

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

IDENTIFICATION OF DEVELOPMENT			Submittal Date:	Nov. 6, 2001	Plans dated:		
Map	Durham Co. 479	Block	Lot	1			
Name of Project		Type of Request		SUP Modification			
Paul J. Rizzo Center Additions							
GROSS LAND AREA (Sec. 13.5)							
Net Land Area - Area within zoning lot boundaries			NLA	1,208,790 SF	Zoning		
house one of the following (or a combination) not to exceed 10% of the net land area figure:							
redited Street Area (Sec. 2.51)			CSA	N/A	CSA		
redited Outdoor Space (Sec. 2.51)			COS	N/A	COS		
TOTAL GROSS LAND AREA (Sec. 2.51)			GLA	1,208,790 SF	GLA		
REQUIRED LAND USE INTENSITY (Sec. 13.11.1, 13.11.2, 13.11.3)							
Land Use Intensity Rating	LUI	44		LUI			
Floor Area Ratio	FAR	.264	Maximum Floor Area (FAR x GLA)	MFA	319,121 SF		
Outdoor Space Ratio	OSR	.74	Minimum Outdoor Space (OSR x GLA)	MOS	894,505 SF		
Livability Space Ratio	LSR	.40	Minimum Livability Space (LSR x GLA)	MLS	483,516 SF		
Recreation Space Ratio	RSR	N/A	Minimum Recreation Space (RSR x GLA)	RSR	N/A		
PROPOSED LAND USE INTENSITY							
Floor Area (Sec. 13.7.3)	Floor area on all floors			FA	160,236 SF	EXISTING	PROPOSED
Principal Building Area	Floor area at Ground Level			BA(1)	76,400 SF	91,236 SF	69,000 SF
Garage Building Area	Enclosed Car Parking Area			BA(2)	-0-	47,400 SF	29,000 SF
Other Enclosed Building Area	Community Building, Storage, etc.			BA(3)	2050 SF	-0-	-0-
Other Group Level Bldg. Area	Covered Porches, Breezeways, Car Parking (if underneath), etc.			BA(4)	-0-	2050 SF	-0-
Building Area	BA(1) + BA(2) + BA(3) + BA(4) + BA(5)			BA	78,450 SF	49,450 SF	29,000 SF
Basic uncovered Outdoor Space (Sec. 13.7.4)	GLA - BA			UOS(1)	1,130,340 SF	-0-	-0-
Other Uncovered Outdoor Space (Sec. 13.7.7)	Improved Roof Area, Open Balconies, etc.			UOS(2)	3025 SF	1815 SF	1210 SF
Covered Outdoor Space at Ground Level (Sec. 13.7.4)	Outdoor space under buildings, carports, etc.			COS(1)	5233 SF	4023 SF	1210 SF
Covered Outdoor Space above Ground Level (Sec. 13.7.4)	Covered Balconies, etc.			COS(2)	-0-	-0-	-0-
Outdoor Space (Sec. 13.7.4)	[UOS(1) + UOS(2) + 1/2 COS(1) + COS(2)]			OS	1,135,982 SF		
Car Movement Area	Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site			CMA	103,670 SF		
Car Storage Area	Parking Spaces			CAS	31,010 SF		
Livability Space (Sec. 13.7.6)	OS - (CMA + CAS)			LS	1,001,302 SF		
Recreation Space (Sec. 13.7.8)	Livability Space improved for recreation			RS	-0-	-0-	-0-
Bonus Intensities (Sec. 13.4)					-0-	-0-	-0-

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Tax Map	Durham Co. 479 Block	Lot	1	
Name of Project	Paul J. Rizzo Center Additions		Type of Request	SUP Modification
B. GROSS LAND AREA (Sec. 13.5)		Total		Zoning
Net Land Area - Area within zoning lot boundaries		NLA	1,208,790 SF	NLA
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	N/A	CSA
Credited Outdoor Space (Sec. 2.51)	Total adjacent frontage x 1/2 public or dedicated outdoor space	COS	N/A	COS
TOTAL GROSS LAND AREA (Sec. 2.51)	NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%)	GLA	1,208,790 SF	GLA
C. REQUIRED LAND USE INTENSITY (Sec. 13.11.1, 13.11.2, 13.11.3)		TOTAL		PROPOSED
Land Use Intensity Rating	LUI	LUI	EXISTING	PROPOSED
Floor Area Ratio	.264	FAR	319,121 SF	FAR
Outdoor Space Ratio	.74	OSR	894,505 SF	OSR
Livability Space Ratio	.40	LSR	483,516 SF	LSR
Recreation Space Ratio	N/A	RSR	N/A	RSR
D. PROPOSED LAND USE INTENSITY		TOTAL		PROPOSED
Floor Area (Sec. 13.7.3)	Floor area on all floors	FA	160,236 SF	69,000 SF
Principal Building Area	Floor area at Ground Level	BA(1)	76,400 SF	29,000 SF
Garage Building Area	Enclosed Car Parking Area	BA(2)	-0-	-0-
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Building Area	BA(1) + BA(2) + BA(3) + BA(4) + BA(5)	BA	78,450 SF	29,000 SF
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Bonus Intensities (Sec. 13.4)			-0-	-0-

(44)
Rizzo Conference Ctr. - Project Fact Sheet Additional Information

	Council Approved	Final Plan Approved (Existing)	Proposed	Additional (More than approved)	% Change from Council Approved
Floor Area	153,760	91,236	160,236	6,476	4.2%
Parking	162	122	172	10	6.2%
Rooms	64	60	120	60	100%
Impervious Surface Area	na	227,383 (18.8%)	271,814 (22.5%)	na	na