



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING – 125 E. ROSEMARY STREET

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
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PROPERTY ADDRESS 125 E Rosemary Street	MEETING DATE(S) April 27, 2020 – Community Design Commission April 28, 2020 – Transportation and Connectivity Advisory Board May 12, 2020 – Environmental Stewardship Advisory Board June 2, 2020 – Planning Commission	APPLICANT George Retschle, Ballentine Associates
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STAFF RECOMMENDATION

That the Environmental Stewardship Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make comments and recommendations on the application to the Town Council.

ZONING

Town Center–2 (TC-2) (approx. 1.6 acres)

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan and establish standards that address any impacts on surrounding properties.

PROJECT OVERVIEW

The application is part of a larger redevelopment proposal for E Rosemary Street to create new office, wet-lab, and innovation space downtown. This portion of the project proposes to demolish the existing "CVS" parking deck, which is a 276 space parking deck, and construct a new, six-story, 1,000-1,160 space parking deck with up to 3,000 sq. ft. of office space. The deck will include a "retail porch" along the Rosemary Street frontage to provide space for small businesses and vendors. The new parking deck will replace all of the existing spaces, the existing spaces at the nearby Wallace Deck, and will add approximately 200-300 additional spaces.

A Transportation Impact Analysis has been completed and identifies the following necessary improvements:

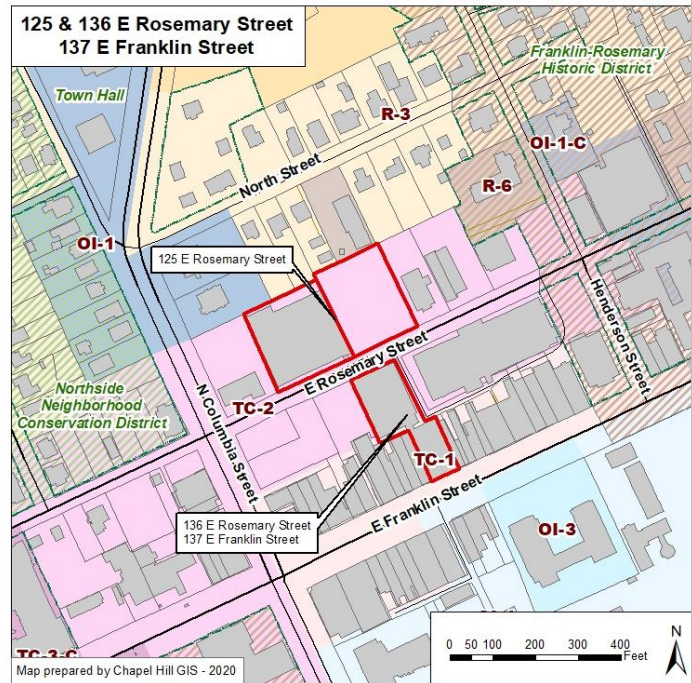
- Remove western deck access point
- Provide adequate internal queue storage for left and right turning exiting deck traffic
- Provide adequate internal queue storage for entry flows.
- Optimize traffic signal timings at the E. Rosemary Street and N. Columbia Street intersection
- Include an inbound access from North Street and outbound exit (right-turn only) to N. Columbia Street
- Include additional wayfinding signage
- Include a pedestrian overpass and mid-block pedestrian crosswalk

DECISION POINTS

The applicant is requesting the following modifications to regulations:

- Reducing the interior solar (north property line) setback adjacent to residential property
- Exceed the building envelope on all sides (increasing the allowable height from 44 feet to 73 feet)

PROJECT LOCATION



ATTACHMENTS

1. Technical Report
2. Project Details Table
3. Draft Ordinance A
4. Draft Resolution A (Approving the Application)
5. Draft Resolution B (Denying the Application)
6. Applicant Materials



TECHNICAL REPORT

PROJECT OVERVIEW

The application proposes applying a Town Center-2-Conditional Zoning (TC-2-CZ) district to the site in order to accommodate a six to seven-story parking deck with approximately 1,000 – 1,160 parking spaces. Currently existing on the site is a three-story parking deck with 276 parking spaces. The existing deck is over forty years old and is deteriorating. More details about the proposed development can be found in the applicant's narrative and statement of justification.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that staff has identified, and an analysis of the project's consistency with the Comprehensive Plan and relevant Findings of Fact.

SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The site consists of a 0.87 acre site with the existing parking deck, that will be recombined with an adjacent parcel to create an approximately 1.68 acre parcel.
- The subject site fronts on and has access to E. Rosemary Street, a collector street maintained by the Town.
- The property on the opposite side of E. Rosemary Street is zoned Town Center-2 (TC-2) and is part of the overall redevelopment project described above.
- Property to the north of the subject site, fronting on North Street, is zoned Residential-3 (R-3), Residential-6 (R-6), and Office/Institutional-1 (OI-1) and consist of single-family dwellings, a sorority, and office-type uses.
- An OWASA sanitary sewer line runs through the property and is proposed to be relocated within a 30 foot easement along the eastern edge of the property.
- There is no Resource Conservation District or floodplain on the site, which is relatively flat and contains minimal vegetation.

PROPOSED ZONING

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning, and which allows site-specific standards to be formulated and applied as conditions through a legislative process. The Conditional Zoning application provides an opportunity to establish conditions that modify use, intensity, and development standards in order to address impacts reasonably expected to be generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A -CZ suffix would be added to the

zoning district designation to incorporate the approved conditions. The applicant has proposed a Town Center-2-Conditional Zoning (TC-2-CZ) district for the site.

The intent of the Town Center-2 (TC-2) zoning district is “to provide for the development of the commercial, service, and social center of Chapel Hill while maintaining its character, its pedestrian-oriented scale, and its nature as a concentration of business, administrative, financial, governmental, and support functions serving the community; and to encourage further residential development in the central area of Chapel Hill.”¹

The applicant has proposed modifications to permitted uses and dimensional standards for the proposed zoning districts, among other requested modifications, as summarized in the Modifications to Regulations section below.

PROPOSED MODIFICATIONS TO REGULATIONS

- 1) Section 3.8.2(g)(2): Dimensional Regulations:** The dimensional regulations in Town Center zoning districts limit building height at the setback line to 44’, with the allowable core height increasing at the following rates:
 - a. Street and interior setback: one (1) foot in height for every one (1) foot in distance interior to the lot (measured from the street and interior setbacks (1:1 rise/run)
 - b. Solar setbacks: one (1) foot in height for every one and seven-tenths (1.7 feet) of distance interior to the lot (1:1.7 rise/run)

Staff Comment: The proposed modification request is to increase the 44’ setback height limit up to a maximum of 73’ on all four elevations. Additionally, the applicant is requesting to modify the slope of the core height increase from the solar setback line from a 1:1.7 slope to a 1:1 slope.

- 2) Section 3.8.3(b)(3): Transitional Control Intensity Modification:** The Land Use Management Ordinance (LUMO) states for Town Center zoning districts the solar setback adjacent to residentially zoned land shall be equal to the solar setback applicable in the adjacent residential district. Properties to the north are zoned Residential-3 (R-3) and have a solar setback of 11 feet.

Staff Comment: The proposed modification request is to reduce the required 11 foot setback along residentially zoned land to 5 feet.


Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.5.6 of the Land Use Management Ordinance. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer’s alternative is to revise the proposal to comply with the regulations.

¹ LUMO Section 3.3.1

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)², the standards of the [Land Use Management Ordinance](#)³, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)⁴ and believes the E. Rosemary Street proposal complies with several themes of the 2020 Comprehensive Plan:

Comprehensive Plan Themes: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input checked="" type="checkbox"/>		Grow Town and Gown Collaboration

Land Use Plan: The [2020 Land Use Plan](#)⁵, a component of the 2020 Comprehensive Plan, designates this site for low density residential.

FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) To achieve the purposes of the Comprehensive Plan.

Staff provides below an evaluation of this application based on the three findings. Further information may be presented for the Council's consideration as part of the public hearing process. All information submitted at the public hearing will be included in the record of the hearing.

1) Finding #1: The proposed zoning amendment is necessary to correct a manifest error.

Arguments in Support: To date, no arguments in support have been submitted or identified by staff.

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that there is no manifest error in the Town's Zoning Atlas Amendment related to the project site.

2) Finding #2: The proposed zoning amendment is necessary because of changed or

² <http://www.townofchapelhill.org/home/showdocument?id=15001>

³ https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA

⁴ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

⁵ <http://www.townofchapelhill.org/home/showdocument?id=1215>

changing conditions in a particular area or in the jurisdiction generally.

Arguments in Support: The applicant's Statement of Justification states that the proposal will fill a need in downtown for centralized public parking in order to reverse the loss of jobs and businesses in recent years.

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is in response to changing conditions in downtown Chapel Hill area and in the jurisdiction generally.

3) Finding #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

Arguments in Support: The applicant's Statement of Consistency states that the proposed rezoning would contribute to the following elements of the Comprehensive Plan:

- Balance and sustain finances by increasing revenues and decreasing expenses (*Goal: Community Prosperity and Engagement.1*)
- Foster success of local businesses (*Goal: Community Prosperity and Engagement.2*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around.2*)
- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity (*Goal: Good Places, New Spaces.2*)
- A community that welcomes and supports change and creativity (*Goal: Good Places, New Spaces.6*)
- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (*Goal: Town and Gown Collaboration.1*)

Arguments in Opposition: Members of the public have identified concerns related to traffic

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.




















PROJECT FACT SHEET








Project Details

Site Description	
Project Name	E. Rosemary Street Redevelopment Project
Address	125 E. Rosemary Street
Property Size (NLA)	73,097 SF (1.68 acres)
Existing	Parking deck and surface parking lot
Orange County Parcel Identifier Numbers	9788-37-4748 and 9788-37-6817
Existing Zoning	Town Center-2 (TC-2)
Proposed Zoning	Town Center-2-Conditional Zoning (TC-2-CZ)


Site Development Standards

Topic	Comment	Status
Development Intensity		
Use/Density (Sec. 3.7)	Existing Use: 276 vehicle space parking garage and surface parking lot Proposed Use: up to 1,160 vehicle space parking garage	✓
Dimensional Standards (Sec. 3.8)	Primary height: 44 ft. (modification requested) Core height: 90 ft. Setbacks: 0 ft. in Town Center zoning districts except for Transitional Control Intensity standard (modification requested)	M
Floor area (Sec. 3.8)	Maximum: 158,402 sq. ft. Proposed: 6,000 sq. ft. (parking garage does not meet Town's definition of floor area)	✓
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> Type "C" 20' buffer (adjacent to single-family dwelling unit) <i>Proposed:</i> Alternate buffer (to be approved by the Community Design Commission)	✓
Other Buffers (Sec. 5.6.2)	N/A in Town Center zoning districts	✓
Tree Canopy (Sec. 5.7)	N/A in Town Center zoning districts	✓
Landscape Standards (Sec. 5.9.6)	Parking adjacent to Residential Zoning: either 4' continuous evergreen hedge or screening fence	✓
Environment		
Resource Conservation District (Sec. 3.6)	N/A	✓

Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	N/A	
Stormwater Management (Sec. 5.4)	Meet or exceed LUMO 5.4 standards	
Land Disturbance	79,000 sq. ft.	
Impervious Surface	N/A in Town Center zoning districts	
Solid Waste & Recycling	N/A	
Jordan Riparian Buffer (Sec. 5.18)	N/A	
Access & Circulation		
Road Improvements (Sec. 5.8)	<p>Improvements to be completed in accordance with TIA findings, including:</p> <ul style="list-style-type: none"> - Remove western deck access point - Provide adequate internal queue storage for left and right turning exiting deck traffic - Provide adequate internal queue storage for entry flows. - Optimize traffic signal timings at the E. Rosemary Street and N. Columbia Street intersection - Include an inbound access from North Street and outbound exit (right-turn only) to N. Columbia Street - Include additional wayfinding signage - Include a pedestrian overpass and mid-block pedestrian crosswalk 	
Vehicular Access (Sec. 5.8)	Two points of access from E. Rosemary Street	
Bicycle Improvements (Sec. 5.8)	Bike lanes along E. Rosemary Street will be included as part of the future office building proposed to replace the Wallace Deck.	
Pedestrian Improvements (Sec. 5.8)	Streetscape improvements along E. Rosemary Street frontage including brick pavers and street trees	
Traffic Impact Analysis (Sec. 5.9)	TIA completed	
Vehicular Parking (Sec. 5.9)	<i>Proposed:</i> Up to 1,160 vehicle parking spaces	
Transit (Sec. 5.8)	N/A	
Bicycle Parking (Sec. 5.9)	<i>Required:</i> 6 spaces <i>Proposed:</i> 40 spaces	
Electric Vehicle Parking	<i>Proposed:</i> Up to 56 spaces	
Parking Lot Standards (Sec. 5.9)	Built to Town Standards	

Technical		
Fire	Built to Town Standards	
Site Improvements	Parking garage with up to 1,160 parking spaces; up to 7 parking levels.	
Schools Adequate Public Facilities (Sec. 5.16)	N/A	
Inclusionary Zoning Ordinance (Sec. 3.10)	N/A	
Recreation Area (Sec. 5.5)	N/A	
Lighting Plan (Sec. 5.11)	Built to Town Standards; not to exceed 0.3 footcandles at property line	
Homeowners Association (Sec. 4.6)	N/A	

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
FP	Required at Final Plan
NA	Not Applicable