TOWN OF CHAPEL HILL PROJECT FACT SHEET 56

ATTACHMENT 15

A. IDENTIFICATION OF DEVELOPMENT	Date:Revised 10/29/02 [Revised 5/6/02	[Original 4/9/01]				
	Plans dated: Revised 10/29/02 [Original	9/18/01]				
Tax Map Page 27 Block A Lor	t 3					
Name of Project Residence Inn (Hotel - Office - Residential M	(ixed Use Development)					
Type of Request SUP - Planned Development - Mixed Use	•					
Use Group (Sec. 12.5): Combination of A & B	Zoning District R3(Conditional)					
B. GROSS LAND AREA (Sec. 13.5)	Zoming District To (Conditional)					
B. GROSS LAND AREA (Sec. 13.5)						
Net Land Area – Area within zoning lot boundaries 13.29 Acre	es	NLA <u>578,935 SF</u>				
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 from	ntage x 1/2 width of the right-of-way	CSA				
Credited Open Space (Sec. 2.51) Total adjacent from	ntage x ½ public or dedicated open space	cos				
TOTAL GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/o	or COS) = GLA (not to exceed NLA + 10%)	GLA <u>578,935 SF</u>				
C. REQUIRED LAND USE INTENSITY (Sec. 13.11.1, 13.11. (For multiple zoning districts, please attach a separate sheet with calculations)	.2, 13.11.3)					
Land Use Intensity Rating LUI 37						
Floor Area Ratio FAR162 &107 Maximum	n Floor Area (FAR x GLA)	MFA 54,312 SF				
Open Space Ratio OSR77 & .80 Minimum	n Open Space (OSR x GLA)	MOS 475,375 SF				
Livability Space Ratio LSR53 & .62 Minimum	n Livability Space (LSR x GLA)	MLS 379,889 SF				
Recreation Space Ratio RSR032 Minimum	n Recreation Space (RSR x GLA)	RSR <u>593 SF</u>				
D. PROPOSED LAND USE INTENSITY (Based upon propo	osed plans)					
Floor Area (Sec. 13.7.3)	oor area on all floors	FA 79,700 SF				
Principal Building Area Flo	oor area at Ground Level	BA(1) 24,527 SF				
Garage Building Area En	closed Car Parking Area	BA(2) n/a				
Other Enclosed Building Area Co	ommunity Building, Storage, etc.	BA(3) 6,850 SF				
Other Group Level Bldg. Area Co	overed Porches, Breezeways, Car Parking					
(if	underneath), etc.	BA(4) 3,922 SF				
Building Area BA	A(1) + BA(2) + BA(3) + BA(4) + BA(5)	BA 35,299 SF				
Basic uncovered Open Space (Sec. 13.7.4) GI	A - BA	UOS(1) 543,636 SF				
Other Uncovered Open Space (Sec. 13.7.7) Im	proved Roof Area, Open Balconies, etc.	UOS(2) n/a				
Covered Open Space at Ground Level (Sec. 13.7.4) Op	en space under buildings, carports, etc.	COS(1) n/a				
Covered Outdoor Space above Ground Level (Sec. 13.7.4) Co	overed Balconies, etc.	COS(2) n/a				
Open Space (Sec. 13.7.4)	$JOS(1) + UOS(2) + \frac{1}{2}COS(1) + COS(2$	os <u>543,636 SF</u>				
Car Movement Area Driveways, Drive Aisles, Other	r Pavement for Auto Traffic On-site	CMA 32,269 SF				
Car Storage Area Par	rking Spaces	CAS 20,772 SF				
Livability Space (Sec. 13.7.6) OS	S – (CMA + CAS)	LS 490,595 SF				
Recreation Space (Sec. 13.7.8)	vability Space improved for recreation	rs <u>7,000 SF</u>				
Bonus Intensities (Sec. 13.4)						

(PLEASE COMPLETE THE REVERSE SIDE)

E. OTHER



Gross Land Area with Impervious Surface 105,627 SF Percent of Gross Land Area with Impervious Surface 18.25%												
If located in Watershed Protection District, existing Impervious Surface N/A												
Minimum Lot Size (Sec 13.5.2) 5 Acres for PD-MU												
Minimum Lot Width	(Sec. 13.	6) _50) Feet		· · · · · · · · · · · · · · · · · · ·	Prop	osed Lot Widt	h_	450 Feet	t		
Minimum Street Fron	tage Wid	ith (Sec.	. 13.6.4)	40 Feet		Prop	osed Street Fro	ontag	e Width	443 Fe	et	
Required Buffers (Sec	c. 14.12)	15'	Гуре А,	20 ' Type C	C, 30' T	ype D						
Required Minimum S	etbacks	Stre	et	50'		Prop	osed Minimun	n Setl	oacks 1	Street	110' &	130'
		Inte	rior	25']	Interior	175'	
		Sola	ar	11'					:	Solar	115'	
Maximum Height (Sec. 13.9.10 and 13.9.10)	9.11)	Prin	narv	29'		Pror	osed Maximur	m Hei	iøht i	Primary	N/A	
(•	60'			7770			Secondary	•	
Number of Dwelling	Units	4				 Nun	nber of Buildin	ıgs	N/A	•		·
# Efficiency			2 Bed	room Units				_				
# Single Bedroom Un	its 4		# 3 or	more Bedr	ooms							
Required Number of	Parking S	Spaces (Sec. 14.	6.7) 123		Proposec	_ I Number of Pa	arking	Spaces	(Sec. 14.6	5.5g) <u>12</u>	6
# Regular Spaces	12	26	# Tota	al Spaces		126						
# Compact Spaces			% of C	Compact Sp	aces	0						
Required Number of Loading Spaces (Sec. 14.6.9) N/A Proposed Number of Loading Spaces N/A												
Required Number of	Loading	Spaces	(Sec. 14	.6.9) <u>N/</u>	A	Prop	osed Number	of Lo	ading Sp	aces	_N/	A
Required Number of Utilities	Loading	Spaces ((Sec. 14	.6.9) <u>N/</u>	A	Prop	oosed Number	of Lo	ading Sp	aces	_N/	A
-	Loading	Spaces		.6.9) <u>N/2</u> Sewer	A	Prop	oosed Number o			T	_N/ Telephone	
Utilities	Loading	Spaces (A X					T	Telephone	
Utilities Water		OWA	SA		1	Und	Electric Se		-		Telephone round	Service
Utilities Water OWASA		OWA:	SA dual Sep	Sewer	1	Und	Electric Se		-	Undergr	Telephone round	Service
Utilities Water OWASA Individual Wells		OWA:	SA dual Sep	Sewer otic Tanks	1	Und	Electric Se		-	Undergr	Telephone round	Service
Utilities Water OWASA Individual Wells Community Wells	X	OWA: Individ	SA dual Sep nunity Pl	Sewer otic Tanks kg. Plant	X	Und	Electric Se	ervice	x	Undergr Above (Celephone round Ground	Service
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Exhibit A Residence Inn Land Use Intensity Calculations Existing R3(Conditional) Zoning - Use Group A Calculations

Table 1 Gross Site Area

		01000 0100 1	1100	
		RCD	Full FAR	Total
		Area	Area	Area
Site Area in	SF	98,329	480,606	578,935
	Acres	2.26	11.03	13.29

Table 2
Land Use Intensity Calculations

	Ratio	Area	
R3 Use Group A		480,606	
FAR	0.162	77,858	Max. Permitted Floor Area
OSR	0.770	370,067	Min. Required Outdoor Space
LSR	0.530	254,721	Min. Required Livability Space
RSR	0.032	697	Min. Required Recreation Space
RCD		98,329	
FAR	0.019	1,868	Permitted Floor Area
OSR	0.930	91,446	Required Outdoor Space
LSR	0.850	83,580	Required Livability Space

Table 3
Land Use Intensity Totals

	Maximum Floor Area	Minimum Outdoor Space	Minimum Livability Space
R3 Residential	77,858	370,067	254,721
RCD	1,868	91,446	83,580
Totals	79,726	461,513	338,301

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Exhibit B

Residence Inn Mixed Use

Land Use Intensity Calculations

Existing R3(Conditional) Zoning - Use Group A and B Calculations

Table 1 Gross Site Area

		RCD Area	Full FAR Area	Total Area
Site Area in	SF	98,329	480,606	578,935
	Acres	2.26	11.03	13.29

Table 2
Land Use Intensity Calculations

	Ratio	Area	
R3 Use Gro	up A & B	480,606	
FAR	see Table 4	52,443	Max. Permitted Floor Area
OSR	0.770	370,067	Min. Required Outdoor Space
LSR	0.530	254,721	Min. Required Livability Space
RSR	0.032	697	Min. Required Recreation Space
RCD		98,329	
FAR	0.019	1,868	Permitted Floor Area
OSR	0.930	91,446	Required Outdoor Space
LSR	0.850	83,580	Required Livability Space

Table 3
Land Use Intensity Totals

	Maximum Floor Area	Minimum Outdoor Space	Minimum Livability Space
R3 Residential	52,443	370,067	254,721
RCD	1,868	91,446	83,580
Totals	54,312	461,513	338,301

Table 4
Class A - Class B Floor Area Calculations

CAMBELL CAMB D'I LOUI LIEU CALCALACID						
Class	SF	FAR	SF Required			
A Residential	3,000	0.162	18,519			
B Hotel & Off.	49,443	0.107	462,087			
Totals	52,443		480,606			

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