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May 29, 2025

TO: Town of Chapel Hill – Planning Department
PROJECT: UNC-Chapel Hill Chewning Tennis Center – Team Building
RE: PROJECT NARRATIVE: SPECIAL USE PERMIT MODIFICATION TO OCTOBER 8TH, 1990 SUP

The University of North Carolina is proposing a new team building at the UNC Chewning Tennis Center located at 251 Friday Center Drive in Chapel Hill, NC. The project spans over two parcels (in Orange County and Durham County). The total deeded acreage of the parcels together is 570.57-ac. The parcels are owned by the University of North Carolina and include the Chewning Tennis Center, other University facilities, and open space. The proposed team building will provide modern locker room, office and support spaces to better support the Carolina Athletics' men's & women's tennis teams and associated staff at the existing Chewning Tennis Center.

The existing project area is within the UNC Chewning Tennis Center complex, which was improved in 2022 in a Phase 1 project. This project herein ("Phase 2") includes the addition of a team building adjacent to the restroom facilities on land that is a mixture of impervious, grassed, and wooded.

The existing topography on the project area of the site slopes from the existing site fence to the west into the woods on the parcel. This project will fill the slope within the area of the new facility, and a retaining wall will form an outdoor deck on the southwest side of the facility. Any trees not impacted by construction will be protected using erosion control measures. Stormwater runoff from all new Phase 2 impervious area will drain to the existing stormwater control measure (SCM; constructed wetland), installed in Phase 1.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zak Pierce'.

Zak Pierce, PLA, ASLA, LEED AP
CEO
CLH design, p.a.



TOWN OF CHAPEL HILL
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Project Fact Sheet

Project Information	Project Name	UNC-CH Chewning Tennis Center – Team Building			Application Number [Staff to Complete]	SUP-24-3
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Lot & Zoning Information	Parcel Number(s)	9798518134 (Orange County) and 9797785626 (Durham County)				
	Property Address(es)	251 Friday Center Drive				
	Existing Zoning District(s)	OI-2				
	Proposed Zoning District(s)	OI-2				

Uses (LUMO Sec. 3.7 and 3.10)	Existing Use(s)	Institution				Evaluation [Staff to Complete] See Staff Report
	Proposed Use(s)	Recreation Facility, non-profit				
	Number of Dwelling Units	Existing	n/a	Proposed to be Removed	n/a	
		Proposed New, Minimum	n/a	Proposed New, Maximum	n/a	
		Market-rate units	n/a	Affordable units	n/a	
		For sale units	n/a	Rental units	n/a	

Land Area	Net Land Area (NLA) (sq. ft.)	TOTAL: 24,854,029	Net Land Area (acres)	404.01+166.55 = 570.57
	Gross Land Area (GLA) (sq. ft.)	TOTAL: 27,339,432	Gross Land Area (acres)	(+10%) = 627.62

<i>Setbacks & Building Height</i> (LUMO Sec. 3.8)					Evaluation [Staff to Complete]
	Proposed street setback (ft.)	Approx. 3,400 ft.	Required street setback (ft.)	24 ft.	See Staff Report
	Proposed interior setback (ft.)	n/a	Required interior setback (ft.)	8 ft.	
	Proposed solar setback (ft.)	Approx. 580 ft.	Required solar setback (ft.)	11 ft.	
	Proposed building height, setback (ft.)	29'-2"	Required building height, setback (ft.)	29 ft.	
	Proposed building height, core (ft.)	29'-2"	Required building height, core (ft.)	60 ft.	

<i>Land Disturbance</i>	Total proposed land disturbance (sq. ft.)	135,040	Total proposed land disturbance (acres)	3.1 Acres
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<i>Impervious Surface Area (ISA)</i> (LUMO Sec. 3.8)					Evaluation [Staff to Complete]
	Existing ISA (sq. ft.)	Not all of the existing impervious on the 570 acres were surveyed. Total impervious area on site is unknown.	Removed ISA (sq. ft.)		See Staff Report
	New ISA (sq. ft.)		Total ISA (sq. ft.)		
	Proposed ISA ratio (% of GLA)		Required ISA ratio (% of GLA)		

<i>Floor Area</i> (LUMO Sec. 3.6, 3.8, 3.10)					Evaluation [Staff to Complete]
	Existing floor area (sq. ft.)	Existing Indoor Building (includes mezzanine) 57,365 SF; Bathroom Building 2,633 SF	Removed floor area (sq. ft.)	0	See Staff Report
	New proposed floor area (sq. ft.)	New Team Building: 9,206 SF	Total proposed floor area (sq. ft.)	69,204	
	Maximum allowed floor area* (sq. ft.)				

*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 type="checkbox"/>		See Staff Report	
				Unsewered	<input type="checkbox"/>			
		Streamside Zone		Managed use zone		Upland Zone		
	Land area (sq. ft.)							
	Proposed use(s) [Table 3.6.3-2]							
		Proposed	Required	Proposed	Required	Proposed		Required
	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 (LUMO Sec. 5.3)</i>	Total steep slopes area (sq. ft.)	On whole parcel – above 25% = 96,512	Proposed disturbed area (sq. ft.)	9,025 sf	Evaluation [Staff to Complete] See Staff Report
	Proposed disturbed area (%)	9.4%	Maximum allowed disturbance (%)	25%	

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

<i>Landscape Buffers (LUMO Sec. 5.6 and Design Manual)</i>		Type		Width		Evaluation [Staff to Complete] See Staff Report
	Direction (North, South, East, West)	Proposed	Required	Proposed	Required	
	n/a. this is a proposed accessory use.					

<i>Tree Canopy Coverage (LUMO Sec. 5.7)</i>						Evaluation [Staff to Complete]
	Proposed tree canopy coverage (% of NLA)	Full tree survey of the 570 acres was not performed.	Required tree canopy coverage (% of NLA)	40		See Staff Report

<i>Off-Street Vehicular Parking (LUMO Sec. 5.9)</i>						Evaluation [Staff to Complete]
	Existing vehicular parking spaces	Multiple large parking lots on this 570 acre site. 49 spaces by existing building	Removed vehicular parking spaces	0		See Staff Report
	New vehicular parking spaces	0	Total proposed vehicular parking spaces	0		
	Minimum required vehicular parking spaces	n/a	Maximum allowed vehicular parking spaces	n/a		
	Calculation for minimum requirement	No added occupants for this proposed team building.				
	Calculation for maximum allowance					

<i>Loading Spaces (LUMO Sec. 5.9)</i>						Evaluation [Staff to Complete]
	Existing loading spaces	n/a	Removed loading spaces	0		See Staff Report
	New loading spaces	0	Total loading proposed spaces	0		
	Minimum required loading spaces		Calculation for minimum requirement			

					Evaluation [Staff to Complete]
Off-Street Bicycle Parking (LUMO Sec. 5.9)	Existing bicycle spaces	6	Removed bicycle spaces	0	See Staff Report
	New bicycle spaces	0	Total proposed bicycle spaces	6	
	Minimum required bicycle spaces				
	Calculation for minimum requirement				

Print Name Zak Pierce, PLA, ASLA – CLH design. (Owner's Agent)

Date May 29, 2025

