSR x GLA)	RSR <u>N/A</u>

D. DIMENSIONAL MATRIX REQUIREMENTS

(Based upon proposed plans)

Floor Area (Sec. 3.8-1)	Floor Area on all Floors	FA	<u>78,772</u>
Principal Building Area	Floor Area at Ground Level	BA(1)	<u>76,780</u>
Garage Building Area	Enclosed Car Parking Area	BA(2)	<u>N/A</u>
Other Enclosed Building Area	Community Building., Storage, Etc.	BA(3)	<u>N/A</u>
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	<u>N/A</u>
Building Area	BA(1) + BA(2) + BA(3) + BA(4)	BA	<u>76,780</u>
Basic Uncovered Area	GLA - BA	UA	<u>190,255</u>
Recreation Space (Sec. 5.5)		RS	<u>N/A</u>
Gross Land Area with Existing Impervious Surface			<u>260,008</u> sq. ft.
Gross Land Area with Proposed Impervious Surface			<u>N/A</u> sq. ft.
Percentage of Gross Land Area with Proposed Impervious Surface			<u>N/A</u> %
If located in Watershed Protection District, percentage of Impervious Surface on July 1, 1993.			<u>96</u> %

Minimum Lot Size (Sec. 3.8-1) 5,500

Minimum Lot Width (Sec. 3.8-1) 50

Minimum Street Frontage Width (Sec. 3.8-1) 40

Proposed Lot Width N/A

Proposed Street Frontage Width N/A

D. DIMENSIONAL MATRIX RE

REQUIREMENTS

20

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street		
	Interior		
	Solar		
Maximum Height (Sec. 3.8-1)	Primary		
	Secondary		

BUILDINGS/DWELLING UNITS	PARKING SPACES		Required	Proposed	Percent of Total Spaces
	Required	Proposed			
Number of Buildings		Regular Spaces	307	N/A	
Number of Dwelling Units		Compact Spaces		N/A	
Number of Efficiency Units		Handicap Spaces			
Number of Single Bedroom Units		Total Spaces	307	N/A	NA
Number of 2 Bedroom Units		Loading Spaces			NA
Number of 3 Bedrooms Units		Other			

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1.		
2.		
3.		
4.		
5.		
6.		

F. UTILITIES

Water	Sewer	Electric Service	Telephone Service
OWASA	OWASA	Underground	Underground
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground
Community Well(s)	Comm. Package Plant		
Other	Other		

NOTE: Public water and sewer required if located inside the Urban Service Boundaries.

Estimated Wastewater Discharge (Gallons/Day) : _____ Fire Protection Provided by: _____

Solid Waste Collection Provided by: _____

Total Area within Floodway: _____ Total Area within Flood Plain: _____

Total Area within Resource Conservation District: _____ Total Area within Watershed Protection District: _____

Soil Type(s): _____ Average Slope of Site: _____

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)