



CONSIDER AN APPLICATION FOR SITE PLAN MODIFICATION REVIEW, 202 E. ROSEMARY STREET/114 HENDERSON STREET (TRU RESTAURANT)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Judy Johnson, Assistant Director
 Anya Grahn, Senior Planner

PROPERTY ADDRESS 114 Henderson Street	DATE April 21, 2021	APPLICANT Coulter DeBree, Tru Restaurant Owner
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STAFF’S RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution A, approving the Site Plan Review application, with the stipulations noted.

NEXT STEPS

As part of the Final Plan - Zoning Compliance Permit application, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.

PROCESS

Prior to issuance of a Zoning Compliance permit for a proposed change in use, LUMO Section 4.7 requires site plan approval by the Planning Commission.

The applicant is seeking a change in use approval so that the allowed uses to include Business, Convenience and Business, General as well as expand the commercial uses into an existing residential dwelling unit on the lower level.

ORDINANCE

We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance. A checklist of these regulations and standards is included in the attached Project Summary.

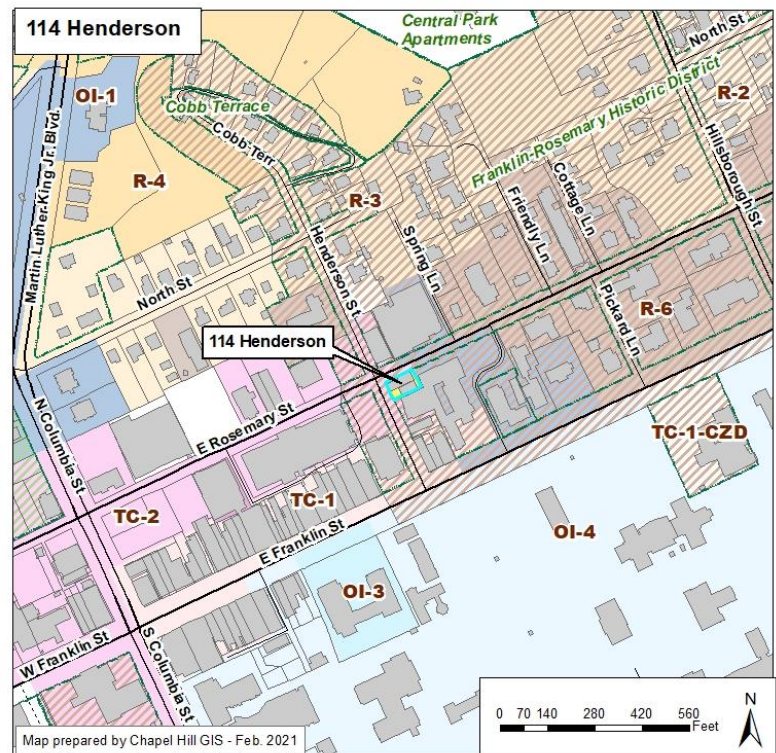
PROJECT OVERVIEW

On July 7, 1998, the Planning Commission approved a Site Plan for Lucy’s Restaurant at 114 Henderson Street to allow for four (4) residential apartments as well as general and convenience uses, including the restaurant. By 2002, the restaurant use had outgrown the square footage permitted by the 1998 site plan approval and the Planning Commission approved a Site Plan Modification stipulating:

- 6,955 SF Maximum for Restaurant and Bar
- 557 SF Maximum for one (1) dwelling unit

Tru Restaurant now occupies the space once used by Lucy’s. The applicant is requesting to expand the restaurant space by 2,314 square feet to include 9,053 square feet by an interior expansion that would eliminate the one (1) existing residential apartment. (The apartment is vacant.) The applicant would also like to expand the allowed uses to include both Business, Convenience to allow for the restaurant as well as Business, General to also permit retail uses.

PROJECT LOCATION



ATTACHMENT

1. Project Summary Form
2. Resolution A
3. Resolution B
4. Application Form & Materials
5. 2002 Approved Site Plan Review Modification
6. 1998 Approved Site Plan Review