



**TOWN OF CHAPEL HILL**  
**Planning Department**  
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## Project Fact Sheet

<b>Project Information</b>	<b>Project Name</b>	318 McDade St /McAllister	<b>Application Number [Staff to Complete]</b>	
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<b>Lot &amp; Zoning Information</b>	<b>Parcel Number(s)</b>	9788186003		
	<b>Property Address(es)</b>	318 McDade St Unit A		
	<b>Existing Zoning District(s)</b>	R3 and NCD		
	<b>Proposed Zoning District(s)</b>	R3 and NCD		

<b>Uses (LUMO Sec. 3.7 and 3.10)</b>	<b>Evaluation [Staff to Complete]</b>				
	<b>Existing Use(s)</b>	Residential			
	<b>Proposed Use(s)</b>	Residential with ADU			
	<b>Number of Dwelling Units</b>	<b>Existing</b>	1	<b>Proposed to be Removed</b>	1
		<b>Proposed New, Minimum</b>	2	<b>Proposed New, Maximum</b>	2
		<b>Market-rate units</b>	0	<b>Affordable units</b>	0
		<b>For sale units</b>	0	<b>Rental units</b>	0

<b>Land Area</b>	<b>Net Land Area (NLA) (sq. ft.)</b>	7909.7	<b>Net Land Area (acres)</b>	.182	<b>Evaluation [Staff to Complete]</b>
	<b>Gross Land Area (GLA) (sq. ft.)</b>	8700.7	<b>Gross Land Area (acres)</b>	.200	

					Evaluation [Staff to Complete]
<b>Setbacks &amp; Building Height</b> (LUMO Sec. 3.8)	<b>Proposed street setback (ft.)</b>	24	<b>Required street setback (ft.)</b>	<del>X</del> 24	
	<b>Proposed interior setback (ft.)</b>	8	<b>Required interior setback (ft.)</b>	8	
	<b>Proposed solar setback (ft.)</b>	11	<b>Required solar setback (ft.)</b>	11	
	<b>Proposed building height, setback (ft.)</b>	20	<b>Allowed building height, setback (ft.)</b>	20	
	<b>Proposed building height, core (ft.)</b>	26	<b>Allowed building height, core (ft.)</b>	26	

					Evaluation [Staff to Complete]
<b>Land Disturbance</b>	<b>Total proposed land disturbance (sq. ft.)</b>	6740	<b>Total proposed land disturbance (acres)</b>	.38	

					Evaluation [Staff to Complete]
<b>Impervious Surface Area (ISA)</b> (LUMO Sec. 3.8)	<b>Existing ISA (sq. ft.)</b>	1004	<b>Removed ISA (sq. ft.)</b>	793	
	<b>New ISA (sq. ft.)</b>	3631	<b>Total ISA (sq. ft.)</b>	3842	
	<b>Proposed ISA ratio (% of GLA)</b>	.441	<b>Allowed ISA ratio (% of GLA)</b>	.5	

Floor Area (LUMO Sec. 3.6, 3.8, 3.10)					Evaluation [Staff to Complete]
	Existing floor area (sq. ft.)	1,004	Removed floor area (sq. ft.)	793	
	New proposed floor area (sq. ft.)	2228	Total proposed floor area (sq. ft.)	2228	
	Maximum allowed floor area* (sq. ft.)	2228			
	*Calculated according to the floor area ratio for the proposed zoning district, plus transfer from resource conservation district and/or bonus for affordable units.				

					Evaluation [Staff to Complete]
<b>Resource Conservation</b>	<b>Total land area in RCD</b>	0			

District (RCD) (LUMO 3.6)	(sq. ft.)				Sewered			
					Unsewered			
		Streamside Zone		Managed use zone		Upland Zone		
	Land area (sq. ft.)							
	Proposed use(s)  [Table 3.6.3-2]							
		Proposed	Allowed	Proposed	Allowed	Proposed		Allowed
	ISA (sq. ft.)							
	ISA ratio (%)							
	Disturbed area (sq. ft.)							
	Disturbed area ratio (%)		20%		40%			40%
	Floor area (sq. ft.)							
	Floor area ratio (%)		1%		1.9%			

**Steep Slopes**

**Evaluation [Staff to Complete]**

<b>(LUMO Sec. 5.3)</b>	<b>Total steep slopes area (sq. ft.)</b>	0	<b>Proposed disturbed area (sq. ft.)</b>		
	<b>Proposed disturbed area (%)</b>		<b>Maximum allowed disturbance (%)</b>	<b>25%</b>	

<b>Recreation Space (LUMO 5.5)</b>	<b>Proposed recreation space (sq. ft.)</b>		<b>Required recreation space (sq. ft.)</b>	0	<b>Evaluation [Staff to Complete]</b>
	<b>Proposed payment (\$)</b>		<b>Payment-in-lieu calculation</b>		

<b>Landscape Buffers (LUMO Sec. 5.6 and Design Manual)</b>		<b>Type</b>		<b>Width</b>		<b>Evaluation [Staff to Complete]</b>
	<b>Direction (North, South, East, West)</b>	<b>Proposed</b>	<b>Required</b>	<b>Proposed</b>	<b>Required</b>	

<b>Tree Canopy Coverage</b>	<b>Proposed tree canopy</b> will do as required	<b>Required tree</b> will do as is required.	<b>Evaluation [Staff to Complete]</b>

<b>(LUMO Sec. 5.7)</b>	<b>coverage (% of NLA)</b>		<b>canopy coverage (% of NLA)</b>		

					Evaluation [Staff to Complete]
Off-Street Vehicular Parking (LUMO Sec. 5.9)	Existing vehicular parking spaces	2	Removed vehicular parking spaces	0	
	New vehicular parking spaces	0	Total proposed vehicular parking spaces	2	
	Minimum required vehicular parking spaces	?	Maximum allowed vehicular parking spaces	4	
	Calculation for minimum requirement				
	Calculation for maximum allowance				

					Evaluation [Staff to Complete]
<b>Loading Spaces (LUMO Sec. 5.9)</b>	<b>Existing loading spaces</b>	0	<b>Removed loading spaces</b>		
	<b>New loading spaces</b>		<b>Total loading proposed spaces</b>		
	<b>Minimum required loading spaces</b>		<b>Calculation for minimum requirement</b>		

					Evaluation [Staff to Complete]
Off-Street Bicycle Parking (LUMO Sec. 5.9)	Existing bicycle spaces	0	Removed bicycle spaces		
	New bicycle spaces		Total proposed bicycle spaces		
	Minimum required bicycle spaces				
	Calculation for minimum requirement				

**Print Name** Layton wheeler

**Date**

Signed by:  
*Layton Wheeler*  
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**Seal and Signature**

IP Address: 108.212.110.148

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