

**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 54 3697 Date: 1.23.2017

Section A: Project Information

Project Name: SECUFAMILY HOUSE EXPANSION
Property Address: 123 OLD MASON FARM ROAD Zip Code: 27517
Use Groups (A, B, and/or C): B Existing Zoning District: B1-2
Project Description: ADDITION TO EXISTING FACILITY INCLUDING 36 ROOMS, 52
PARKING SPACES, STORMWATER TREATMENT, LANDSCAPING

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

Applicant Information (to whom correspondence will be mailed)

Name: COULTER JEWELL THAMES PA, ATTN: WENDI RAMSDEN
Address: 111 WEST MAIN STREET
City: DURHAM State: NC Zip Code: 27701
Phone: 919.682.0360 Email: wramsdn@cjtpe.com

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: *Wendi Ramsden* Date: 1.23.2017

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: UNC FACILITIES SERVICES ATTN: ANNA WU
Address: 103 AIRPORT DRIVE CAMPUS BOX 1090
City: CHAPEL HILL State: NC Zip Code: 27599-1090
Phone: _____ Email: _____

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: _____



PROJECT FACT SHEET

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Section A: Project Information

Use Type: (check/list all that apply)

Office/Institutional
 Residential
 Mixed-Use
 Other: RESIDENTIAL SUPPORT

Overlay District: (check all that apply)

Historic District
 Neighborhood Conservation District
 Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	410,738	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 1/2 width of public right-of-way	CSA=		sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	451,812	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, and all grading, including off-site clearing)	108,331
Area of Land Disturbance within RCD	
Area of Land Disturbance within Jordan Buffer	

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	82,328		36,591	118,919
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	.182		.081	.263
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



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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	34,336	0	26,135	60,471
Number of Floors	2		3	3
Recreational Space	N/A			N/A

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)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

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

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other	34,336	26,135			

ADDITIONAL

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	22'	143'	143'
	Interior (neighboring property lines)	8'	48'	110'
	Solar (northern property line)	9'	172'	110'
Height (maximum)	Primary	34'		
	Secondary	60'		
Streets	Frontages	40'	446'	662'
	Widths	40'	451'	640'



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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
OLD MASON FARM ROAD	60'	24'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

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

PARTIAL

*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
OLD MASON FARM ROAD	22' 1/4" x 5' WIDE	CONCRETE	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	49		44
Handicap Spaces	3		8
Total Spaces	52	74	52
Loading Spaces	N/A		
Bicycle Spaces	14		4
Surface Type	CONC		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
NORTH	20'	20'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
EAST	10'	10'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
SOUTH / STREET	20'	20'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
WEST	10'	10'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes