

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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

ATTACHMENT 14

(48)

A. IDENTIFICATION OF DEVELOPMENT

Date: 14 DECEMBER 2004

Plans dated: 12/14/04 Tax Map 7 Block 2A Lot 42

Parcel Identification Numbers (PINs) 9880008527

Name of Project: ORANGE COUNTY SENIOR CENTER

Type of Request: SPECIAL USE PERMIT (SU)

Use Group (Sec. 3.7-1): B (PUBLIC USE FACILITY) Zoning District(s): R-5-C

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

Net Land Area (App. A) THIS FACT SHEET DOES NOT INCLUDE THE 3-ACRE LEASED LOT IN THE NW CORNER NLA 1,327,713 SF / 30.49 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 dedicated public right-of-way CSA 28,686

Credited Open Space (App. A) Total adjacent frontage x 1/2 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 1,356,399 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 410,989

Impervious Surface Ratios
• Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 339,100

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 678,200

• High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 949,479

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 | 34,500 | 25,000 | 59,500 |
| Principal Building Area | Floor Area on Ground Level | BA(1) | 34,500 | 15,900 | 50,400 |
| Garage Building Area | Enclosed Car Parking Area | BA(2) | - | - | - |
| Other Enclosed Building Area | Community Building, Storage, Etc. | BA(3) | 2,000 | 0 | 2,000 |
| 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 | 36,500 | 15,900 | 52,400 |
| Basic Uncovered Area | GLA-BA | UA | 1,319,899 | | 1,303,999 |
| Recreational Space (Sec. 5.5) | | RS | N/A | N/A | N/A |
| *Gross Land Area with Impervious Surface | | | 142,167 SF | 82,542 SF | 224,709 SF |
| *Percentage of Gross Land area with Impervious Surface (Imper+GLA) | | | 10.71 % | 6.21 % | 16.92 % |
| *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) | 5500 SF | 1,327,713 SF |
| Lot width (Sec. 3.8-1) | 50' | 1220' |
| Street Frontage Width (Sec. 3.8-1) | 50' | 1220' |

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

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| SETBACKS AND HEIGHT | | Required By Ordinance | Existing / Proposed |
|------------------------------------|-----------|-----------------------|---------------------|
| Setbacks (Sec 3.8, Table 3.8-1) | Street | 20' | PROPOSED 62' |
| | Interior | 6' | PROPOSED 81' |
| | Solar | 8' | EXCEEDS MINIMUM |
| Maximum Height (Sec. 3.8-1) | Primary | 39' | 35' |
| | Secondary | 60' | 35' |

| BUILDINGS/DWELLING UNITS | Existing | Proposed | Total | PARKING SPACES | Required | Existing | Proposed | Total |
|--------------------------------|----------|----------|-------|-----------------|------------|----------|----------|-------|
| | | | | | | | | |
| Number of Buildings | 3 | 1 | 4 | Regular Spaces | DETERMINED | | 47 | |
| Number of Dwelling Units | 0 | 0 | 0 | Compact Spaces | BY TOWN | | | |
| Number of Efficiency Units | 0 | 0 | 0 | Handicap Spaces | MANAGED | | 6 | |
| Number of Single Bedroom Units | 0 | 0 | 0 | Total Spaces | | 134 | 103 | NA |
| Number of 2 Bedroom Units | 0 | 0 | 0 | Loading Spaces | | 1 | 1 | NA |
| Number of 3 Bedrooms Units | 0 | 0 | 0 | Other | | | | |

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

| Location | Required Minimum Width | Proposed Width |
|-----------------------------|------------------------|----------------|
| 1. NORTH P/L - HOMESTEAD RD | 20' | 20' - 30' |
| 2. WESTERN P/L | 20' | 20' |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| UTILITIES (✓ which applies) | | | | |
|-----------------------------|---------------------|------------------|-------------------|------------------------|
| Water | Sewer | Electric Service | Telephone Service | Solid Waste Collection |
| OWASA ✓ | OWASA ✓ | Underground ✓ | Underground ✓ | Town ✓ |
| # 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* | | 164,729 SF | 7732 SF |
| Soil Type(s) On Lot | GEORGEVILLE, HERNDON, AND TATUM SOILS | | |

• 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) |
|--------------------------|--------------------|----------------|--------------|-------------------|----------------------------|-------------------------------|
| HOMESTEAD ROAD / SR 1777 | 75' | 36' | 2 | PAVED | YES | NO |
| | | | | | | |
| | | | | | | |