

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-48-5227 & 9788-48-4398

Date: 25 July 2016

Section A: Project Information

Project Name: Alpha Phi Sorority
Property Address: 219 East Rosemary Street & 205 Friendly Lane Zip Code: 27516
Use Groups (A, B, and/or C): A Existing Zoning District: R-6
Project Description: Expansion of existing 2-story house to form a new sorority house, and construction of associated amenities.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Dave Ballentine
Address: 221 Providence Road
City: Chapel Hill State: NC Zip Code: 27514
Phone: 919-929-0481 ext. 121 Email: davidb@bapa.eng.pro

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

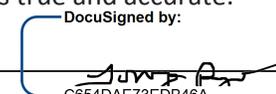
Signature:  Date: 25 Jul 2016

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Alpha Phi International Fraternity - Tonya Ryan
Address: 1930 Sherman Avenue
City: Evanston State: IL Zip Code: 60201
Phone: 847-316-8976 Email: tryan@alphaphi.org

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 7/21/2016



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Special Use Permit Date: 28 July 2016

Project Name: Alpha Phi Sorority

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	23,358	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	2,335	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	N/A	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	25,693	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	29,338
Area of Land Disturbance within RCD	N/A
Area of Land Disturbance within Jordan Buffer	N/A

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	6,961	5,988	9,335	10,308
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	27.1%	23.3%	36.3%	40.1%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A	N/A	N/A	N/A



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Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	2,893	1,129	5,986	7,750
Number of Floors	1 & 2		2 over parking	
Recreational Space				965

Residential Space

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)	2,893	1,129	5,986	7,750
Total Square Footage of All Units	2,893	1,129	5,986	7,750
Total Square Footage of Affordable Units	0	0	0	0
Total Residential Density	3.38/ac	1.69/ac	1.69/ac	1.69/acre
Number of Dwelling Units	2	1	1	1
Number of Affordable Dwelling Units	N/A	N/A	N/A	N/A
Number of Single Bedroom Units	N/A	N/A	N/A	N/A
Number of Two Bedroom Units	N/A	N/A	N/A	N/A
Number of Three Bedroom Units	N/A	N/A	N/A	N/A

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	N/A	N/A			
Restaurant	N/A	N/A	# of Seats		
Government	N/A	N/A			
Institutional	N/A	N/A			
Medical	N/A	N/A			
Office	N/A	N/A			
Hotel	N/A	N/A	# of Rooms		
Industrial	N/A	N/A			
Place of Worship	N/A	N/A	# of Seats		
Other	N/A	N/A			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	20	39	31
	Interior (neighboring property lines)	6	18	15
	Solar (northern property line)	25	26	93
Height (maximum)	Primary	39	N/A	N/A
	Secondary	60	40	40
Streets	Frontages	40	90	90
	Widths	50	90	90



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Section F: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
East Rosemary Street	45'	21'	2	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Friendly Lane	variable	12' ex./16' prop.	2	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
East Rosemary Street	5' wide	brick	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Friendly Lane	5' wide	concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	10	16	10
Handicap Spaces	1	N/A	1
Total Spaces	11	16	11
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	11		12
Surface Type	Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	20	10	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
East Rosemary Street	20	20	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Friendly Lane	20	10	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	10	10	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



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Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-6	.303	.050		0.50		7,785 SF	1,285 SF
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Private		



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org.

✓	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	11,095.50
✓	Pre-application meeting – with appropriate staff	Fee Summary:	
✓	Digital Files - provide digital files of all plans and documents	Base SUP fee	\$ 7,785.00
✓	Recorded Plat or Deed of Property	+\$30/100 sq. ft.	\$ 2,335.50
✓	Project Fact Sheet	Total SUP fee	\$10,120.50
✓	Traffic Impact Statement – completed by Town’s consultant (or exemption)	Engineering base	\$ 500.00
✓	Description of Public Art Proposal	+\$350/acre	\$ 350.00
✓	Statement of Justification	Total Eng. review fee	\$ 850.00
✓	Response to Community Design Commission and Town Council Concept Plan comments	Fire & Life Safety	\$ 125.00
TBD	Affordable Housing Proposal, if applicable	Total	\$11,095.50
N/A	Provide existing Special Use Permit, if Modification		
✓	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
✓	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	228.80
✓	Written Narrative describing the proposal	\$0.80 x 143 x 2 = \$228.80	
✓	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
N/A	Jurisdictional Wetland Determination – if applicable		
N/A	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
N/A	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
✓	Reduced Site Plan Set (reduced to 8.5"x11")		

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed Impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas