

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

A. IDENTIFICATION OF DEVELOPMENT

Date: October 05, 2005

Plans dated: _____ Tax Map _____, Block _____, Lot _____

Parcel Identification Numbers (PINs) **7.73.1**

Name of Project: **The Family House at UNC Hospitals**

Type of Request: **Special Use Permit Application**

Use Group (Sec. 3.7-1): **Residential Support Facility** Zoning District(s): **OI - 2**

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

Net Land Area (App. A) NLA **254,826 sq. ft.**

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

Credited Street Area (App. A) CSA **13,200 sq. ft.**
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 **268,026 sq. ft.**

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 **0.264** Maximum Floor Area (FAR x GLA) MFA **70,759**

Impervious Surface Ratios

- Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS **67,007**
- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS **134,013**
- High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS **N/A**

Recreation Space Ratio RSR _____ Minimum Recreation Space (RSR x GLA) RSR **N/A**

D. DIMENSIONAL MATRIX REQUIREMENTS

(Based upon proposed plans)

DIMENSIONAL MATRIX REQUIREMENTS			Phase 1(sq.ft.)	Phase 2 (sq.ft.)	Total (sq.ft.)
Floor area	Floor Area on all Floors	FA	24,838	9,302	34,140
Principal Building Area	Floor Area on Ground Level	BA(1)	13,346	4,651	17,997
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)	1,602		1,602
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	13,346	4,651	19,599
Basic Uncovered Area	GLA-BA	UA			-----
Recreational Space (Sec. 5.5)		RS			-----
*Gross Land Area with Impervious Surface					59,065
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			%		22%
*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)	5,500 sq. ft.	254,826 sq. ft.
Lot width (Sec. 3.8-1)	40 feet	525 feet
Street Frontage Width (Sec. 3.8-1)	40 feet	447 feet

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

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SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	22 feet	xxx
	Interior	8 feet	xxx
	Solar	9 feet	xxx
Maximum Height (Sec. 3.8-1)	Primary	34 feet	26 / 39 feet
	Secondary	60 feet	45 feet

BUILDINGS/DWELLING UNITS	Required		PARKING SPACES	Required		Percent of Total Spaces
	Required	Proposed		Required	Proposed	
Number of Buildings		1	Regular Spaces	66	58	96%
Number of Dwelling Units			Compact Spaces			
Number of Efficiency Units			Handicap Spaces	2	2	4%
Number of Single Bedroom Units			Total Spaces	68	60	NA
Number of 2 Bedroom Units			Loading Spaces		1	NA
Number of 3 Bedrooms Units			Other			

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. Street Frontage (south property line)	15 feet, Type B Buffer	15 feet
2. West property line	10 feet, Type B Buffer	10 feet
3. Rear (north property line)	20 feet, Type C Buffer	20 feet
4. East property line	15 feet, Type B Buffer	15 feet
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*			
Soil Type(s) On Lot	50% Light Store; 50% Appling (urban)		

- 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)
Old Mason Farm Road	60 feet	20 feet	2	Paved	no	no