

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

ATTACHMENT 3

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A. IDENTIFICATION OF DEVELOPMENT

Date: July 23, 2004 (Rev. 12.10.04)(4/18/05)

Plans dated: July 23, 2004 Tax Map 7.128 Block A Lot 31

Parcel Identification Numbers (PINs) 9777937092

Name of Project: SOUTHERN COMMUNITY PARK

Type of Request: SPECIAL USE PERMIT

Use Group (Sec. 3.7-1): C Zoning District(s): R-1; RLD-1

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

Net Land Area (App. A) NLA 70.54 AC.

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 5.89 AC.

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) $NLA + (CSA \text{ and/or } COS) = GLA$ (not to exceed $NLA + 10\%$) GLA 76.43 AC.

C. REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5)

SEE PROJECT FACT SHEET SUPPLEMENT

(For multiple zoning districts, please attach a separate sheet with calculations)

Floor Area Ratio FAR Maximum Floor Area (FAR x GLA) MFA 227,573 SF

Impervious Surface Ratios
 • Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 19.12 AC

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS N/A

• High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS N/A

Recreation Space Ratio RSR N/A Minimum Recreation Space (RSR x GLA) RSR N/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	0	10,000 SF	10,000 SF
Principal Building Area	Floor Area on Ground Level	BA(1)	0		
Garage Building Area	Enclosed Car Parking Area	BA(2)	0		
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0		
Other Ground Level Building Area	Covered Porches, Brezzerways, Car Parking (if underneath), Etc.	BA(4)	0		
Building Area	$BA(1)+BA(2)+BA(3)+BA(4)$	BA	0	10,000 SF	10,000 SF
Basic Uncovered Area	GLA-BA	UA	0	3,319,290.8 SF	3,319,290.8 SF
Recreational Space (Sec. 5.5)		RS	70.54 AC	70.54 AC	70.54 AC
*Gross Land Area with Impervious Surfaces			146,700 SF (3.37 AC)	11.15 AC	14.52 AC
*Percentage of Gross Land area with Impervious Surface (Imper-GLA)			4.4 %	14.58 %	19.0 %
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993				4.4%	%

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

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	17,000 sf(R1) 43,560 sf(RLD1)	76.43 AC
Lot width (Sec. 3.8-1)	80 feet (R1) 125 feet (RLD1)	500 feet ++
Street Frontage Width (Sec. 3.8-1)	64 (R1), 100 (RLD1)	3500 feet

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required 25	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	28' (R1) 30' (RLD1)	50'
	Interior	14' (R1) 16' (RLD1)	50'
	Solar	17' (R1) 19' (RLD1)	50'
Maximum Height (Sec. 3.8-1)	Primary	29' (R1) 29' (RLD1)	20'
	Secondary	40' (R1) 35' (RLD1)	20'

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings	0	4	Regular Spaces	280	280	100%
Number of Dwelling Units	0	0	Compact Spaces	0	0	0
Number of Efficiency Units	0	0	Handicap Spaces	3	3	100%
Number of Single Bedroom Units	0	0	Total Spaces	N/A	283	NA
Number of 2 Bedroom Units	0	0	Loading Spaces	0	0	NA
Number of 3 Bedrooms Units	0	0	Other	N/A	N/A	

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. 15-501	30'	35' - 45'
2.		
3. Dogwood Acres Drive	30'	30' - 100'
4. Adjacent Properties	20'	30' - 100'
5.		
6.		

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA X	OWASA X	Underground X	Underground X	Town X
# 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 ²	85%	10%	5%
Soil Type(s) On Lot	LoC LoF, Louisburg	ApB Appling	

• 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)
US 15-501	Variable	48	4	Paved	Yes	Yes
Dogwood Acres Drive	60 feet	18 - 20	2	Paved	No	No
Public Street	50 feet	37	2	Paved	No	No

**Southern Community Park
Project Fact Sheet Supplement
December 10, 2004**

Net Land Area = **70.54 acres**
3,072,722.4 sf

CSA 15-501 R/W: 3550 ft x 60 ft = 4.89 acres
Dogwood Acres R/W: 43,800sf = 1.0 acres

Total CSA 256,800 acres = **5.89 acres**

Gross Land Area Net Land Area + CSA = 70.54 ac + 5.89 ac = **76.43 acres**

Allowable Floor Area Calculation

ZONING	FAR	AREA		Floor Area
RLD 1	.047	x 105,415 sf (2.42 acres)	=	4,955 sf
R1	.076	x 2,672,841.6 sf (61.36 acres)	=	203,136 sf
Stream side	.01	x 192,921 sf (4.43 acres)	=	1,929 sf
Managed use	.019	x 169,508 sf (3.89 acres)	=	3,221 sf
Upland zone	.076	x 188,575 sf (4.33 acres)	=	14,332 sf
TOTAL			=	227,573 sf

Proposed Floor Area = **10,000 sf**

Proposed Building Summary

Picnic Shelter #1	20 ft x 30 ft = 600 sf
Picnic Shelter #2	40 ft x 60 ft = 2400 sf
Bathroom Building	25 ft x 40 ft = 1000 sf
<u>Maintenance Building</u>	<u>25 ft x 50 ft = 1250 sf</u>
	Total = 5,250 sf

Applicant is asking for 10,000 square feet floor area to allow for final design flexibility of buildings.

Existing Impervious Surface: 15-501	122,500 sf (2.81ac)
Dogwood Acres Drive	24,200 sf (.56ac)
TOTAL	146,700 sf (3.37 ac)