

TOWN OF CHAPEL HILL PROJECT FACT SHEET

A) IDENTIFICATION OF DEVELOPMENT

Date: Oct 1, 2004- Rev. Aug. 1, 05.
Plans dated: Oct. 1, 2004, Rev. Aug.10, 05

(60)

Name of project: **Homestead Park Aquatic Center**
Type of request: **Modification of a Special Use Permit**
Tax Map: **24, Block, Lot: 19, Pin#: 9880-12-7274**
Zoning District : **R-2**

ATTACHMENT 19

Use group: **C: Public Service Facility**

B) GROSS LAND AREA (Sec. 13.5)

Net Land Area Area within zoning lot boundary

Choose one of the following (or a combination) not to exceed 10% of the net land area:

Credited Street Area (Sec. 2.51) Total adjacent frontage x ½ width of the right of way

Credited Open Space (Sec 2.51) Total adjacent frontage x ½ public or dedicated open space

TOTAL: GROSS LAND AREA (Sec 2.51) NLA +(CSA and/or COS)=GLA (NLA+10% max.)

NLA : 39.98 acres or
1,741,529 s.f.
CSA 32,500 s.f.
COS 0 s.f.
GLA : 40.73 acres or
1,774,029 s.f.

C) REQUIRED LAND USE INTENSITIES (Sec 13.11.1, 13.11.2, 13.11.3)

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

Floor Area Ratio	FAR: 0.093	Maximum Floor Area (FAR X GLA)	MFA 143,266 s.f.
Impervious Surface Ratios		[see Addenda I for Floor Area calculation]	
Low Density Option	ISR: 0.25	Max. Impervious Surface or (ISR X GLA)	MIS 443,507 s.f.
High Density Option	ISR: 0.5	Max. Impervious Surface or (ISR X GLA)	MIS 887,014 s.f.
High Density, Non-Res.	ISR: 0.7	Max. Impervious Surface or (ISR X GLA)	MIS 1,241,820 s.f.

Recreation Space Ratio RSR NA Minimum Recreation Space (RSR X GLA) MSR NA

D) DIMENSIONAL MATRIX REQUIREMENTS

DIMENSIONAL MATRIX REQUIREMENTS			Exist'g. S.F.	Proposed S.F.	Total S.F.
Floor area	Floor Area on All Floors	FA	1800.	26,313.	28,113.
Principal Building Area	Floor Area on Ground Level	BA(1)	1800	26,313.	28,113.
Garage Building Area	Enclosed Car Parking Area	BA(2)			N/A
Other Encl. Bldg. Area	Community Bldg., Stor., Etc.				N/A
Other Ground Level BA	Covered Porches, Breezeways,	BA(3)			N/A
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	1800	26,313.	28,113
Basic Uncovered Area	GLA-BA	UA	1,764,180 sf		1,745,916
Recreation Space (Sec. 5.5)		RS			N/A
*Gross Land Area with Impervious Surface			266,887.	48,003.	314,890.
*Percentage of Gross Land Area w/ Imp. Surface (Imper + GLA)			15.32 %	2.75%	18.04%
*If Loc. in Watershed Protection District, Percentage of Imp. Surface on July 1, 1993.			N/A		

*Only if lot is less than 21,780 S.F.

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	10,000 s.f.	1,774,029 s.f. (40.73 ac.) no change proposed
Lot Width (Sec. 3.8-1)	65 ft.	1,181 l.f./no change proposed
Street Frontage Width (Sec. 3.8-1)	52 ft.	950 cumulative l.f./ no change proposed

SETBACKS AND HEIGHT		(6) Required	Proposed
Setbacks (Sec. 3.8, Table 3.8-1)	Street	26 ft.	912 ft. (From New Stateside Dr.)
	Interior	11 ft.	212 ft. (from north property line)
	Solar	13 ft.	212 ft.
Max. Height (Sec. 3.8-1)	Primary	29 ft.	N/A
	Secondary	50 ft.	49'-8"

BUILDINGS	Exist.	Proposed	PARKING SPACES	Existing	Prop'd	Total
Number of Buildings	1	2	Regular Spaces	264	16	280
Number of Dwelling Units	N/A	N/A	Compact Spaces		0	
REQUIRED PARKING SPACES	N/A	N/A	Handicap Spaces	10	2	12
Regular	264	Per SUP	Total Spaces	274	18	292
Handicapped	10	per SUP	Loading Spaces		1	1
Total	274	per SUP				

E. LANDSCAPE BUFFERYARDS (SEC. 5.6)

LOCATION	Required Minimum Width	Proposed Width
1. North	20'	20' /no change proposed
2. West	20'	20' /no change proposed
3. South	20'	20' /no change proposed
4. East	20'	20' /no change proposed
5		
6		

UTILITIES ("X" which apply)

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	Aboveground	Private
Community Well(s)	Comm.Package Plant			

*NOTE: Public water and sewer required if located inside Urban Services Boundaries.

Other	10-15%	> 15-25%	> 25%
Area in Slope Interval*	N/A	N/A	N/A
Soil Type(s) on Lot Georgeville, HIWASSEE, Chewacla			

* Only required for lots created after January 27, 2003

G. ADJOINING OR CONNECTING STREETS

STREET NAME	R.O.W. Width	Pavement Width	# Lanes	Paved or Unpaved	Existing Sidewalk	Existing Curb & Gutter
New Stateside Drive	50'	37'	2	Paved	(x)Yes	(x)Yes
N.C. Rt. 86 (MLKjr. Blvd)	150'	N/A	4	Paved	(x)Yes	(x)Yes

APPENDIX I**CREDITED STREET AREA CALCULATION**

Street	½ R.O.W.	Lot Width	Net CSA
New Stateside Drive	25 ft.	775 l.f.	19,375 s.f.
N.C. 86 (MLK jr. Blvd.)	75 ft.	175 l.f.	13,125 s.f.
Total CSA			32,500 s.f.

RCD AND FLOOR AREA CALCULATION

Zone	Area within zone	FAR	Floor Area allowed
Streamside	138,400 s.f.	.010	1,384 s.f.
Managed Use	138,400 s.f.	.019	2,640 s.f.
Upland	138,400 s.f.	.093	12,871 s.f.
Remainder of Site	1,358,829 s.f.	.093	126,371 s.f.
Site Totals	1,774,029 s.f.		143,266 s.f.