

TOWN OF CHAPEL HILL Planning Department

405 Martin Luther King Jr. Blvd. Chapel Hill, NC 27514-5705

phone (919) 968-2728 email planning@townofchapelhill.org www.townofchapelhill.org

Project Fact Sheet

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

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

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

					Evaluation [Staff to Complete]
	Proposed street setback (ft.)	24	Required street setback (ft.)	X 24	
Setbacks & Building Height (LUMO Sec. 3.8)	Proposed interior setback (ft.)	8	Required interior setback (ft.)	8	
	Proposed solar setback (ft.)	11	Required solar setback (ft.)	11	
	Proposed building height, setback (ft.)	20	Allowed building height, setback (ft.)	20	
	Proposed building height, core (ft.)	26	Allowed building height, core (ft.)	26	
					Freshooting 10to#to Complete
Land Disturbance	Total proposed land disturbance (sq. ft.)	6740	Total proposed land disturbance (acres)	.38	Evaluation [Staff to Complete]
	alotarbanios (oq: iti)		alotaribarios (asios)		
					Evaluation [Staff to Complete]
Impervious	Existing ISA (sq. ft.)	1004	Removed ISA (sq. ft.)	793	
Surface Area (ISA) (LUMO Sec. 3.8)	New ISA (sq. ft.)	3631	Total ISA (sq. ft.)	3842	
(Proposed ISA ratio (% of GLA)	.441	Allowed ISA ratio (% of GLA)	.5	
	-		D 10		Evaluation [Staff to Complete]
	Existing floor area (sq. ft.)	1,004	Removed floor area (sq. ft.)	793	
Floor Area (LUMO Sec. 3.6, 3.8, 3.10)	New proposed floor area (sq. ft.)	2228	Total proposed floor area (sq. ft.)	2228	
	Maximum allowed floor area* (sq. ft.)	2228			
		the floor area ratio for the listrict and/or bonus for a		ct, plus transfer from	
Resource Conservation	Total land area in RCD	0			Evaluation [Staff to Complete]
Sonservation	i otal ialiu alea ili RCD	U			

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

ratio (%)

1.9%

1%

(LUMO Sec. 5.3)	Total steep slopes area (sq. ft.)	roposed disturbed rea (sq. ft.)		
	Proposed disturbed area (%)	aximum allowed sturbance (%)	25%	
				Evaluation [Staff to Complete]
Recreation Space (LUMO 5.5)	Proposed recreation space (sq. ft.)	equired recreation bace (sq. ft.)	0	
	Proposed payment (\$)	ayment-in-lieu alculation		

						Evaluation [Staff to Complete]
		Ту	pe	Wid	dth	
	Direction (North, South, East, West)	Proposed	Required	Proposed	Required	
Landscape						
Buffers (LUMO Sec. 5.6						
and Design Manual)						

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

(LUMO Sec. 5.7)	coverage (% of NLA)		canopy coverage (% of NLA)		
					Evaluation (Staff to Complete)
	Existing vehicular parking spaces	2	Removed vehicular parking spaces	0	Evaluation [Staff to Complete]
	New vehicular parking spaces	0	Total proposed vehicular parking spaces	2	
Off-Street Vehicular Parking	Minimum required vehicular parking spaces	?	Maximum allowed vehicular parking spaces	4	
(LUMO Sec. 5.9)	Calculation for minimum requirement				
	Calculation for maximum allowance				
					Forder Control (Control Control Contro
	Existing loading spaces	0	Removed loading spaces		Evaluation [Staff to Complete]
Loading Spaces (LUMO Sec. 5.9)	New loading spaces		Total loading proposed spaces		
	Minimum required loading spaces		Calculation for minimum requirement		
					Evaluation [Staff to Complete]
	Existing bicycle spaces	0	Removed bicycle spaces		Evaluation [Stan to Complete]
Off-Street Bicycle Parking (LUMO Sec. 5.9)	New bicycle spaces		Total proposed bicycle spaces		
	Minimum required bicycle spaces				
	Calculation for minimum requirement				

Print Name	Layton Wheeler
Date	

Signed by:
Layfon Whater
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Seal and Signature

docusign.

Certificate Of Completion

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Time Zone: (UTC-08:00) Pacific Time (US & Canada) marywheeler46@gmail.com

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2023 Foxwood Farm Trail

Status: Completed

Record Tracking

Status: Original Holder: Mary Location: DocuSign

5/14/2025 10:36:34 AM marywheeler46@gmail.com

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Payment Events Status Timestamps