

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

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ATTACHMENT 11

A. IDENTIFICATION OF DEVELOPMENT

Date: July 28, 2004

Plans dated: July 28, 2004 Tax Map/Block/Lot: See attached list.

Parcel Identification Number (PIN) See attached list.

Name of Project: Wilson Assemblage

Type of Request: Special Use Permit - Planned Development (Mixed Use)

Use Group (Sec. 3.7-1): A, B, C Zoning District(s): Residential-4 (R-4)

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

Net Land Area (App. A) NLA 824,154 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 right-of-way CSA 82,415 SF

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 906,569 SF

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 0.23 Maximum Floor Area (FAR x GLA) MFA 208,511 SF

Impervious Surface Ratios

- Low Density Option ISR 0.24 Maximum Impervious Surface or (ISR x GLA) MIS 217,577 SF

- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 453,285 SF

- High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 634,598 SF

Recreation Space Ratio RSR 0.039 Minimum Recreation Space (RSR x GLA) RSR 26,871 SF
(see Attachment '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	---	208,511	208,511
Principal Building Area	Floor Area on Ground Level	BA(1)	---	106,634	106,634
Garage Building Area	Enclosed Car Parking Area	BA(2)	---	2,930	2,930
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	2,173	855	3,028
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	---	8,058	8,058
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	2,173	118,477	120,650
Basic Uncovered Area	GLA-BA	UA	---	788,092	785,919
Recreational Space (Sec. 5.5)		RS	---	62,222	---
*Gross Land Area with Impervious Surface			1,710	340,766	342,476
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			0.2%	37.6%	37.8%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993			n/a		

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

Only includes structures that are proposed to be retained.

LOT SIZE	Required	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.)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	22 Feet	Minimum of 22 Feet
	Interior	8 Feet	Minimum of 8 Feet
	Solar	9 Feet	Minimum of 9 Feet
Maximum Height (Sec. 3.8-1)	Primary	34 Feet	Less than 34 Feet
	Secondary	60 Feet	Less than 60 Feet

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
	Number of Buildings	---		15	Regular Spaces	
Number of Dwelling Units	---	149	Compact Spaces	---	0	0.0%
Number of Efficiency Units	---	0	Handicap Spaces	---	17	4.2%
Number of Single Bedroom Units	---	60	Other (garage)	---	9	2.2%
Number of 2 Bedroom Units	---	75	Total Spaces	402	402	100.0%
Number of 3 Bedrooms Units	---	14	Loading Spaces	---	---	---

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. North	10 and 20 Feet	10 and 20 Feet
2. South	10, 15 and 30 Feet	10, 15 and 30 Feet
3. East	10, 15 and 20 Feet	10, 15 and 20 Feet
4. West	10 and 15 Feet	10, 15 and 20 Feet
5.		
6.		

F. UTILITIES

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA - Yes	OWASA - Yes	Underground - Yes	Underground - Yes	Town - Yes
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground	Private - Yes
Community Well(s)	Comm. Package Plant			

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

G. SLOPES (Sec. 5.3.2) and SOIL TYPE(S)

Other	10 - 15%	>15 - 25%	>25%
Area In Slope Interval*	2.1 acres	0.3 acres	0.1 acre
Soil Type(s) On Lot	White Store Loam, White Store Clay Loam		

* Only required for lots created after January 27, 2003.

H. 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)
Erwin Road	60 Feet	20-32 Feet	2	Paved	No	No
Dobbins Drive / US 15-501	260 Feet	24 Feet	2	Paved	No	No
Sage Road	Varies	Varies	4	Paved	No	Yes