









Project Details



Overview

Site Description	
Project Name	TRU Restaurant Extension
Address	202 E. Rosemary Street/114 Henderson Street
Property Description	4,480 net sq. ft. (0.112 acres)
Existing	Existing three-story brick building facing E. Rosemary Street, with patio and deck area for outdoor seating along Henderson Street.
Orange County Parcel Identifier Numbers	9788-47-1994
Zoning	Town Center-2 (TC-2); Franklin-Rosemary Historic District


Development Intensity

Topic	Comment	Status		
Use/Density (Sec 3.7)	Applicant is proposing to expand the restaurant within an existing building. Permitted as Business, Convenience as well as Business, General for possible future retail opportunities.			
Dimensional Standards (Sec. 3.8)				
			Required	Proposed
	Frontage (E. Rosemary St.)		12 ft.	88.5 ft.
	Frontage (Henderson St.)		12 ft.	55.03 ft.
	Lot Width		15 ft.	88.5 ft.
	Building Height, Setback		44 ft.	35 ft.
	Building Height, Core		90 ft.	35 ft.
	Street Setback (min. ft.) --North		0 ft.	1 ft.
	Street Setback (min. ft.) --West		0 ft.	1.95 ft.
	Interior Setback--South(min. ft.)		0 ft.	0 ft.
Interior Setback—East(min. ft.)	0 ft.	9.3 ft.		
Solar Setback (min. ft.)	0 ft.	NA		
Floor area (Sec. 3.8)	Required	Proposed		
	1.97 (Max)	1.85 (approximately)		
Modifications to Regulations (Sec. 4.5.6)	NA	NA		
Adequate Public Schools (Sec. 5.16)	NA	NA		
Inclusionary Zoning (Sec. 3.10)	NA	NA		
Landscape				
Buffer – North (Sec. 5.6.2)	No buffer required per LUMO 5.6.2(a)	NA		
Buffer – East (Sec. 5.6.2)	Required: 15’ Type A Buffer per LUMO 5.6.2(e)NA Proposed: A stone wall and mature hedges provide a buffer between building and University Presbyterian Church to the east			

Buffer – South (Sec. 5.6.2)	Required: 15' Type A Buffer per LUMO 5.6.2(e)NA Proposed: A brick wall separates the restaurant's outdoor dining from University Presbyterian Church to the south			
Buffer - West (Sec. 5.6.2)	No buffer required per LUMO 5.6.2(a)NA		NA	
Tree Canopy (Sec. 5.7)	Required:	Proposed:	NA	
	NA	No changes proposed		
Landscape Standards (Sec. 5.9.6)	<i>No on-site parking or exterior changes proposed</i>		NA	
Environment				
Resource Conservation District (Sec. 3.6)	NA		NA	
Erosion Control (Sec. 5.3.1)	NA		NA	
Steep Slopes (Sec. 5.3.2)	NA		NA	
Stormwater Management (Sec. 5.4)	No proposed changes		NA	
Land Disturbance	0 SF (Interior remodel only)			
Impervious Surface (Sec. 3.8)	NA		NA	
Solid Waste & Recycling	Applicant will continue to utilize the shared compactor (behind the Post Office) and provide recycling roll carts.			
Jordan Riparian Buffer (Sec. 5.18)	NA		NA	
Access and Circulation				
Road Improvements (Sec. 5.8)	Road improvements not required.		NA	
Vehicular Access (Sec. 5.8)	Vehicular access is not proposed to be modified.		NA	
Bicycle Improvements (Sec. 5.8)	No new bicycle improvements proposed.		NA	
Pedestrian Improvements (Sec. 5.8)	Sidewalk connections exist along Henderson Street and East Rosemary Street		NA	
Traffic Impact Analysis (Sec. 5.9)	Exempted by Engineering Department.			
Transit (Sec. 5.8)	Not proposed at this time; a number of routes have stops nearby along Franklin Street including CL, D, and U routes.			
Parking (Sec. 5.9)		<i>Required</i>	<i>Proposed</i>	
	<i>Vehicle Parking</i>	Min. NA Max. 69 spaces	0	
	<i>Bicycle Parking</i>	2 spaces	2 spaces	

	<i>Off-street Loading Space (5.9.8)</i>	NA	NA	
Parking Lot Standards (Sec. 5.9)	No changes proposed.			NA
Technical				
Fire	Special requirements will be required at time of building permit.			
Site Improvements	No exterior changes proposed.			NA
Recreation Area (Sec. 5.5)	NA			NA
Lighting Plan (Sec. 5.11)	Outdoor lights will be warm LED lights, not to exceed 0.3 foot candles at property line.			
Homeowners Association (Sec. 4.6)	NA			NA

Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	CDC	Community Design Commission
M	Seeking Modification	HAB	Housing Advisory Board
C	Requires Council Endorsement	TCAB	Transportation and Connectivity Board
FP	Required at Final Plan;	ESAB	Environmental and Sustainability Board
NA	Not Applicable	OCSW	Orange County Solid Waste
PC	Planning Commission	NCDOT	North Carolina Department of Transportation