

# TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm  
(Revised August 19, 2004)

### A. IDENTIFICATION OF DEVELOPMENT

Date: November 10, 2004

Plans dated: June 1, '04 (revised Aug 10, '04, Nov 10, '04) Tax Ma: Book 439 Page 93, Durham County Registry

Parcel Identification Numbers (PINs) 9798-04-70-8300

Name of Project: UNC Faculty – Staff Recreation Association, Inc

Type of Request: Zoning Compliance Permit

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

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

Net Land Area (App. A) \_\_\_\_\_ NLA 1,230,570 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 ½ width of the dedicated public right-of-way CSA 25,200

Credited Open Space (App. A) Total adjacent frontage x ½ 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 1,255,770 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 \_\_\_\_\_ Maximum Floor Area (FAR x GLA) MFA \_\_\_\_\_

Impervious Surface Ratios

• Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_

• High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_

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			
Principal Building Area	Floor Area on Ground Level	BA(1)	10,800	3,500	14,300
Garage Building Area	Enclosed Car Parking Area	BA(2)			
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)			
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)			
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	10,800	3,500	14,300
Basic Uncovered Area	GLA-BA	UA			1,241,470
Recreational Space (Sec. 5.5)		RS			
*Gross Land Area with Impervious Surface					195,380
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			15%%	%	15.9%
*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 min	
Lot width (Sec. 3.8-1)	50' min	840'
Street Frontage Width (Sec. 3.8-1)	40' min	60'

**D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)**

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	22'	200'
	Interior	8'	340'
	Solar	9'	340'
Maximum Height (Sec. 3.8-1)	Primary	34'	21'
	Secondary	60'	

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	5	1	6	Regular Spaces	154	205		205
Number of Dwelling Units				Compact Spaces		0		0
Number of Efficiency Units				Handicap Spaces		4	1	5
Number of Single Bedroom Units				Total Spaces				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. @ Barbee Chapel Road	20' Type C	Existing wooded area exceeds required buffer
2. south lease line	8 - 10" Type B	Existing vegetation meets requirement
3. west lease line	10' Type B	Existing vegetation meets requirement
4.		
5.		
6.		

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 X
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*	100%		
Soil Type(s) On Lot	white store and pinkton		

- 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)
Barbee Chapel Road	60'	40'	2	Yes	No	No