

TOWN OF CHAPEL HILL
PROJECT FACT SHEET

ATTACHMENT 15

56

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 Lot 3

Name of Project Residence Inn (Hotel - Office - Residential Mixed 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)

Net Land Area – Area within zoning lot boundaries 13.29 Acres NLA 578,935 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 ½ width of the right-of-way CSA

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

TOTAL GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 578,935 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	<u>37</u>		
Floor Area Ratio	FAR	<u>.162 & .107</u>	Maximum Floor Area (FAR x GLA)	MFA <u>54,312 SF</u>
Open Space Ratio	OSR	<u>.77 & .80</u>	Minimum Open Space (OSR x GLA)	MOS <u>475,375 SF</u>
Livability Space Ratio	LSR	<u>.53 & .62</u>	Minimum Livability Space (LSR x GLA)	MLS <u>379,889 SF</u>
Recreation Space Ratio	RSR	<u>.032</u>	Minimum Recreation Space (RSR x GLA)	RSR <u>593 SF</u>

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

Floor Area (Sec. 13.7.3)		Floor area on all floors	FA	<u>79,700 SF</u>
Principal Building Area		Floor area at Ground Level	BA(1)	<u>24,527 SF</u>
Garage Building Area		Enclosed Car Parking Area	BA(2)	<u>n/a</u>
Other Enclosed Building Area		Community Building, Storage, etc.	BA(3)	<u>6,850 SF</u>
Other Group Level Bldg. Area		Covered Porches, Breezeways, Car Parking (if underneath), etc.	BA(4)	<u>3,922 SF</u>
Building Area		BA(1) + BA(2) + BA(3) + BA(4) + BA(5)	BA	<u>35,299 SF</u>
Basic uncovered Open Space (Sec. 13.7.4)		GLA - BA	UOS(1)	<u>543,636 SF</u>
Other Uncovered Open Space (Sec. 13.7.7)		Improved Roof Area, Open Balconies, etc.	UOS(2)	<u>n/a</u>
Covered Open Space at Ground Level (Sec. 13.7.4)		Open space under buildings, carports, etc.	COS(1)	<u>n/a</u>
Covered Outdoor Space above Ground Level (Sec. 13.7.4)		Covered Balconies, etc.	COS(2)	<u>n/a</u>
Open Space (Sec. 13.7.4)		[UOS(1) + UOS(2) + ½ COS(1) + COS (2)]	OS	<u>543,636 SF</u>
Car Movement Area	Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site		CMA	<u>32,269 SF</u>
Car Storage Area	Parking Spaces		CAS	<u>20,772 SF</u>
Livability Space (Sec. 13.7.6)	OS – (CMA + CAS)		LS	<u>490,595 SF</u>
Recreation Space (Sec. 13.7.8)	Livability Space improved for recreation		RS	<u>7,000 SF</u>
Bonus Intensities (Sec. 13.4)				

(PLEASE COMPLETE THE REVERSE SIDE)

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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 Proposed Lot Width 450 Feet

Minimum Street Frontage Width (Sec. 13.6.4) 40 Feet Proposed Street Frontage Width 443 Feet

Required Buffers (Sec. 14.12) 15' Type A, 20' Type C, 30' Type D

Required Minimum Setbacks	Street	<u>50'</u>	Proposed Minimum Setbacks	Street	<u>110' & 130'</u>
	Interior	<u>25'</u>		Interior	<u>175'</u>
	Solar	<u>11'</u>		Solar	<u>115'</u>

Maximum Height (Sec. 13.9.10 and 13.9.11)	Primary	<u>29'</u>	Proposed Maximum Height	Primary	<u>N/A</u>
	Secondary	<u>60'</u>		Secondary	<u>45'</u>

Number of Dwelling Units 4 Number of Buildings N/A

# Efficiency		2 Bedroom Units	
# Single Bedroom Units	<u>4</u>	# 3 or more Bedrooms	

Required Number of Parking Spaces (Sec. 14.6.7) 123 Proposed Number of Parking Spaces (Sec. 14.6.5g) 126

# Regular Spaces	<u>126</u>	# Total Spaces	<u>126</u>
# Compact Spaces		% of Compact Spaces	<u>0</u>

Required Number of Loading Spaces (Sec. 14.6.9) N/A Proposed Number of Loading Spaces N/A

Utilities

Water		Sewer		Electric Service		Telephone Service	
OWASA	<u>X</u>	OWASA	<u>X</u>	Underground	<u>X</u>	Underground	<u>X</u>
Individual Wells		Individual Septic Tanks		Above Ground		Above Ground	
Community Wells		Community Pkg. Plant					
Other		Other					

Estimated Wastewater Discharge (Gallons/Day) 20,060 Fire Protection Provided By Town of Chapel Hill

Solid Waste Collection Provided By Town of Chapel Hill and/or Private

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

Total Area Within Resource Conservation District 93,389 sf Total Area Within Watershed Protection District N/A

Soil Type(s) WSB, CrB, wtC2, Ch Generalized Slope of Site 2-8 %

Adjoining or Connecting Streets

Street Name	Right-of-Way Width	Pavement Width	# of Lanes	Paved or Unpaved	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
Erwin Road	No Record	21'	2	Paved	No	No
Dobbins Drive	No Record	19'	2	paved	No	No

**Exhibit A
Residence Inn
Land Use Intensity Calculations
Existing R3(Conditional) Zoning - Use Group A 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 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 Group 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

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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