



TOWN OF CHAPEL HILL
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Project Fact Sheet

Project Information	Project Name	225 Knolls St			Application Number [Staff to Complete]	
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Lot & Zoning Information	Parcel Number(s)	9778947620				
	Property Address(es)	225 Knolls St				
	Existing Zoning District(s)	R3				
	Proposed Zoning District(s)	R3				

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

Land Area	Net Land Area (NLA) (sq. ft.)	6380.2	Net Land Area (acres)	0146	Evaluation [Staff to Complete]

	Gross Land Area (GLA) (sq. ft.)	7018.2	Gross Land Area (acres)	.161	
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Setbacks & Building Height (LUMO Sec. 3.8)					Evaluation [Staff to Complete]
	Proposed street setback (ft.)	24	Required street setback (ft.)	24	
	Proposed interior setback (ft.)	10.3	Required interior setback (ft.)	8	
	Proposed solar setback (ft.)	11	Required solar setback (ft.)	56.5	
	Proposed building height, setback (ft.)	20	Allowed building height, setback (ft.)	29	
	Proposed building height, core (ft.)	20	Allowed building height, core (ft.)	60	

Land Disturbance					Evaluation [Staff to Complete]
	Total proposed land disturbance (sq. ft.)	990	Total proposed land disturbance (acres)	.02	

Impervious Surface Area (ISA) (LUMO Sec. 3.8)					Evaluation [Staff to Complete]
	Existing ISA (sq. ft.)	2684	Removed ISA (sq. ft.)	541	
	New ISA (sq. ft.)	432.3	Total ISA (sq. ft.)	2575.2	
	Proposed ISA ratio (% of GLA)	36.7%	Allowed ISA ratio (% of GLA)	50%	

Floor Area (LUMO Sec. 3.6, 3.8, 3.10)					Evaluation [Staff to Complete]
	Existing floor area (sq. ft.)	1175	Removed floor area (sq. ft.)	541	
	New proposed floor area (sq. ft.)	403.2	Total proposed floor area (sq. ft.)	1037.2	
	Maximum allowed floor area* (sq. ft.)	1136.9			
	*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]							
Resource Conservation District (RCD) (LUMO 3.6)	Total land area in RCD (sq. ft.)	0		Sewered	<input checked="" type="checkbox"/>		
				Unsewered	<input type="checkbox"/>		
		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%			

<i>Steep Slopes</i> (LUMO Sec. 5.3)	Total steep slopes area (sq. ft.)	0	Proposed disturbed area (sq. ft.)	0	Evaluation [Staff to Complete]
	Proposed disturbed area (%)	0	Maximum allowed disturbance (%)	25%	

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

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

Evaluation [Staff to Complete]				
Tree Canopy Coverage <i>(LUMO Sec. 5.7)</i>	Proposed tree canopy coverage (% of NLA)		Required tree canopy coverage (% of NLA)	

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

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

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

Print Name Richard Turlington

Date February 11, 2025

Seal and Signature