



## CP-25-5

Concept Plan Application

Status: Active

Submitted On: 7/22/2025

## Primary Location

120 NORTH ST  
CHAPEL HILL, NC 27514

## Owner

ZETA TAU ALPHA  
FRATERNITY HOUSING  
CORPORATION  
1036 S RANGELINE RD  
CARMEL, NC 46032

## Applicant

 Matthew Murphy  
 785-727-2407  
 mmurphy@treanor.design  
 1040 Vermont St  
Lawrence, KS 66044

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## Application Information

### Project Name

Zeta Tau Alpha Sorority House

### Proposed Entitlement Process\*

Conditional Zoning

### Existing Zoning District(s)\*

R-6

### Existing Use(s)\*

Sorority House

### Proposed Zoning District(s)

R-6

### Proposed Use(s)\*

Sorority House

### Project Description\*

Replacement of the existing sorority house and updated on-site parking, open space areas, and relocation of existing sanitary sewer main that traverses the site (required due to proposed building footprint).

### Will the project require modifications to regulations?\*

Yes

## Applicant Authorization

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

By checking the box, the applicant also confirms the current property owner(s) of the zoning lot(s) involved are aware of this concept plan application.



Applicant Signature\*

✓ Matthew L. Murphy  
Jul 21, 2025

Relationship to Property Owner\*

Other

If other, please explain relationship to property owner.

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Authorized agent (Architectural firm of record)

If the applicant is an entity, provide detailed information regarding the principals of the entity.

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## Concept Plan Questions

Describe how existing conditions (like RCD, steep slopes, stormwater drainage patterns, trees, etc.) impact the site design. Please provide information on proposed erosion control and stormwater management. \*

The site is not located within a resource conservation area nor does it have excessively steep slopes that will be disturbed. The new structure will roughly be in the same location as the existing, with the footprint expansion to the west. Due to an existing storm water main to the east, the building offset will be held 10' west of the east property line to maintain the current clearances.

All disturbed areas will be protected with construction BMPs during the project and stabilized with final BMPs at the completion of the project, per the City's ordinances.

**Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.\***

Overall, the existing paved setbacks along the external side (North Street) will be maintained, as the existing driveway point of access will be maintained as well as the mature oak trees and other smaller trees that existing along the frontage (two large oaks, 28" and 30" caliper inches as well as some smaller plantings). The building will be a 3-story stucuture, similar to the existing, and will be under the maximum allowed structure requirement. The internal setbacks will also be generally maintained or improved. For example, the paved driveway along the west side of the site will be removed for approximately 65% of the site due to the expaned structure footprint and the relocation of the sanitary sewer (and related easement dedication). This open space will serve as the recreation space for the lot as well as an overall reduction in the existing impervious cover.

**Describe how the proposal incorporates affordable housing.\***

Not applicable to this project.

**Describe how the proposal compatible with the surrounding neighborhood and/or district. Please provide information on buffers and/or transitions between land uses.\***

As this property is already developed as a sorority house, this project is a continuation of the exisitng use alreay in-place and therefore compatible with the surrounding neighborhood. The buffer for this project is a Type B and will be incorporated into the project design with a few modifications that will be shown in detail during the CZD applicaiton and review process.

**Describe any proposed road, transit, bicycle, or pedestrian improvements. \***

No ROW improvements are proposed with this project. No transit routes are immediately adjacent within the North Street ROW. The existing sidewalk connection to the south via the 125 Rosemary Parking Deck will be maintained, allowing access from the project site to the parking deck and to the Rosemary Street ROW.

**Describe how the proposal addresses traffic impacts or traffic and circulation concerns. \***

The existing site has approximately 25 parking spaces on-site and the new layout will include only 12 (above the minimum requirements); therefore, the project will result in less traffic to the site. The existing driveway will be maintained, as noted, and the circulation drives within the site will be per the City's design requirements.

**Describe how the proposal addresses parking needs.\***

As noted above, the site will have 12 parking spaces, including ADA parking for the new building. The minimum number of spaces to be provided is 11 with a maximum of 17. The planned parking falls within this required range.

**Describe how the proposal addresses fire access and emergency response.\***

Emergency access will remain as-is, given the existing driveway will be maintained. Access for responding vehicles will be via the paved parking areas north of the structure. An existing fire hydrant is located directly west, adjacent to the existing driveway. The planned building will be FULLY SPRINKLERED as well (note, the existing building is not sprinklered).

**Describe how utility service (water, sewer, and electric) meets or will meet the needs of this proposal. \***

All existing services are already to the site and taps providing services to the existing structure. The number of bedrooms is only increasing by 2; therefore, the existing loads of the site shall remain relatively the same as existing. The only new connection would be for a fire protection service line.

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21 July 2025

City of Chapel Hill, North Carolina  
Planning Department  
405 Martin Luther King Jr Blvd.  
Chapel Hill, NC 27514

**Re: Zeta Tau Alpha Sorority House, 120 North Street – Concept Plan Narrative**

Dear Sir or Madam:

On behalf of our Client, Zeta Tau Alpha Fraternity Housing Corporation, we, Treanor, Inc., respectfully submit this narrative as part of the Concept Plan submission for the replacement Zeta Tau Alpha Sorority House to be constructed at 120 North Street in Chapel Hill.

As we reviewed and discussed on the 14 May 2025 pre-submittal meeting, this project is the construction of a replacement house for the Zeta Tau Alpha Sorority House located on North Street. The existing property is a fully developed site consisting of an existing 3-story sorority house, on-site parking (approximately 25 spaces), and a paved access drive to North Street. The existing impervious cover for the site is approximately 14,046 SF or a 0.715 ratio. The site also contains an eight-inch (8") DIP sanitary sewer main that traverses the site within a 30-foot easement as well as a 15" RCP storm sewer that parallels the east property line (no known easement).

Given the site constraints and existing utilities, the planned improvements will mirror the existing site layout in several ways while decreasing the overall existing impervious cover and providing an improved open/recreation space for the replacement house. The building location will generally match the existing footprint with the east wall of the building maintaining a 10' offset from the east line in order to continue the existing offset and access to the existing 15" storm sewer main (which shall remain in-place). The footprint of the replacement house is wider than the existing; therefore, the relocation of the existing sanitary sewer is required. With this expanded footprint, maintaining any access drive with adjacent parking is not feasible per the current city ordinance or design code. The west side of the building will be primarily used for open space lawn as well as a patio area to the south of the ADA building access. The relocated sanitary sewer main will be shifted to the west of its current location in order to maintain the existing 30' easement along the main's route. The main relocation will begin at the southern-most manhole on the site and connect to the existing manhole in the existing parking lot drive just at the north end of the existing structure.

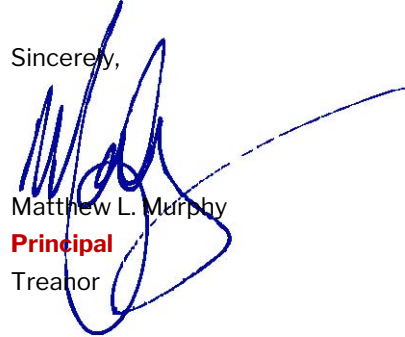
As noted above, the existing driveway access from North Street will be maintained in the same location, slope and extent of pavement for the planned improvements. Also, the existing utility connections from the ROW will also be maintained and the only new utility connection will be for the fire protection service to serve the sprinkler riser (building will be **fully sprinklered**). The existing driveway will be maintained and the on-site parking will be positioned to the north of the building, similar to the existing parking lot configuration. The dumpster enclosure and off-street loading zone will be along the eastern side of the lot, which will have access to a delivery/service door on the east side of the building. New bike parking will be located just south of the loading area. An accessible parking space will be on the south side of the parking drive aisle with a loading zone to and access route to the west side of the building, as the grading and building finished floor elevation difference requires stairs at the north facing entry.

With the removal of parking and drives along the west side of the site, the planned **impervious cover for the site will be reduced** and the new impervious ratio will be 0.647 or 12,707 SF. Given the overall site runoff will be reduced, we will be seeking a waiver Article 5.4.5 for any new stormwater controls. In addition, the existing large shade trees on-site will also be maintained, contributing to large existing tree canopy that will be preserved. Both the large oaks along the north side of the site, a 28 and 30 caliper inch trees, will be saved along the North Street ROW as well as a smaller understory 2" dogwood tree. The other 30 caliper inch Oak is located just to the south of the reconfigured parking lot along the western property line.

The larger open space to the west of the building will serve as a link to building front entry, provide an accessible route to the building, include a new outdoor patio space as well as provide the connection southward to the 125 Rosemary Parking Deck situated along the south side of the project site. This connection gives full connectivity to the Rosemary Street corridor and southward toward campus.

If you have any questions or need additional information about the concept plan, please do not hesitate to contact us via voice or email: 785.727.2407 (Direct Dial) or [mmurphy@treanor.design](mailto:mmurphy@treanor.design). Thank you for your expeditious review of this submittal.

Sincerely,



Matthew L. Murphy  
**Principal**  
Treanor