

**SPECIAL USE PERMIT
APPLICATION**



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9789 35 9617

Date: 8/9/2012

Section A: Project Information

Project Name: Chartwell
Property Address: MLK Jr. Blvd. at Estes Drive Zip Code: 27514
Use Groups (A, B, and/or C): A & C Existing Zoning District: R-1 & AH
Project Description: Hotel, Restaurant, Retail & Residential
Development on 15.4 Acres

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Scott Radway, The Design Response
Address: 1616 Evans Rd., Suite 205
City: Cary State: NC Zip Code: 27513
Phone: 919-678-8050 Email: sradway@thedesignresponse.com

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

Signature: Scott Radway Date: 8/9/2012

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Russell Greer, Progressive Capital Grou
Address: 545 Delaney Ave., Building 9
City: Orlando State: FL Zip Code: 32801
Phone: 407-849-3670 Email: rgreer@progressivecapital.org

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

Signature: Russell Greer Date: 8/9/2012

PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section A: Project Information

Application type: ZAA & Special Use Permit

Date: 7/31/2012

Project Name: Chartwell

Use Type: (check/list all that apply)

Office/Institutional

Residential

Mixed-Use

Other:

Hotel/restaurant/Retail

Overlay District: (check all those that apply)

Historic District

Neighborhood Conservation District

Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	621,365	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 ½ width of public right-of-way	CSA=	62,137	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	683,502	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, all grading, including off-site clearing)	590,268
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	0	0	373,616	373,616
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	0	0	54.6%	54.6%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A			

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Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	0	0	12	327,000
Number of Floors	0	0	1-5	1-5
Recreational Space	0	0	22,730	22,730

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)	0	0	226,000	226,000
Total Square Footage of All Units	0	0	214,000	214,000
Total Square Footage of Affordable Units				
Total Residential Density			12.4	12.4
Number of Dwelling Units			190	190
Number of Affordable Dwelling Units				
Number of Single Bedroom Units			19	19
Number of Two Bedroom Units			61	61
Number of Three Bedroom Units			110	110

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial		2,000			
Restaurant		3,000	# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel		96,000	# of Rooms		145
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0		21
	Interior (neighboring property lines)	0		36
	Solar (northern property line)	20		60
Height (maximum)	Primary	70'		N/A
	Secondary	114'		65'
Streets	Frontages	80	455	455
	Widths	62	455	455

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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
Martin Luther King Jr. Blvd	100' ±	65' ±	5	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Estes Drive	80' ±	23-45'	2-4	<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
Estes Drive	5' Width	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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	489	639	658
Handicap Spaces	9	13	20
Total Spaces	498	652	678
Loading Spaces	1	1	1
Bicycle Spaces	60	66	66
Surface Type	All Weather - Asphalt/Concrete		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	10'	10' - 30'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East	10'	10'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South (Estes Drive)	20'	20'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West (MLK Jr. Blvd)	20'	20'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

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Section I: Land Use Intensity

SEE ATTACHED EXHIBIT #1.

Existing Zoning District: R-1

Proposed Zoning Change (if any): MU-V Arterial

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

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
MU-V	1.2	.046					
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		

EXHIBIT 1
CHARTWELL LAND USE INTENSITY CALCULATION

8/9/12

(9789.35.9617)

MAXIMUM PERMITTED FLOOR AREA CALCULATION				
Zoning District	GLA	FAR	Maximum Permitted Floor Area	Proposed Floor Area
MU-V	676,054	1.2	811,265	
RCD Streamside	7,448	0.01	74	
Total	683,502		811,339	327,000
MINIMUM REQUIRED RECREATION AREA CALCULATION				
Use Type	NLA	Rec Ratio	Minimum Required Recreation Area	Proposed Recreation Area
Commercial	132,642	0	0	
Residential	477,340	0.046	21,958	22,730
Total			21,958	22,730
MAXIMUM IMPERVIOUS SURFACE AREA CALCULATION				
Gross Lot Area	Impervious Surface Ratio Maximum	Maximum Impervious Surface	Proposed Impervious Surface	
683,502	70%	478,451	373,616	