



**CONCEPT PLAN REVIEW: 136 E. ROSEMARY ST./137 E. FRANKLIN STREET PLAZA  
(Project #19-109)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Judy Johnson, Interim Planning Director  
Michael Sudol, Planner II

<b>ADDRESS</b> 136 E. Rosemary St. and 137 E. Franklin St.	<b>DATE</b> October 2, 2019	<b>APPLICANT</b> Grubb Properties, Inc. as Agent for Franklin Office Chapel Hill, LLC
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**STAFF’S RECOMMENDATION**

That the Council adopt Resolution A transmitting Concept Plan comments to the applicant and that the Council adopt Resolution B, in response to a petition submitted on September 11, 2019<sup>1</sup> requesting a limited scope to a Special Use Permit.

**PROCESS**

- Receive the applicant’s presentation
- Receive Community Design Commission input (September 24, 2019 meeting)
- Receive 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 is requesting a Special Use Permit, and is also requesting that Council limit the scope of their review to the new improvements. Council can consider Resolution B in response to this request.

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

**PROJECT OVERVIEW**

The Concept Plan includes:

- Rezoning to TC-3
- Enclosing open plazas on 1<sup>st</sup> and 2<sup>nd</sup> floors of the Rosemary Street entrance, creating 4,890 square feet of new floor area

**Current Size:** 98,240 square feet

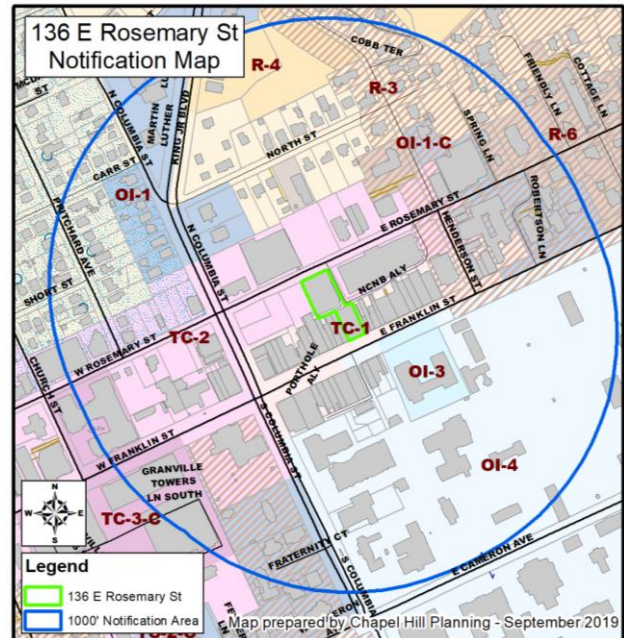
**Proposed Size:** 103,130 square feet

**Acres:** 0.65 acres

**Current zoning:** Town Center -1 (TC-1) and Town Center - 2 (TC-2)

**Proposed rezoning:** Town Center - 3 (TC-3)

**PROJECT LOCATION**



**ATTACHMENTS**

1. Resolution transmitting Council comments on the Concept Plan
2. Resolution limiting the scope of proposed Special Use Permit application and advisory board review
3. Draft Staff Presentation
4. Application
5. Developer’s Program and Request for Limited Scope
6. Plan Set
7. Community Design Commission Comments from September 24, 2019

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4133177&GUID=30044029-50EF-44BE-B827-02728735EAB6&Options=&Search=>