

**TOWN OF CHAPEL HILL  
PROJECT FACT SHEET**

**ATTACHMENT 15**

(5)

**A. IDENTIFICATION OF DEVELOPMENT**

Date: Revised 1/8/03 [Rev. 10/29/02][Rev. 5/6/02][Orig. 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): n/a 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 n/a

Floor Area Ratio FAR .162 & RCD Maximum Floor Area (FAR x GLA) MFA 79,120 SF

Open Space Ratio OSR n/a Minimum Open Space (OSR x GLA) MOS n/a

Livability Space Ratio LSR n/a Minimum Livability Space (LSR x GLA) MLS n/a

Recreation Space Ratio RSR .032 Minimum Recreation Space (RSR x GLA) RSR 593 SF

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

Floor Area (Sec. 13.7.3) Floor area on all floors FA 79,120 SF

Principal Building Area Floor area at Ground Level BA(1) 24,527 SF

Garage Building Area Enclosed Car Parking Area BA(2) n/a

Other Enclosed Building Area Community Building, Storage, etc. BA(3) 6,850 SF

Other Group Level Bldg. Area Covered Porches, Breezeways, Car Parking (if underneath), etc. BA(4) 3,922 SF

Building Area BA(1) + BA(2) + BA(3) + BA(4) + BA(5) BA 35,299 SF

Basic uncovered Open Space (Sec. 13.7.4) GLA - BA UOS(1) n/a

Other Uncovered Open Space (Sec. 13.7.7) Improved Roof Area, Open Balconies, etc. UOS(2) n/a

Covered Open Space at Ground Level (Sec. 13.7.4) Open space under buildings, carports, etc. COS(1) n/a

Covered Outdoor Space above Ground Level (Sec. 13.7.4) Covered Balconies, etc. COS(2) n/a

Open Space (Sec. 13.7.4) [ UOS(1) + UOS(2) + ½ COS(1) + COS (2) OS n/a

Car Movement Area Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site CMA 32,269 SF

Car Storage Area Parking Spaces CAS 20,772 SF

Livability Space (Sec. 13.7.6) OS – (CMA + CAS) LS n/a

Recreation Space (Sec. 13.7.8) Livability Space improved for recreation RS 7,000 SF

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) 20' Type C, 30' Type D

Required Minimum Setbacks	Street	<u>24 Ft.</u>	Proposed Minimum Setbacks	Street	<u>110' &amp; 130'</u>
	Interior	<u>08 Ft.</u>		Interior	<u>175'</u>
	Solar	<u>11 Ft.</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	X	OWASA	X	Underground	X	Underground	X
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