

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

ATTACHMENT 15

(Revised May 14, 2003) 52

A. IDENTIFICATION OF DEVELOPMENT

Date: JULY 20, 2004

Plans dated: JULY 9, 2004. REV 11-30-04 Tax Map 7.80 Block E Lot 38 & 38A

Parcel Identification Numbers (PINs) 9788-48-5503 & 9788-48-6443

Name of Project: HOLY TRINITY LUTHERAN CHURCH

Type of Request: SPECIAL USE PERMIT

Use Group (Sec. 3.7-1): B Zoning District(s): R-6

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

Net Land Area (App. A) NLA 38566 SF

- ◆ Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (App. A) CSA 3857 SF
 Total adjacent frontage x 1/2 width of the right-of-way

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

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 42423 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 .303 Maximum Floor Area (FAR x GLA) MFA 12,854

Impervious Surface Ratios ISR _____ Maximum Impervious Surface or (ISR x GLA) MIS 10,606

- Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 21,212

- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 29,696

- High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS NA

Recreation Space Ratio RSR NA Minimum Recreation Space (RSR x GLA) RSR NA

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	6,108(DEMO)	11,540	11,540
Principal Building Area	Floor Area on Ground Level	BA(1)	6,108(DEMO)	11,540	11,540
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	6,108(DEMO)	11,540	11,540
Basic Uncovered Area	GLA-BA	UA	36,315	30,883	30,883
Recreational Space (Sec. 5.5)		RS	0	0	0
*Gross Land Area with Impervious Surface			*	*	
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			* %	* %	%
*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	Existing/Proposed
Lot Size (Sec. 3.8-1)	5500 SF	
Lot width (Sec. 3.8-1)	50'	612.16'
Street Frontage Width (Sec. 3.8-1)	40'	612.16'

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) (53)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	20'	20'
	Interior	6'	6'
	Solar	9'	>9'
Maximum Height (Sec. 3.8-1)	Primary	39'	39'
	Secondary	60'	83' (Steeple)

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings		1	Regular Spaces	No parking required per 5.97 of Chapel Hill Land Ordinance	22	79%
Number of Dwelling Units			Compact Spaces		4	14%
Number of Efficiency Units			Handicap Spaces		2	7%
Number of Single Bedroom Units			Total Spaces		28	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. REAR OF PROPERTY	CLASS C - 20'	REMAIN AS IS
2. FRONT ON ROSEMARY ST.	CLASS B - 20'	20'
3. SIDE ON COTTAGE LANE	CLASS C - 20'	5' +/-
4. SIDE ON FRIENDLY & PKG LOT	CLASS C - 20'	REMAIN AS IS
5. WEST SIDE OF CHURCH	CLASS C - 20'	6' (Current Width)
6.		

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA XX	OWASA XX	Underground XX	Underground XX	Town XX
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground	Private
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*			
Soil Type(s) On Lot			

- 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)
ROSEMARY STREET	45'	25'	2	P	N	Y
COTTAGE LANE	10'	VARIES	2	P	N	N