



CONCEPT PLAN REVIEW: WEST ROSEMARY STREET HOTEL, 108-114 W ROSEMARY STREET

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Kari Grace, Senior Planner

ADDRESSES	DATE	APPLICANT
108 and 114 W. Rosemary Street, 208 Pritchard Avenue, and 205 N. Columbia Street	November 13, 2019	Wendi Ramsden, Coulter Jewell Thames, PA

STAFF'S RECOMMENDATION

That the Council adopt the resolution transmitting comments to the applicant.

PROCESS

- Hear the applicant's presentation
- Receive Community Design Commission comments (October 22, 2019 meeting)
- Hear public comments tonight
- Offer suggestions to the applicant

Comments

Statements by individual Council members on a concept plan are not a commitment on an official position for a formal application.

DECISION POINTS

The Applicant requests a rezoning and special use permit, which requires a Concept Plan review by Council.

Staff advised the applicant to discuss their preferred process with Council.

PROJECT OVERVIEW

Floor Area: approximately 95,000 SF, 140 rooms

Land Area: 1.1 acre

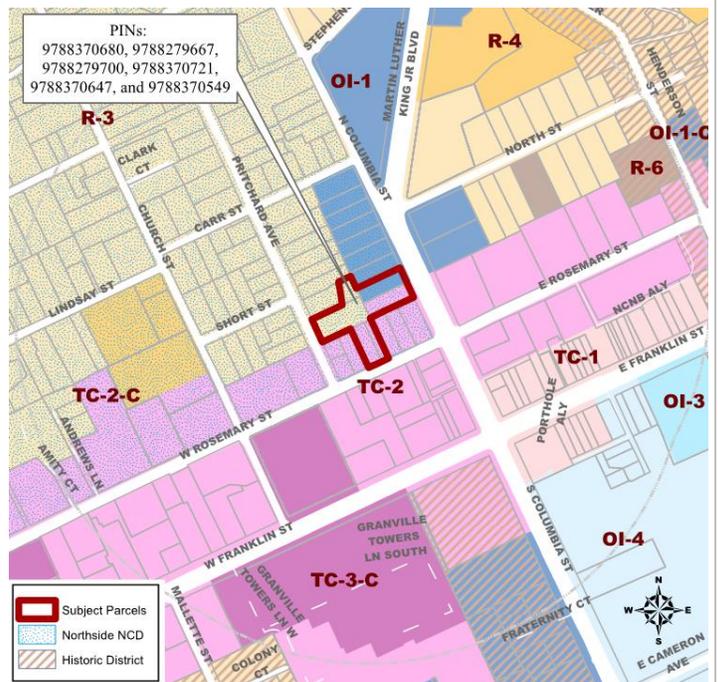
Current zoning: Town Center-2 (TC-2), Office/Institutional-1 (OI-1), Residential-3 (R-3), and Northside Neighborhood NCD Overlay

Proposed zoning: Town Center-2 (TC-2) and Residential-3 (R-3)

The Concept Plan includes:

- Rezoning majority of site to TC-2
- Demolition of two structures
- Construction of a new 95,000 SF hotel

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A
3. Community Design Commission Comments from October 22, 2019
4. Applicant's Response to CDC Comments 11.6.2019
5. Application
6. Developer's Program and Statements of Compliance
7. Plan Set