



Section I: Land Use Intensity

Existing Zoning District: *01-2*
 Proposed Zoning Change (if any): *NO CHANGE*

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
<i>01-2</i>	<i>.264</i>	<i>N/A</i>				<i>119,278</i>	<i>N/A</i>
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Private - TRASH		

COUNTY - RECYCLING

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-54-3697 Date: ^{REV} 8-24-2017

Section A: Project Information

Project Name: SECU FAMILY HOUSE EXPANSION
Property Address: 123 OLD MASON FARM RD Zip Code: 27517
Use Groups (A, B, and/or C): B Existing Zoning District: 01-2
Project Description: ADDITION TO EXISTING FACILITY, INCLUDING 28,000 SF BUILT SPACE, 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: 919-682-0368 Email: wramsdn@cjtpa.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: ON FILE Date: _____

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: VNC 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 their knowledge and belief, all information supplied with this application and accurate.

Signature: ON FILE Date: _____

Click [here](#) for application submittal instructions.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

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		34,591	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				



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	28,000	62,336
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	28,000			

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'



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 RD	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):

*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 RD	221 LF 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	120		99
Handicap Spaces	5		12
Total Spaces	125		111
Loading Spaces	N/A		
Bicycle Spaces	6 EXIST + 14 NEW		6 EXIST + 6 NEW = 12
Surface Type	ASPHALT AND CONCRETE		

Section H: Landscape Buffers

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



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