



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9778-37-4748, 9778-37-6817 Date: 5 Mar 2020

Section A: Project Information

Project Name: Rosemary Street Parking Deck

Property Address: 125 E Rosemary St Zip Code: 27514

Use Groups (A, B, and/or C): C Existing Zoning District: TC-2

Project Description: Demolition of 276 space existing parking deck and construction of a 1,000 to 1,100 space deck

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

Applicant Information (to whom correspondence will be mailed):

Name: Ballentine Associates, attn: George Retschle

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 Email: georger@bapa.eng.pro

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

Signature:  Date: 5 Mar 2020

Owner/Contract Purchaser Information:

Owner Contract Purchaser

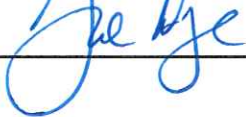
Name: Grubb Management, LLC c/o Grubb Properties, LLC

Address: 113 Edinburgh South Drive Suite 120

City: Cary State: NC Zip Code: 27511

Phone: (919) 388-5774 Email: JDye@grubbproperties.com

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

Signature:  Date: 5 Mar 2020



Concept Plan Project Fact Sheet

Site Description	
Project Name	E Rosemary Parking Deck
Address	125 E Rosemary St & adjacent lot
Property Description	Demolition of 276 space existing parking deck and construction of a 1,000 to 1,100 space deck
Existing Land Use	Parking deck & gravel surface lot
Proposed Land Use	Parking, off-street
Orange County Parcel Identifier Numbers	9778-37-4748, 9778-37-6817
Existing Zoning	TC-2
Proposed Zoning	TC-2 CZ
Application Process	Conditional Zoning
Comprehensive Plan Elements	Community Prosperity & Engagement, Getting Around, Good Places, New Spaces, Town and Gown Collaboration
Overlay Districts	

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	Allowed as principal or accessory use	proposed as principal use	
Dimensional Standards (Sec. 3.8)	Lot size & density n/a, frontage 12', lot width 15', bldg ht setback 44', bldg ht core 90', setbacks 0, imperv n/a, FAR 1.97	frontage 356', lot width 356', bldg ht setback 0', bldg ht core 60', FAR 0.018	
Floor area (Sec. 3.8)	FAR 1.97 max	0.018	
Modifications to Regulations (Sec. 4.5.6)	n/a	n/a	n/a
Adequate Public Schools (Sec. 5.16)	n/a	n/a	n/a
Inclusionary Zoning (Sec. 3.10)	n/a	n/a	n/a
Landscape			
Buffer – North (Sec. 5.6.2)	15' B, 20' C	5', 10' alt	M
Buffer – East (Sec. 5.6.2)	n/a	n/a	n/a
Buffer – South (Sec. 5.6.2)	n/a	n/a	n/a
Buffer - West (Sec. 5.6.2)	n/a	n/a	n/a



Tree Canopy (Sec. 5.7)	n/a	n/a	n/a
Landscape Standards (Sec. 5.9.6)	n/a	n/a	n/a
Environment			
Resource Conservation District (Sec. 3.6)	n/a	n/a	n/a
Erosion Control (Sec. 5.3.1)	comply with regs	will comply with regs	✓
Steep Slopes (Sec. 5.3.2)	n/a	n/a	n/a
Stormwater Management (Sec. 5.4)	85% TSS for new impervious, 2-year volume control, 1,2,25-year peak flow control	all will be met through reduction of impervious cover	✓
Land Disturbance	no limit	+/- 100,000 sf (on and off-site)	✓
Impervious Surface (Sec. 3.8)	no limit	reduction proposed	✓
Solid Waste & Recycling	recycle demo materials	will recycle what can be recycled	✓
Jordan Riparian Buffer (Sec. 5.18)	n/a	n/a	n/a
Access and Circulation			
Road Improvements (Sec. 5.8)	n/a	n/a	n/a
Vehicular Access (Sec. 5.8)	Access to public street	adequate access	✓
Bicycle Improvements (Sec. 5.8)	n/a	n/a	n/a
Pedestrian Improvements (Sec. 5.8)	provide safe pedestrian access	safe pedestrian access will be provided	✓
Traffic Impact Analysis (Sec. 5.9)	pay Town's TIA fee	fee paid	✓
Vehicular Parking (Sec. 5.9)	no min, 1/375 sf office space max	1,000-1,100 total	✓
Transit (Sec. 5.8)	n/a	n/a	n/a
Bicycle Parking (Sec. 5.9)	4 min, 2/2,500 sf floor area	30	✓
Parking Lot Standards (Sec. 5.9)	n/a	parking deck	n/a
Technical			



Fire	dry standpipe, aerial apparatus access to one full side of structure	will comply	
Site Improvements	n/a	n/a	n/a
Schools Adequate Public Facilities (Sec. 5.16)	n/a	n/a	n/a
Recreation Area (Sec. 5.5)	n/a	n/a	n/a
Lighting Plan (Sec. 5.11)	shielded fixtures, limited off-site spill	will comply	
Homeowners Association (Sec. 4.6)	n/a	n/a	n/a

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	380.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
n/a	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	467.00
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
n/a	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location