

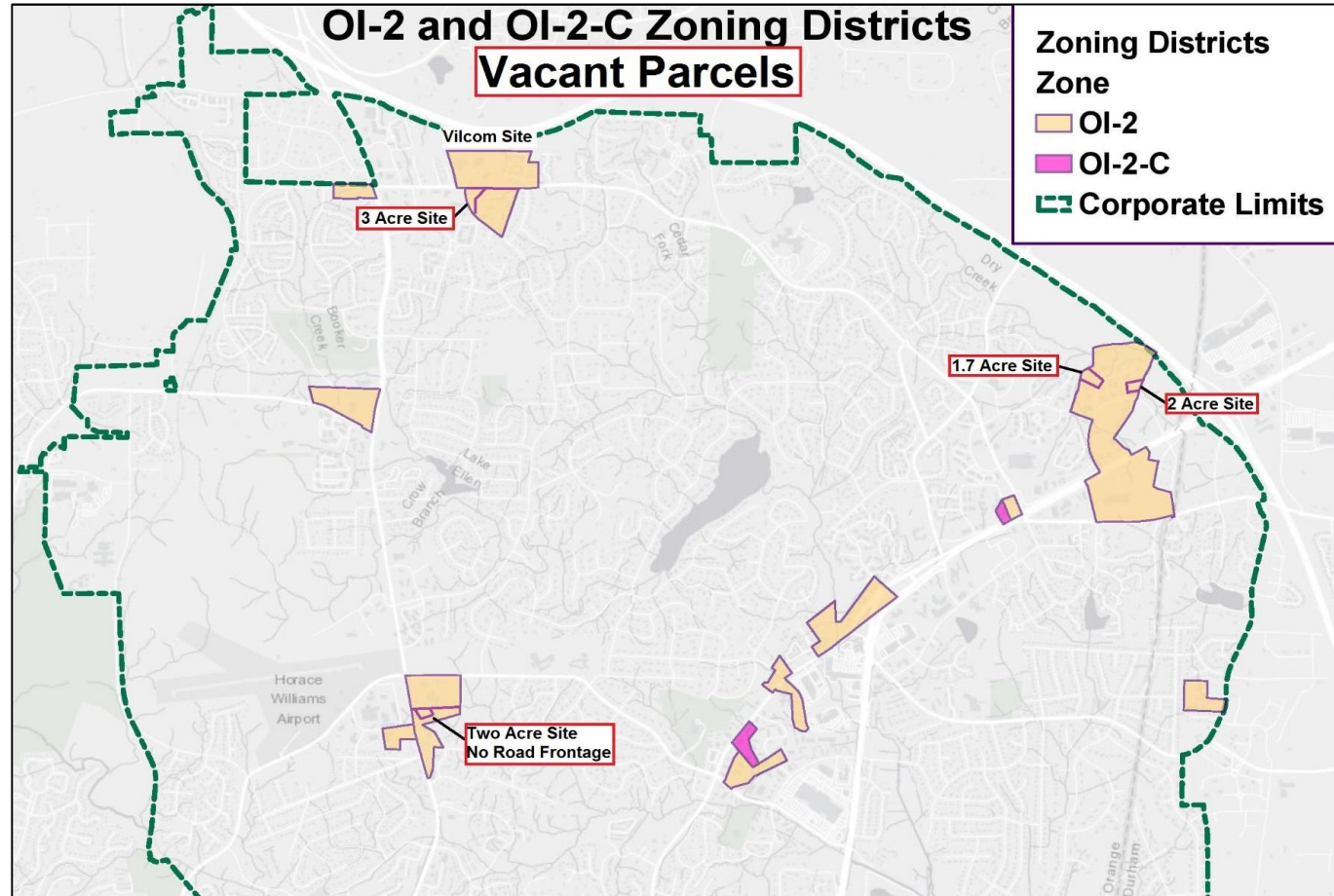


TOWN OF CHAPEL HILL
NOVEMBER 28, 2018

Benefits to the Residents of Chapel Hill

- Fulfills need for conditioned self-storage in Town
 - Currently, residents must drive to Durham, Carrboro, Chatham County or Hillsborough.
- Additional tax revenue with limited demand for Town services
 - Coley Hall Self-Storage will contribute an additional \$125,000 - \$150,000 in property taxes.

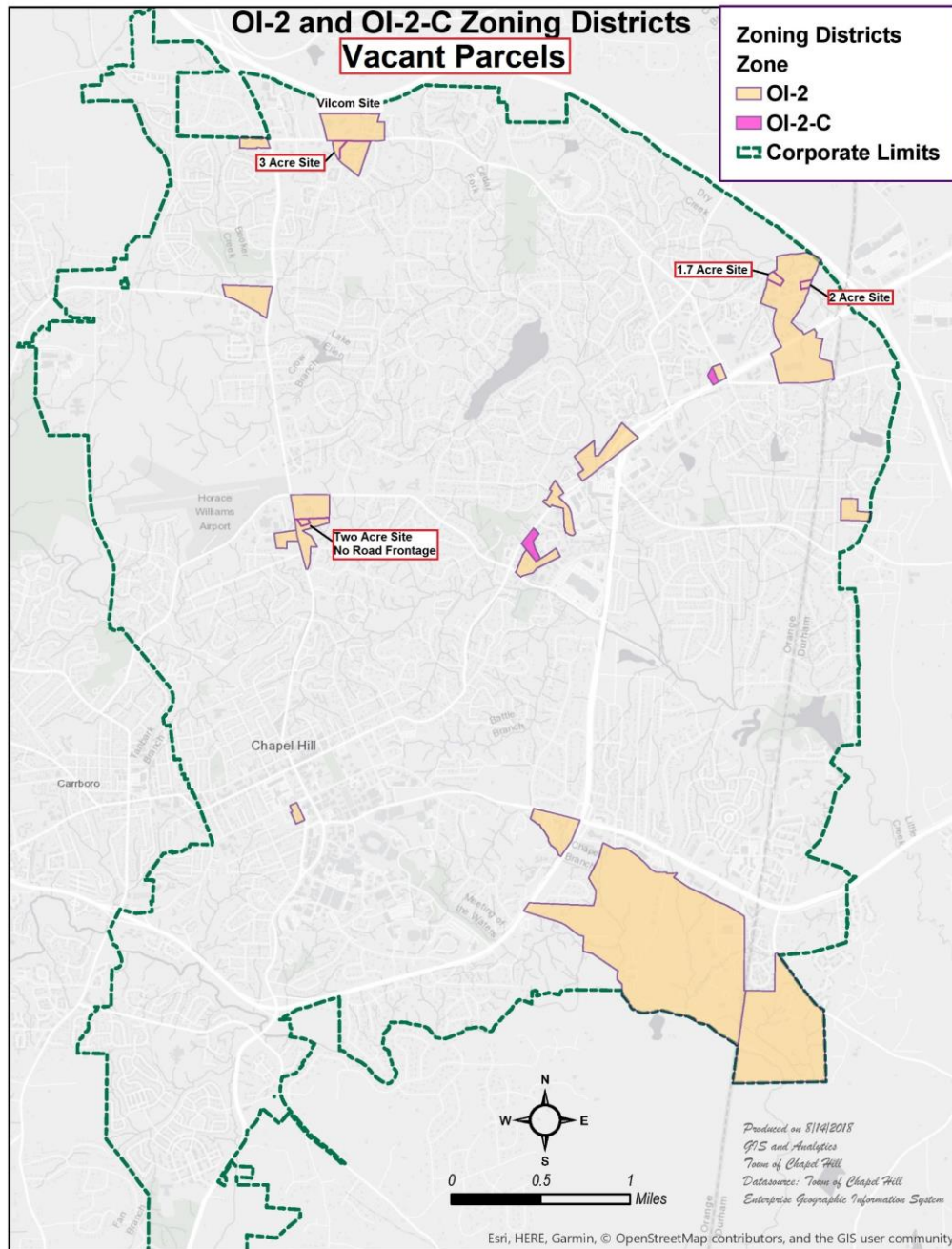
OI-2 Vacant Parcels



Ol-2 and Ol-2-C Zoning Districts Vacant Parcels

**Zoning Districts
Zone**

- Ol-2
- Ol-2-C
- Corporate Limits



Produced on 8/14/2018
GIS and Analytics
Town of Chapel Hill
Data source: Town of Chapel Hill
Enterprise Geographic Information System

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Office vs. Storage FAR Comparison

Storage

FAR	0.29
Lot Size (SF)	320,690
Building Size	93,000
Building Height	3 Stories
Parking Square Feet	20,571
37 Spaces	
Open Area	83.92%
Parking	4.90%
Building	9.67%

7.36 acres

.5 acre

1 space/2,500sf

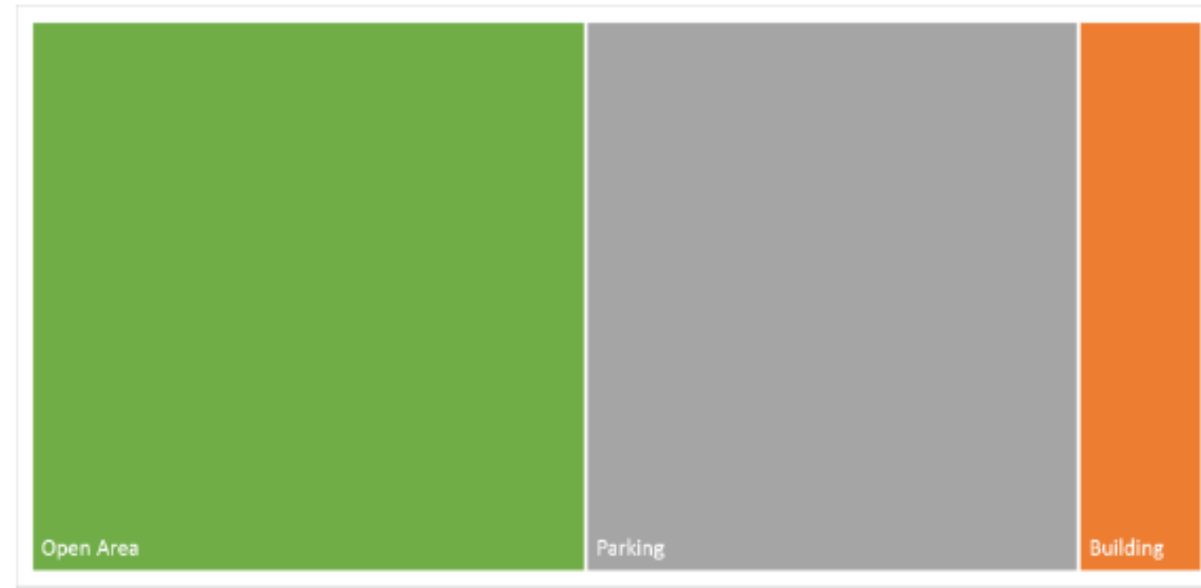
Office

FAR	0.264
Lot Size (SF)	352,273
Building Size	93,000
Building Height	3 Stories
Parking Square Feet	131,571
372 Spaces	
Open Area	51%
Parking	45.30%
Building	11.36%

8.09 acres

3 acres

4 spaces/1,000sf



Coley Hall

Chapel Hill, NC



170 Feet

360 Feet

Weaver Dairy Road



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