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Project:

**Tarheel Lodging
Redevelopment**
Chapel Hill, North Carolina

Developer:

**Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC**

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title:

**Design
Alternate
3c**

No. Date: Issue Notes:

**NOT FOR
CONSTRUCTION**

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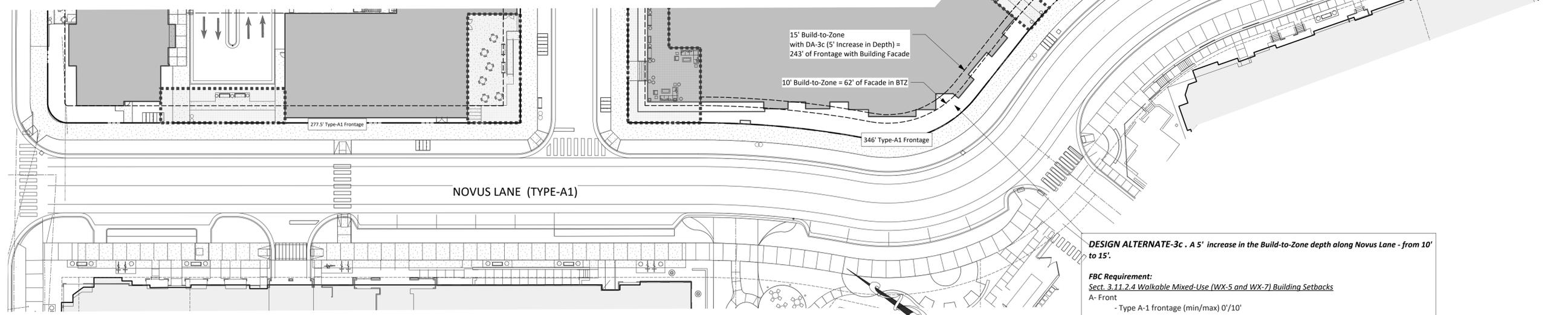
Scale:
as shown
Date:
July 20, 2018
Drawn By:
STM
Drawing No.:
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CS7303

of

Street ID	Required					Provided					Shaded Cells Subject to DA		
	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Req'd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Req'd vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes	
Fordham Service Total			218.5 LF	146.1 LF	137.5 LF	0.0 LF	137.5 LF	-8.6 LF	62.9%	94.1%	0.0%		
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	95.8%	159.7%	0.0%		
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	0%	0%	0.0%	DA-3a	
Novus Lane Total	A1	80%	787.5 LF	630.0 LF	358.5 LF	145.7 LF	504.2 LF	-125.8 LF	64%	80%	43.1%		
Block 1 Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%		
Block 2 Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c	
Block 3 Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%		
Legion Rd. Total			136.7 LF	97.0 LF	118.5 LF	0.0 LF	118.5 LF	21.5 LF	86.7%	122.1%	0%		
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%		
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%		
New Street-1 North Total			382.0 LF	244.2 LF	105.2 LF	224.5 LF	329.7 LF	85.5 LF	86.3%	135.0%	57%	DA-3b	
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1	
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	81%	DA-3b	
New Street-1 South Total			550.0 LF	345.0 LF	351.9 LF	171.4 LF	523.3 LF	178.3 LF	95.1%	151.7%	32.8%		
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	94.4%	157.3%	21.5%	Note-2	
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	0.0 LF	100.0%	125.0%	100.0%		
New Street-2 North Total			174.5 LF	119.7 LF	72.0 LF	0.0 LF	72.0 LF	-47.7 LF	41%	60%	0.0%	DA-4	
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4	
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%		
New Street-2 South Total			127.0 LF	91.2 LF	63.0 LF	0.0 LF	63.0 LF	-28.2 LF	50%	69%	0%	DA-6	
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	0%	0%	0%	DA-6	
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%		
			1673.22 LF				1748.2 LF	74.98 LF	Facade & OAS Provided vs Required (Surplus)				

Design Alternate Summary: A Request to Approve...
 DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).
 DA-2: ...an increase to a 51' Building Pass-Thru spacing (330' required) along Street-1 (south).
 DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 15') along Fordham Service Street-Novus Lane wrap.
 DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage (100% for Type-A1 wrap).
 DA-3c: ...an increase in the depth to the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)
 DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).
 DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).
 DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).
Notes:
 Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.
 Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.



DESIGN ALTERNATE-3c . A 5' increase in the Build-to-Zone depth along Novus Lane - from 10' to 15'.

FBC Requirement:
 Sect. 3.11.2.4 Walkable Mixed-Use (WX-5 and WX-7) Building Setbacks
 A- Front
 - Type A-1 frontage (min/max) 0'/10'

Site Constraints:
 i - Novus Lane designed and approved for Hillstone with tight radius to conform to awkward parcel configuration at narrowest point of property
 ii - Slope of street and FBC requirements to maintain FFE at 2'-4" interior dictates interior grade changes to floor plan that defines exterior facade
 iii - Principal Entry at this frontage further constrains interior space configuration contributing to exterior facade location

Design Alternative-3a Proposed:
 An increase in the Build-to-Zone depth by 5' (from 10' to 15') along Novus Lane Block-2.

Mitigating Factors:
 1. Enhanced Vertical Architectural Articulation and Diversity of Room Sizes and Price Points.
 2. Overall Building Facade within BTZ along Novus Lane Is 87% with DA-3c (83% for Block-2).

1 DA-3C NOVUS LANE BTZ | BLOCK-2
1" = 30'-0"

