



120 North Street – Concept Plan

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Planning Commission Meeting Date: September 2, 2025

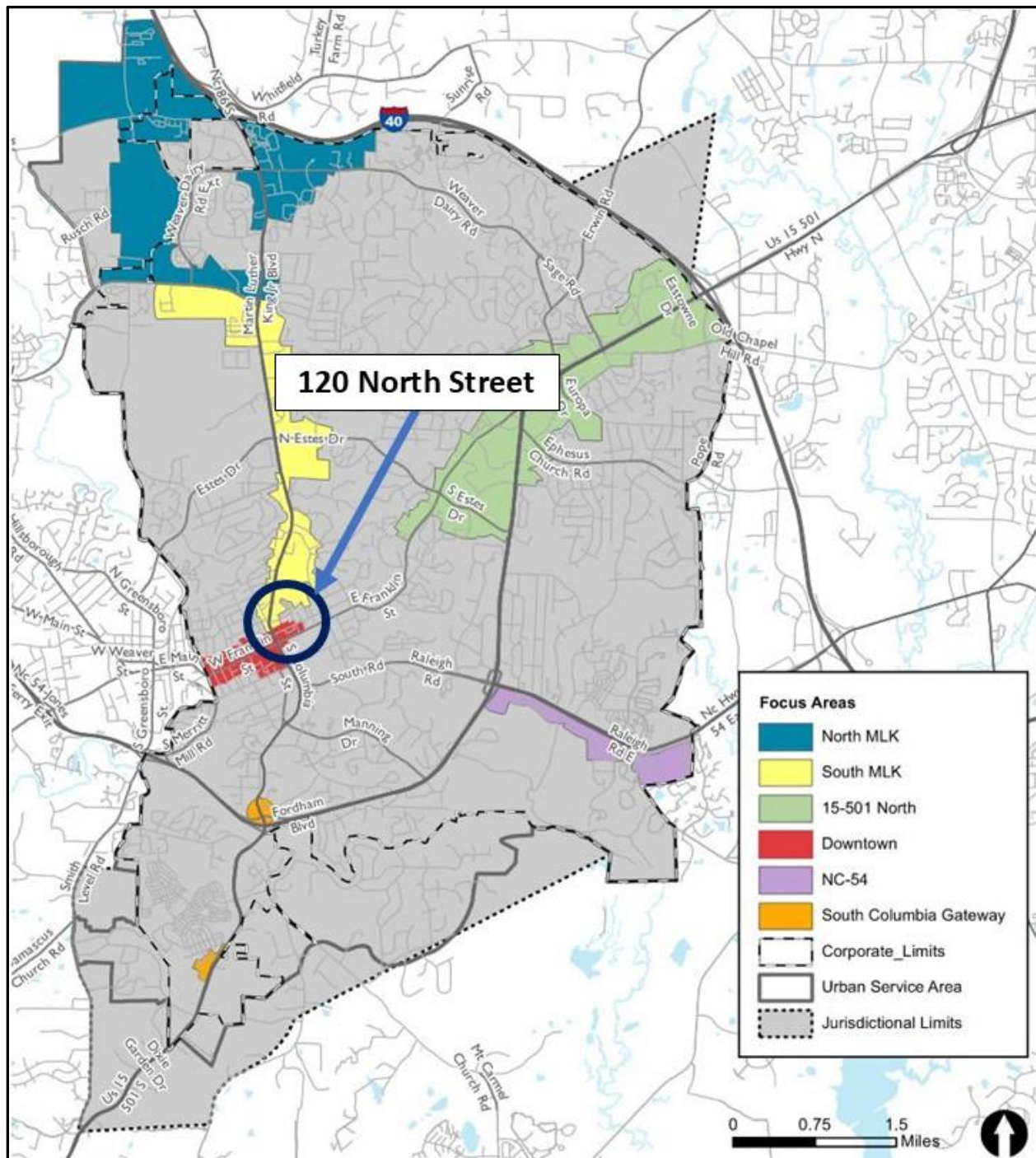
Project Overview

- Treanor Design asks for feedback on a Concept Plan for the reconstruction of the Zeta Tau Alpha Sorority House that will expand the building footprint, update on-site parking, add open space areas, and relocate existing sanitary sewer main.
- The site is a 0.46 acre parcel on North Street.
- The project proposes 3,666 sq ft increase of floor area.
- The project decreases on-site parking spaces from 24 to 12.

Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the Complete Community Strategy .		
	Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
	<ul style="list-style-type: none">• The site is located just outside the Downtown Focus Area.	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Future Land Use Map• Shaping Our Future
	<ul style="list-style-type: none">• The Future Land Use Map shows this site outside of the Focus Areas.• The land use designation for the site is High Residential.	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Mobility & Connectivity Plan• Connected Roads Plan
	<ul style="list-style-type: none">• The site is served by several bus routes and is within ¼ mile of the proposed North-South Bus Rapid Transit.• There are not existing sidewalks lanes along the site's frontage.	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Climate Action & Response Plan
	<ul style="list-style-type: none">• Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan.	
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	<ul style="list-style-type: none">• The formal development application that follows this Concept Plan will be reviewed by the Town's Urban Designer.	

Project Location



Attachments

Applicant Materials

1. Application and Narrative
2. Concept Plan