

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

PROPOSED - -PHASE I

ATTACHMENT 4

(43)

A. IDENTIFICATION OF DEVELOPMENT

Date: 12-23-02

Plans dated: 07-17-02

Tax Map Page 7.46, Block B, Lot 11&11B

Name of Project: Village Plaza Theatres

Type of Request: Special Use Permit - SU

Use Group (Sec. 12.5): C Zoning District: CC

B. GROSS LAND AREA (Sec. 13.5)

Net Land Area - Area within zoning lot boundaries 475,632 NSA 475,632 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 44,562

Credited Open Space (Sec. 2.51) Total adjacent frontage x 1/2 public or dedicated right-of-way COS --

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 520,194

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 44

Floor Area Ratio FAR .264 Maximum Floor Area (FAR x GLA) MFA 111,368 SF

Outdoor Space Ratio OSR .74 Minimum Outdoor Space (OSR x GLA) MOS 405,079

Livability Space Ratio LSR .27 Minimum Livability Space (LSR x GLA) MLS 201,917

Recreation Space Ratio RSR n/a Minimum Recreation Space (RSR x GLA) RSR n/a

(PHASE I)

D. PROPOSED LAND USE INTENSIT

(TOTAL = EXISTING + PROPOSED PHASE I - DEMOLISHED (24,797))

EXISTING PROPOSED TOTAL

Floor Area (Sec. 13.7.3)	Floor Area on all Floors	FA	<u>94,831</u>	<u>40,000</u>	<u>110,034</u>
Principal Building Area	Floor Area at Ground Level	BA(1)	<u>94,831</u>	<u>40,000</u>	<u>110,034</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>n/a</u>		
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	<u>n/a</u>		
Building Area	BA(1) + BA(2) + BA(3) + BA(4)	BA	<u>94,831</u>	<u>40,000</u>	<u>110,034</u>
Basic Uncovered Outdoor Space (Sec. 13.7.4)	GLA - BA	UOS(1)	<u>425,363</u>		<u>410,160</u>
Other Uncovered Outdoor Space (Sec. 13.7.7)	Improved Roof Areas, Open Balconies, Etc.	UOS(2)	<u>n/a</u>		
Covered Outdoor Space at Ground Level (Sec. 13.7.4)	Outdoor 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>		
Outdoor Space (Sec. 13.7.4)	[UOS(1) + UOS(2)] + 1/2 [COS(1) + COS(2)]	OS	<u>425,363</u>		<u>410,160</u>
Car Movement Area	Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site	CMA	<u>165,100</u>	<u>9,334</u>	<u>174,434</u>
Car Storage Area	Parking Spaces	CSA	<u>73,480</u>	<u>6,004</u>	<u>79,484</u>
Livability Space (Sec. 13.7.6)	OS - (CMA + CSA)	LS	<u>186,783</u>		<u>156,242</u>
Recreation Space (Sec. 13.7.8)	Livability Space Improved for Recreation	RS	<u>n/a</u>		
Bonus Intensities (Sec. 13.4)	<u>n/a</u>				

(PLEASE COMPLETE THE REVERSE SIDE)

E. OTHER

(44)

PROPOSED

Gross Land Area with Impervious Surface 360,905 sq. ft. Percent of Gross Land Area with Impervious Surface 69.4%

If located in Watershed Protection District, existing Impervious Surface 371,350 sq. ft.

Minimum Lot Size (Sec. 13.5.2) 5,500

Minimum Lot Width (Sec. 13.6) 50

Proposed Lot Width 274 (min.)

Minimum Street Frontage Width (Sec. 13.6.4) 50

Proposed Street Frontage Width 274

Required Buffers (Sec. 14.12) Existing and -Alternate 10' A buffer along Elliot Road

Required Minimum Setbacks:	Street	<u>22</u>	Proposed Minimum Setbacks:	Street	<u>22</u>
	Interior	<u>8</u>		Interior	<u>392</u>
	Solar	<u>9</u>		Solar	<u>392</u>
Maximum Height: (Sec. 13.9.10 and 13.9.11)	Primary	<u>34</u>	Proposed Maximum Height:	Primary	<u>23</u>
	Secondary	<u>60</u>		Secondary	<u>n/a</u>

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

Number of Dwelling Units: n/a Number of Buildings: n/a

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

Required Number of Parking Spaces (Sec. 14.6.7): 718 Proposed Number of Parking Spaces (Sec. 14.6.5g): 478

# Regular Spaces	<u>436</u>	# Total Spaces	<u>478</u>
# Compact Spaces	<u>42</u>	% Compact Spaces	<u>9%</u>

Required Number of Loading Spaces (Sec. 14.6.9): 2 Proposed Number of Loading Spaces 2

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): 60,000 Fire Protection Provided by: Tow of Chapel Hill

Solid Waste Collection Provided by: Town of Chapel Hill

Total Area Within Floodway: 88,919 Total Area Within Flood Plain: 88,919

Total Area Within Resource Conservation District: 105,974 Total Area Within Watershed Protection District: 520,194

Soil Type(s): Ur = Urban Land; Ww-White Store General Slope of Site: 3.2%

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)
Elliot Road	60'	36'	3	Paved	No	Yes

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

PROPOSED - -PHASE I & PHASE II

(15)

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Tax Map Page 7.46, Block B, Lot 11&11B

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TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 520,194

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

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Recreation Space Ratio RSR n/a Minimum Recreation Space (RSR x GLA) RSR n/a
(PHASE I & II)

D. PROPOSED LAND USE INTENSITY (TOTAL = EXISTING + PROPOSED PHASE I & II - DEMOLISHED (24,797))

		EXISTING	PROPOSED	TOTAL	
Floor Area (Sec. 13.7.3)	Floor Area on all Floors	FA	<u>94,831</u>	<u>64,840</u>	<u>134,874</u>
Principal Building Area	Floor Area at Ground Level	BA(1)	<u>94,831</u>	<u>40,840</u>	<u>110,874</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>n/a</u>		
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)			<u>19,800</u>
Building Area	BA(1) + BA(2) + BA(3) + BA(4)	BA	<u>94,831</u>	<u>40,840</u>	<u>130,674</u>
Basic Uncovered Outdoor Space (Sec. 13.7.4)	GLA - BA	UOS(1)	<u>425,363</u>		<u>389,520</u>
Other Uncovered Outdoor Space (Sec. 13.7.7)	Improved Roof Areas, Open Balconies, Etc.	UOS(2)			<u>8,500</u>
Covered Outdoor Space at Ground Level (Sec. 13.7.4)	Outdoor Space Under Buildings, Carports, Etc.	COS(1)			<u>19,800</u>
Covered Outdoor Space Above Ground Level (Sec. 13.7.4)	Covered Balconies, Etc.	COS(2)	<u>n/a</u>		
Outdoor Space (Sec. 13.7.4)	[UOS(1) + UOS(2)] + 1/2 [COS(1) + COS(2)]	OS	<u>425,363</u>		<u>407,920</u>
Car Movement Area	Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site	CMA	<u>165,100</u>	<u>9,334</u>	<u>174,434</u>
Car Storage Area	Parking Spaces	CSA	<u>73,480</u>	<u>6,004</u>	<u>79,484</u>
Livability Space (Sec. 13.7.6)	OS - (CMA + CSA)	LS	<u>186,783</u>		<u>154,002</u>
Recreation Space (Sec. 13.7.8)	Livability Space Improved for Recreation	RS	<u>n/a</u>		
Bonus Intensities (Sec. 13.4)	<u>n/a</u>				

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Maximum Height: (Sec. 13.9.10 and 13.9.11)	Primary	<u>34</u>	Proposed Maximum Height:	Primary	<u>23</u>
	Secondary	<u>60</u>		Secondary	<u>n/a</u>

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

Number of Dwelling Units: n/a Number of Buildings: n/a

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

Required Number of Parking Spaces (Sec. 14.6.7): 766 Proposed Number of Parking Spaces (Sec. 14.6.5g): 497

# Regular Spaces	<u>436</u>	# Total Spaces	<u>497</u>
# Compact Spaces	<u>61</u>	% Compact Spaces	<u>12%</u>

Required Number of Loading Spaces (Sec. 14.6.9): 2 Proposed Number of Loading Spaces 2

Utilities:

Water	Sewer	Electric Service	Telephone Service
OWASA X	OWASA X	Underground X	Underground X
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground
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Elliot Road	60'	36'	3	Paved	No	Yes