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TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

A. IDENTIFICATION OF DEVELOPMENT

Date: January 18, 2005

Plans dated: January 18, 2005 Tax Map/Block/Lot: See Attachment 'A'

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 26,411 SF

(see Attachment 'B')

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)	---	92,835	92,835
Garage Building Area	Enclosed Car Parking Area	BA(2)	---	3,375	3,375
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	---	2,800	2,800
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	---	8,140	8,140
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	---	107,150	107,150
Basic Uncovered Area	GLA-BA	UA	---	799,419	799,419
Recreational Space (Sec. 5.5)		RS	---	26,411	26,411
*Gross Land Area with Impervious Surface			---	369,869	369,869
*Percentage of Gross Land area with Impervious Surface (Impervious Surface+GLA)			---	40.8%	40.8%
*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	---		18	Regular Spaces	
Number of Dwelling Units	---	149	Compact Spaces	---	18	4.5%
Number of Efficiency Units	---	0	Handicap Spaces	---	19	4.8%
Number of Single Bedroom Units	---	24	Other (garage)	---	9	2.3%
Number of 2 Bedroom Units	---	111	Total Spaces	396	396	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, 20 and 30 Feet	10, 20 and 30 Feet
3. East	10, 20 and 30 Feet	10, 20 and 30 Feet
4. West	10 and 20 Feet	10 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

**Wilson Assemblage
Special Use Permit Application**

Project Fact Sheet

Calculation of Required Recreation Space

Since the proposed Wilson Assemblage development is a Planned Development - Mixed Use project, the development includes both residential and non-residential components. Accordingly, this sheet provides a series of calculations assuming that the required recreational space is based on the residential portion of the development, and not the non-residential portion of the development.

Total Proposed Floor Area (SF)	208,511	100.0%
Residential Floor Area (SF)	155,711	74.7%
Non-Residential Floor Area (SF)	52,800	25.3%

Since Residential Floor Area composes 74.7% of the total floor area, 74.7% of the Gross Land Area (GLA) was therefore used as the basis from which to calculate required recreation space.

Total Gross Land Area	906,569 SF
Residential Portion (74.7%) of GLA	677,207 SF
Required Recreation Space Ratio	0.039
Required Recreation Space (677,207 SF * 0.039)	26,411 SF

