

# TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised September 1998)

**ATTACHMENT 19**

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## A. IDENTIFICATION OF DEVELOPMENT

Date: 4.05.02

Plans dated: 3.01.02

Tax Map Page 85, Block A, Lot 5, 6, 7, 8, 9

Name of Project: Rosemary / Mitchell Mixed Use

Type of Request: Special Use Permit

Use Group (Sec. 12.5): A & C Zoning District: TC-2 & R-3(to be rezoned to TC2-C)

## B. GROSS LAND AREA (Sec. 13.5)

Net Land Area - Area within zoning lot boundaries TC-2=35,240 : TC-1(C)=6,493 NSA 41,733 sf

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

Credited Street Area (Sec. 2.51) Total adjacent frontage x 1/2 width of the right-of-way CSA 4,173 sf

Credited Open Space (Sec. 2.51) 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 45,906 sf

## C. REQUIRED LAND USE INTENSITY (Sec. 13.11.1, 13.11.2, 13.11.3)

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

Land Use Intensity Rating LUI See attached for calculations

Floor Area Ratio FAR 1.95 Maximum Floor Area (FAR x GLA) MFA 89,517 sf

Outdoor Space Ratio OSR 0.65 Minimum Outdoor Space (OSR x GLA) MOS 29,839

Livability Space Ratio LSR 0.42 Minimum Livability Space (LSR x GLA) MLS 19,281

Recreation Space Ratio RSR 0.11 Minimum Recreation Space (RSR x GLA) RSR 5,050

## D. PROPOSED LAND USE INTENSITY (Based upon proposed plans)

Floor Area (Sec. 13.7.3) Floor Area on all Floors FA 53,856 sf

Principal Building Area Floor Area at Ground Level BA(1) 6,204

Garage Building Area Enclosed Car Parking Area BA(2) 8,925

Other Enclosed Building Area Community Building, Storage, Etc. BA(3) -0-

Other Ground Level Building Area Covered Porches, Breezeways, Car Parking (if underneath), Etc. BA(4) 905

Building Area  $BA(1) + BA(2) + BA(3) + BA(4)$  BA 16,034

Basic Uncovered Outdoor Space (Sec. 13.7.4)  $GLA - BA$  UOS(1) 29,872

Other Uncovered Outdoor Space (Sec. 13.7.7) Improved Roof Areas, Open Balconies, Etc. UOS(2) 9,947

Covered Outdoor Space at Ground Level (Sec. 13.7.4) Outdoor Space Under Buildings, Carports, Etc. COS(1) 1,512

Covered Outdoor Space Above Ground Level (Sec. 13.7.4) Covered Balconies, Etc. COS(2) -0-

Outdoor Space (Sec. 13.7.4)  $[UOS(1) + UOS(2)] + 1/2 [COS(1) + COS(2)]$  OS 40,575

Car Movement Area Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site CMA 13,381

Car Storage Area Parking Spaces CSA 2,410

Livability Space (Sec. 13.7.6)  $OS - (CMA + CSA)$  LS 24,784

Recreation Space (Sec. 13.7.8) Livability Space Improved for Recreation RS Payment in Lieu

Bonus Intensities (Sec. 13.4) \*see statement of compliance

(PLEASE COMPLETE THE REVERSE SIDE)

**E. OTHER**

(73)

Gross Land Area with Impervious Surface 38,146 ~~36,850~~ sq. ft. Percent of Gross Land Area with Impervious Surface 83.1% ~~80.3%~~

If located in Watershed Protection District, existing Impervious Surface N/A sq. ft.

Minimum Lot Size (Sec. 13.5.2) 2,000 sf

Minimum Lot Width (Sec. 13.6) 15'

Proposed Lot Width 158'

Minimum Street Frontage Width (Sec. 13.6.4) 12'

Proposed Street Frontage Width 158'

Required Buffers (Sec. 14.12) 10'-B and 20' C buffers (see plan)

Required Minimum Setbacks: Street 0  
Interior 0 (8' on R3 Line)  
Solar 0 (11' on R3 line)

Proposed Minimum Setbacks: Street 8'  
Interior 0' (10' on R3 line)  
Solar 0' (11' on R3 line)

Maximum Height: (Sec. 13.9.10 and 13.9.11) Primary 44'  
Secondary 90'

Proposed Maximum Height: Primary 44'  
Secondary 46'

Minimum Building Spacing: (Show calculations, if applicable, on a separate sheet or on the Site Plan. See Section 13.9.13) \_\_\_\_\_

Number of Dwelling Units: 42

Number of Buildings: 5

# Efficiency	# 2 Bedroom Units	0
# Single Bedroom Units	# 3 or More Bedrooms	42

Required Number of Parking Spaces (Sec. 14.6.7): 42 Proposed Number of Parking Spaces (Sec. 14.6.5g): 42 (+16 at remote lot)

# Regular Spaces	41 (25 garage spaces)	# Total Spaces	58
# Compact Spaces	13	% Compact Spaces	22%

Required Number of Loading Spaces (Sec. 14.6.9): 1 Proposed Number of Loading Spaces 1 (on-street)

Utilities:

Water	Sewer	Electric Service	Telephone Service
OWASA X	OWASA X	Underground X	Underground X
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground
Community Well(s)	Comm. Package Plant		
Other	Other		

Estimated Wastewater Discharge (Gallons/Day): 15,120 Fire Protection Provided by: CHFD

Solid Waste Collection Provided by: Town's Solid Waste Department

Total Area Within Floodway: N/A Total Area Within Flood Plain: N/A

Total Area Within Resource Conservation District: N/A Total Area Within Watershed Protection District: N/A

Soil Type(s): Ur = Urban Land; IuB = Iredell-Urban land General Slope of Site: 5.6%

**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)
West Rosemary Street	50'	39'	2	Paved	Yes	Yes
Mitchell Lane	32'	25'9"	2	Paved	Incomplete	Yes

**LUI Calculation for Rosemary / Mitchell Mixed Use**

	<u>Use Group A (Residential)</u>	<u>Use Group C: (Commercial)</u>		
FAR:	1.97 x .88 = 1.73	1.84 x .12 = 0.22	=	<b>1.95</b>
OSR:	0.70 x .88 = .62	0.28 x .12 = 0.03	=	<b>0.65</b>
LSR:	0.47 x .88 = .41	0.12 x .12 = 0.01	=	<b>0.42</b>
RAR:	0.12 x .88 = .11	N/A	=	<b>0.11</b>