



CP-25-1

Concept Plan Application

Status: Active

Submitted On: 2/3/2025

Primary Location

216 E ROSEMARY ST
CHAPEL HILL, NC 27514

Owner

KAPPA COUNCIL INC
2137 POSSUM TROT RD WAKE
FOREST, NC 27587

Applicant

Celeste Catteeuw
 405-579-7883
 celeste@karc-llc.com
119 W. Main St., Norman, OK
 73069
Norman, Oklahoma 73069

Application Information

Project Name

Pi Kappa Phi Fraternity

Proposed Entitlement Process*

Conditional Zoning

Existing Zoning District(s)*

R6

Existing Use(s)*

R6

Proposed Zoning District(s)

Proposed Use(s)*

R6

Project Description*

Addition and Renovation of the existing fraternity house to add a more functional multi-purpose space on the ground floor as well as other spaces to meet the needs of the fraternity.

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*

✔ Celeste Catteeuw
Jan 31, 2025

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Architect firm producing plans

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

Krittenbrink Architecture LLC, Mark Krittenbrink principal architect

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. *

Owner will want to regrade the front yard, lightening the weight of the soil against the historic wall alongside the sidewalk, owned by the Town. This will be accompanied by connecting water from guttering into underground drainage and a form of French drain along the inside of this wall, removing water to the low side of the lot. While doing so, we will likely need to remove 2-3 trees impacting the house foundation, replacing them with new trees necessary to grow into tree canopy compliance.

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

The proposed scope complies with required setbacks, building heights, street frontages and buffer requirements. The proposed addition is not adding any height beyond the existing roof height.

Describe how the proposal incorporates affordable housing.*

None—100% undergraduate residents paying market-level student housing costs.

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

House sits between Kappa Delta Sorority and Pi Phi Sorority house parking lot. Each sorority has newly constructed attractive wooden fencing separating Pi Kappa Phi and their property, alongside the property lines. House sits across E. Rosemary Street from Alpha Phi Sorority and Alpha Chi Omega Sorority houses. House backs up to the University-owned Coates Building (223 E. Franklin St.) facing E. Franklin Street, with an existing chain-link fencing along the property line separating Coates and Pi Kappa Phi.

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

Plan includes bicycle racks and encouragement to occupants to adopt green environmental behaviors and NOT to bring cars to school.

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

Plan includes bicycle racks and encouragement to occupants to adopt green environmental behaviors and NOT to bring cars to school.

Describe how the proposal addresses parking needs.*

Plan includes a search to acquire land or lease land to accommodate a block of off-site, nearby parking for those who need to bring cars to school. Discussions are underway—see detailed inclusions.

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

Existing property is currently fully-sprinklered and has fire alarms to meet compliance requirements, as will the proposed addition to the property possess. Building is inspected annually by Chapel Hill Fire Department. Owner is under contract with and/or serviced by Pye-Barker Fire & Safety, Apple Electronics (emergency alarm security), Air Innovations (Heating, Ventilation, & Air Conditioning, Brown Brothers (plumbing), Don Hill's Lock & Safe (all external/internal door locks), and Herndon Restaurant Equipment (kitchen equipment). emergency alarm company.

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

The kitchen is existing, we will be adding 3 toilets, 2 urinals and 3 lavatories in the addition, 4 washer/dryers (light commercial grade). Utility requirements will need to be assessed when we acquire MEP engineering involvement.

Concept Plan Narrative for Pi Kappa Phi Fraternity House Addition/Renovation

Project Name: Pi Kappa Phi Fraternity House Addition

Location: 216 E Rosemary St., University of North Carolina, Chapel Hill

Date: 01.31.2025

*****Requesting Town Council review in addition to Planning Commission review***

Project Overview

Pi Kappa Phi Fraternity is a leading 160+ chapter national fraternity, and its Kappa Chapter is its 10th oldest, founded at UNC-Chapel Hill in 1914. Its alumni have included the author Thomas Wolfe, and former North Carolina governor Dan Moore. The current undergraduate chapter, one of the largest fraternity memberships at UNC, has ranked #1 scholastically amongst their 160+ chapters nationally in two of the past three years, including 10+ Morehead-Cain Scholars as members in recent years. The fraternity's historic fraternity house at UNC-Chapel Hill has long served as a home for brotherhood, leadership, and academic achievement. However, the house has aged, and a thoughtful renovation is necessary to modernize its facilities while preserving its rich heritage. The proposed addition will expand the existing facility by introducing new multipurpose spaces, ensuring the house remains a comfortable, functional, and vibrant space for its members and meets the evolving needs of current and future Pi Kappa Phi brothers.

Design Objectives

The addition is designed to align with the character of the existing structure while providing modern enhancements that support the fraternity's evolving needs. Key objectives include:

1. **Architectural Style and New Addition Alignment** – The architectural style of the existing house is traditional, incorporating classic design elements. The new addition will seamlessly align with this aesthetic, ensuring a cohesive appearance while integrating modern physical features commonly found in contemporary fraternity houses.
2. **Proposed Room Repurposing and Design Update** – The existing house contains 20 sleeping rooms, some as small as 8' x 10'. This proposal repurposes several of these rooms for common area usage while maintaining the total room count as 20. The redesigned rooms align more closely with current student housing trends, reflecting the layouts and amenities commonly found in both university and private student housing.
3. **Flexible Multipurpose Space** – As active membership continues to grow it is essential to have a meeting space that can accommodate this expansion. Currently, Pi Kappa Phi lacks such a facility. The addition of a multipurpose space large enough to handle active members is crucial for the chapter's long-

term success. The proposed space is designed to support chapter meetings, social gatherings, study sessions, and philanthropic events, ensuring a functional and inclusive environment for all members.

4. **Sustainability & Efficiency** – The proposed project will incorporate new energy-efficient systems in the construction of the new space, along with an analysis and revitalization of existing systems. This approach, combined with the use of sustainable materials, will help reduce the environmental impact, align with modern environmental standards, and promote long-term sustainability.
5. **Enhanced Accessibility & Safety** – The existing house lacks ADA compliance and, in some cases, safe egress. This addition and renovation will bring Pi Kappa Phi into full ADA compliance, improving accessibility and egress routes. Additionally, the project will incorporate upgraded fire suppression systems, significantly enhancing fire and life safety for all members.
6. **Off-Site Parking Acquisition** – To meet the required parking space count, the project will secure off-site parking within 1,200 feet of the fraternity house in compliance with Chapel Hill's zoning regulations. Discussions have been initiated with potential sites shown on attachment.

Proposed Design Features

- **Multipurpose Areas:** Flexible spaces that can adapt to different functions, from chapter meetings to study groups and community service events.
- **Improved Circulation & Accessibility:** Thoughtful floor plan adjustments will ensure smooth transitions between new and existing spaces while maintaining efficient movement throughout the house.
- **Exterior Enhancements:** Landscaping and drainage improvements, and minor façade adjustments will integrate the addition seamlessly with the surrounding site.

Parking & Transportation Strategy

The expansion will require removing some of the existing parking area. To comply with town regulations, additional spaces are required. Since on-site parking is limited, Pi Kappa Phi will secure off-site parking within a 1,200-foot radius of the property. This will be accomplished by:

- **Partnering with Nearby Property Owners** – Negotiating shared-use agreements with nearby private lots or businesses with excess parking capacity.
- **Leasing Spaces in Existing Parking Facilities** – Identifying underutilized parking structures or lots within the allowable distance for long-term leasing arrangements.

- **Encouraging Alternative Transportation** – Promoting walking, biking, and public transit options to reduce parking demand, aligning with Chapel Hill’s sustainability goals.

All off-site parking agreements will be documented as part of the final submission to ensure compliance with zoning requirements and to provide a long-term solution for fraternity members.

Zoning & Compliance

The proposed design will adhere to most applicable zoning regulations, building codes, and historic preservation guidelines as required by the Town of Chapel Hill. A preliminary site analysis has been conducted and shown on the Site Plan to assess feasibility, and all necessary setbacks, height restrictions, and impervious surface limits.

Conclusion

The Pi Kappa Phi house addition represents a necessary and forward-thinking investment in the fraternity’s future. By expanding living accommodations, creating a versatile multipurpose area, and securing off-site parking solutions, this project will enhance the quality of life for members while reinforcing the fraternity’s role in attracting strong students, developing future leaders, and being a valued part of the UNC-Chapel Hill community.

Pi Kappa Phi Off-site Parking Agreements – Pursuing

Minimum of 8 Additional Spaces required per LUMO 5.9, within 1200’

(11 required, 3 provided on-site)

202 Henderson Street – Lot at the corner of Henderson Street and Rosemary (Troll’s/Jordan’s/Last Resort/Bub O’Malley’s) 0.24 AC.

- First Choice, if agreement with owner can be reached (preliminary discussions held)
- Owned by Dentist across Henderson St – Dr. Sloop and Chip Sloop
- Currently Zoned Primary Parking – 28 parking spots
- Half a block from Pi Kappa Phi House

135 E. Rosemary Street – New Town-owned parking deck across Rosemary from old NCNB Building

- Preliminary discussions held and Town is willing to lease a block of spots to us
- Guarantees revenue to the Town
- Zoned Primary Parking – 20-30 spots have been discussed.
 - Town indicates a willingness to lease a block of spaces, but may not meet “long term” requirements (5-10 years mentioned – further discussion required).
- One Block from Pi Kappa Phi House

401 E. Rosemary Street – Corner of Rosemary and Hillsborough Street (adjacent to DU Fraternity House) 0.28 AC.

- Owned by Exome Asset Management Founder in NYC, Sam Isaly
- Contacted an owner’s representative and they don’t believe the property is Zoned for parking, and have been previously fined by the Town
- Town version is that it is not Zoned for parking currently due to a former house/building being located on the property. Pi Kappa Phi willing to sufficiently grade and landscape if Town is able to collaborate with us not to have to rebuild a house on the property simply to gain parking.

Alternative “short-term” Possibilities

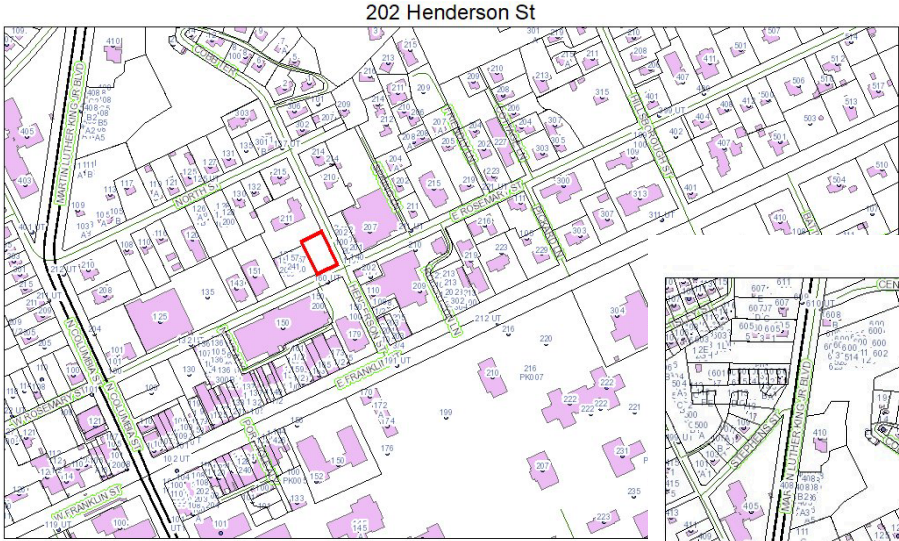
223 E. Franklin Street – UNC -owned “Coates Building” directly behind/adjoining the Pi Kappa Phi House

- We have discussed this property with UNC who indicates preliminary plans to renovate it for some user groups. Further discussion required.
- Approximately 15 spaces on the property

227 E. Rosemary Street/Friendly Lane – Church Parking Lot

- This would probably, at best, be a “shared use” lot, being used by both the Church and Pi Kappa Phi.
- Perhaps acceptable as an exception for the Town and Church, should Pi Kappa Phi develop a plan for resident parking on Sunday mornings.
- Very convenient to Pi Kappa Phi House - less than half a block away
- Ample parking for most of the week with spots probably in the 50+ spots available in non-peak use days (Sundays).
- Perhaps a chance that the church would consider a small number of spaces to meet our “resident minimum requirements” (11+) in exchange for consistent parking revenue. Further discussion required.

Off-Site Parking Locations

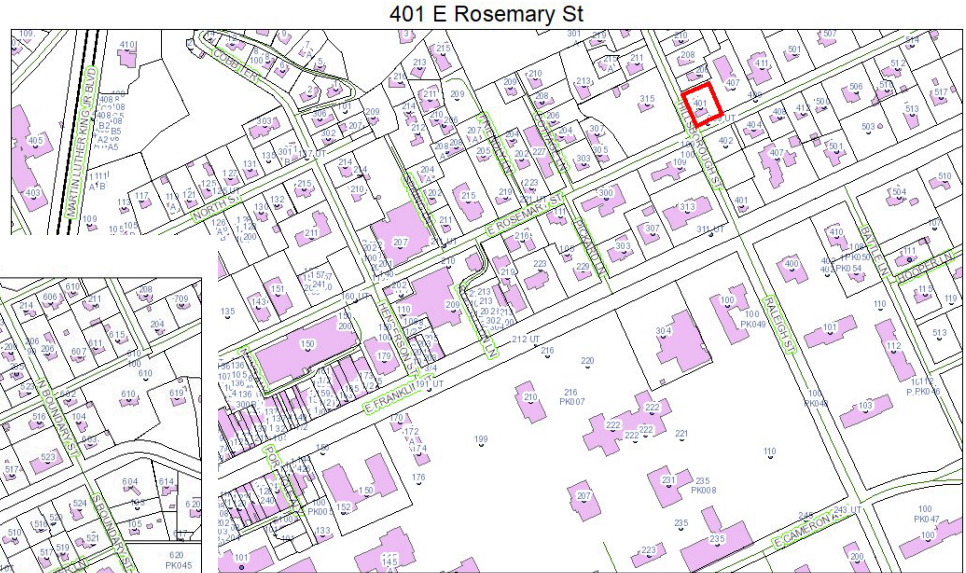


January 8, 2025 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plat and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 978848001

OWNER 1: SLOOP CELESTE H	SIZE: 0.24 A	BUILDING COUNT:
OWNER 2: SLOOP CHARLES C III	DEED REF: 2296/210	LAND VALUE:
ADDRESS 1: 202 HENDERSON ST	RATE CODE: 32	BLDG VALUE:
ADDRESS 2:	TOWNSHIP: CHAPEL HILL	USE VALUE:
CITY: CHAPEL HILL	BLDG SQFT:	TOTAL VALUE:
STATE, ZIP: NC 275143512	YEAR BUILT:	DATE SOLD: 6/28/2001
LEGAL DESC: NW INT ROSEMARY & HENDERSON	TAX STAMPS: 562	

202 Henderson St

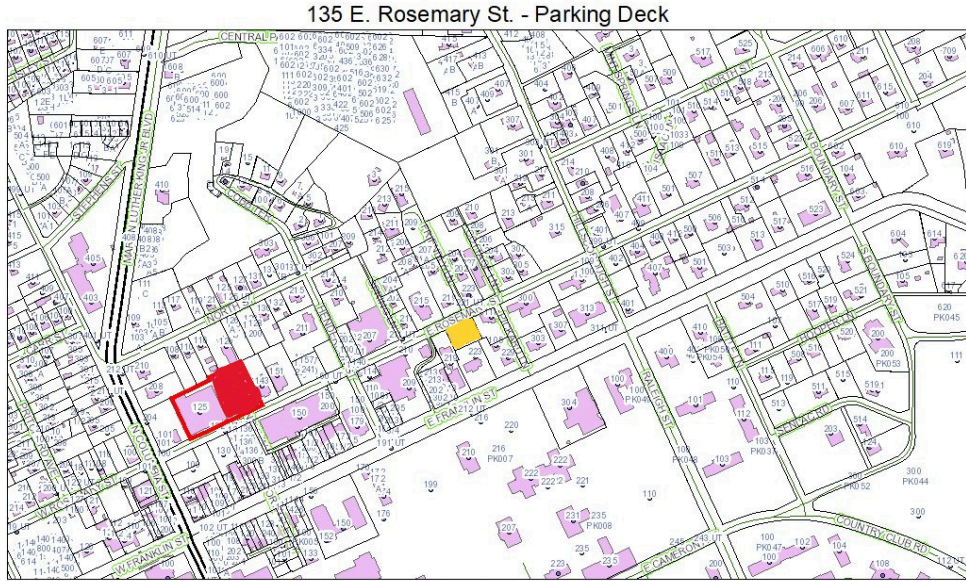


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PIN: 978848001

SIZE: 0.28 A	BUILDING COUNT:
DEED REF: 3700/532	LAND VALUE:
RATE CODE: 22	BLDG VALUE:
TOWNSHIP: CHAPEL HILL	USE VALUE:
BLDG SQFT:	TOTAL VALUE:
YEAR BUILT:	DATE SOLD: 3/21/2005
LO N FD P91/37	TAX STAMPS: 850

401 E. Rosemary St.



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PIN: 9788376808

OWNER 1: TOWN OF CHAPEL HILL	SIZE: 1.68 A	BUILDING COUNT:
OWNER 2:	DEED REF: 6731/1862	LAND VALUE:
ADDRESS 1: 405 MARTIN LUTHER KING JR BLVD	RATE CODE: 32	BLDG VALUE:
ADDRESS 2: ATTN TOWN MANAGER	TOWNSHIP: CHAPEL HILL	USE VALUE: \$0
CITY: CHAPEL HILL	BLDG SQFT:	TOTAL VALUE:
STATE, ZIP: NC 27514	YEAR BUILT:	DATE SOLD: 12/6/2024
LEGAL DESC: N/S ROSEMARY ST P128/90	TAX STAMPS:	

135 E. Rosemary St. – Parking Deck

Off-Site Parking Other Options

223 E. Franklin St. - Shared Lot



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PIN: 9788476965	SIZE: 0.53 A	BUILDING COUNT: 1
OWNER 1: UNIVERSITY OF N C	DEED REF: 122/18	LAND VALUE:
ADDRESS 1: UNKNOWN ADDRESS	RATECODE: 22	BLDG VALUE:
ADDRESS 2:	TOWNSHIP: CHAPEL HILL	USE VALUE:
CITY: CHAPEL HILL	TOTAL VALUE:	
STATE, ZIP: NC 27514	BLDG SQFT: 9249	DATE SOLD: 9/7/1945
LEGAL DESC: N/S E FRANKLIN ST CH TP	YEAR BUILT: 1939	TAX STAMPS: 38

Scale: 0 to 0.16 miles / 0 to 0.2 kilometers. ORANGE COUNTY NORTH CAROLINA

223 E. Franklin – UNC Building

227 E. Rosemary St. - Shared Church Lot

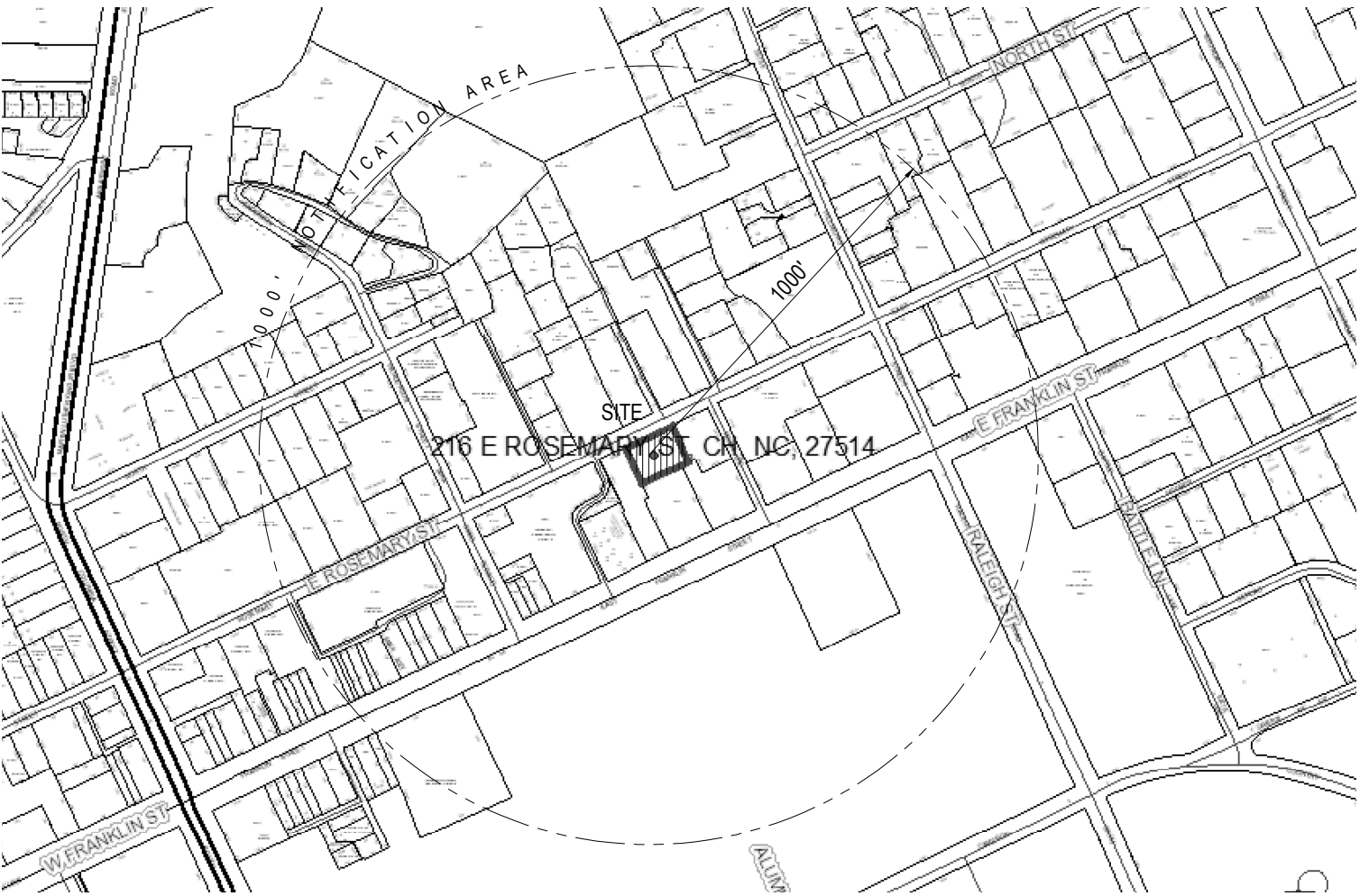


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PIN: 9788486568	SIZE: 0.53 A	BUILDING COUNT: 1
OWNER 1: HOLY TRINITY EVANGELICAL LUTHERAN CHURCH OF CHAPEL HILL NC	DEED REF: 2328/360	LAND VALUE:
OWNER 2:	RATECODE: 22	BLDG VALUE:
ADDRESS 1: 300 E ROSEMARY ST	TOWNSHIP: CHAPEL HILL	USE VALUE:
ADDRESS 2:	BLDG SQFT: 11241	TOTAL VALUE:
CITY: CHAPEL HILL	YEAR BUILT: 1960	DATE SOLD: 10/27/2006
STATE, ZIP: NC 27514		TAX STAMPS: 0
LEGAL DESC: N/S E ROSEMARY ST P103/92		

Scale: 0 to 0.16 miles / 0 to 0.2 kilometers. ORANGE COUNTY NORTH CAROLINA

227 E. Rosemary - Church



1 AREA PLAN

April 14, 2025

Dear Kappa Chapter of Pi Kapp Phi Fraternity at UNC-Chapel Hill:

Congratulations to the Kappa Council and House Corporation for your investment in the enhancements to the Pi Kappa Phi house at 216 East Rosemary Street in Chapel Hill. The University of North Carolina at Chapel Hill appreciates the contributions that Kappa Chapter undergraduates have provided the University for over a century. Beyond this, your alumni have assumed key business, professional, political, and academic positions all over the world.

The University's fraternity and sorority life community is an integral part of our Carolina family—and our chapters with houses in Chapel Hill have an important responsibility to serve as good town neighbors. Kappa Chapter is among several fraternal chapters that have chosen to carry out housing renovations and restorations to improve the life-safety features and overall functionality of their houses. The decision to provide a high-quality living and learning environment, with excellent study and meeting accommodations, will enhance the experience of our Pi Kappa Phi student members and visitors.

Our fraternity and sorority community has a long and rich tradition at Carolina, which we want to maintain and strengthen for decades to come. We appreciate your support of the Kappa Chapter of Pi Kappa Phi, and our Tar Heel family, in order to ensure that this tradition flourishes, while similarly preserving our valued role as a part of the Chapel Hill community.

Best wishes to you in pursuing this renovation project—and, as always, Go Heels!

Sincerely,



Amy R. Johnson, Ed.D.

Vice Chancellor for Student Affairs