

# Pi Kappa Phi Fraternity

Addition and Renovation  
216 E. Rosemary St.

## Concept Plan

Chapel Hill Town Council Meeting  
23 April 2025

DRAFT



# About Pi Kappa Phi Fraternity

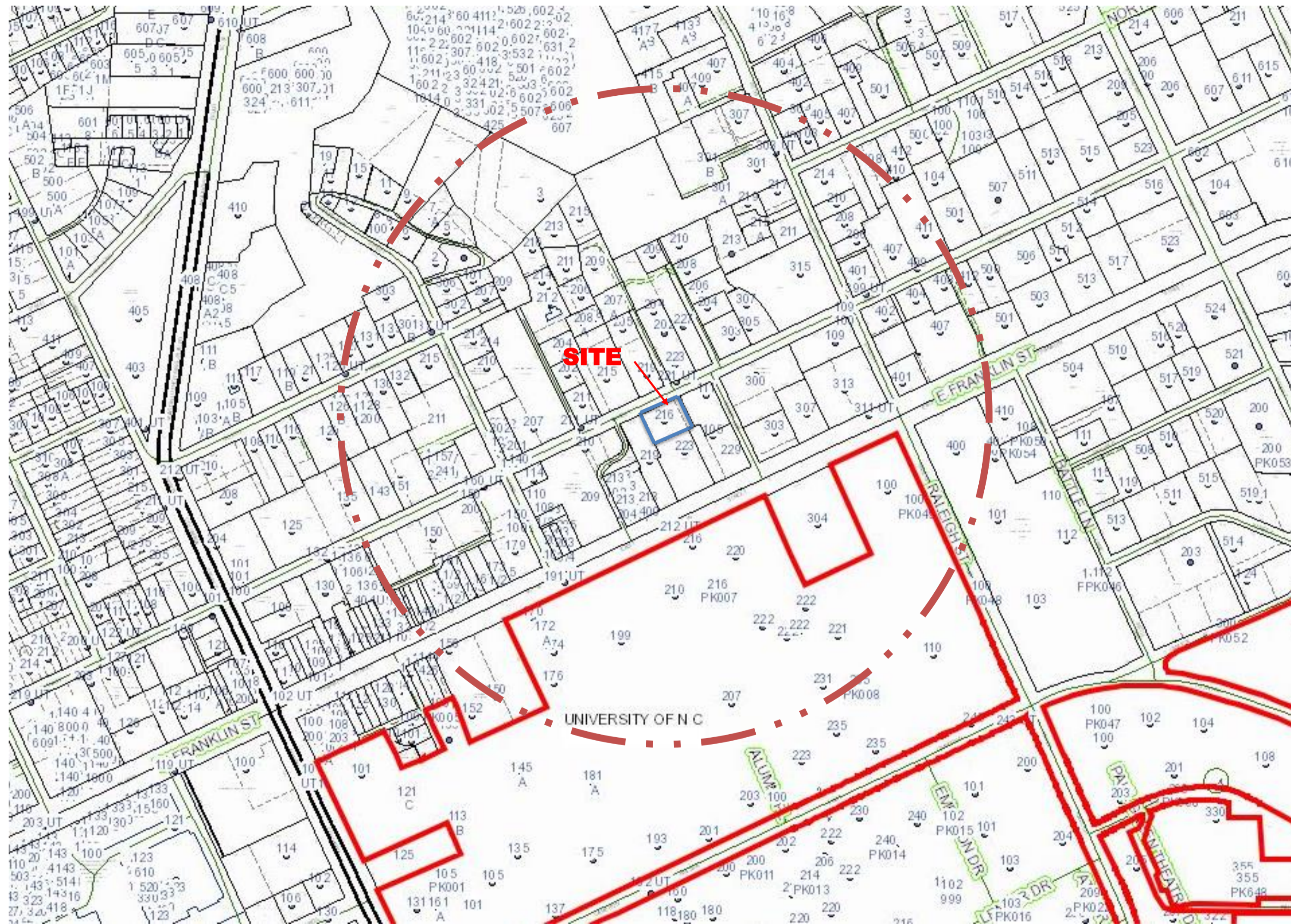
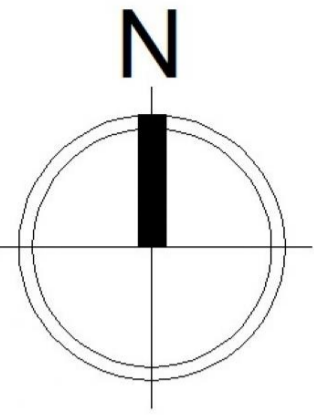
- Pi Kappa Phi is a fraternity with 160+ chapters nationally, and its Kappa Chapter at UNC-Chapel Hill was founded in 1914.
- Notable alumni include author Thomas Wolfe and former North Carolina governor Dan Moore.
- The current undergraduate chapter at UNC is one of the largest and has ranked #1 scholastically among all 160 Pi Kappa Phi chapters in 2 of 3 recent years.

The proposed renovation and addition will help modernize the house's facilities, provide multi-purpose spaces to support the fraternity's evolving needs and encourage the brothers' continued participation in their positive collegiate experience.

BRACKET







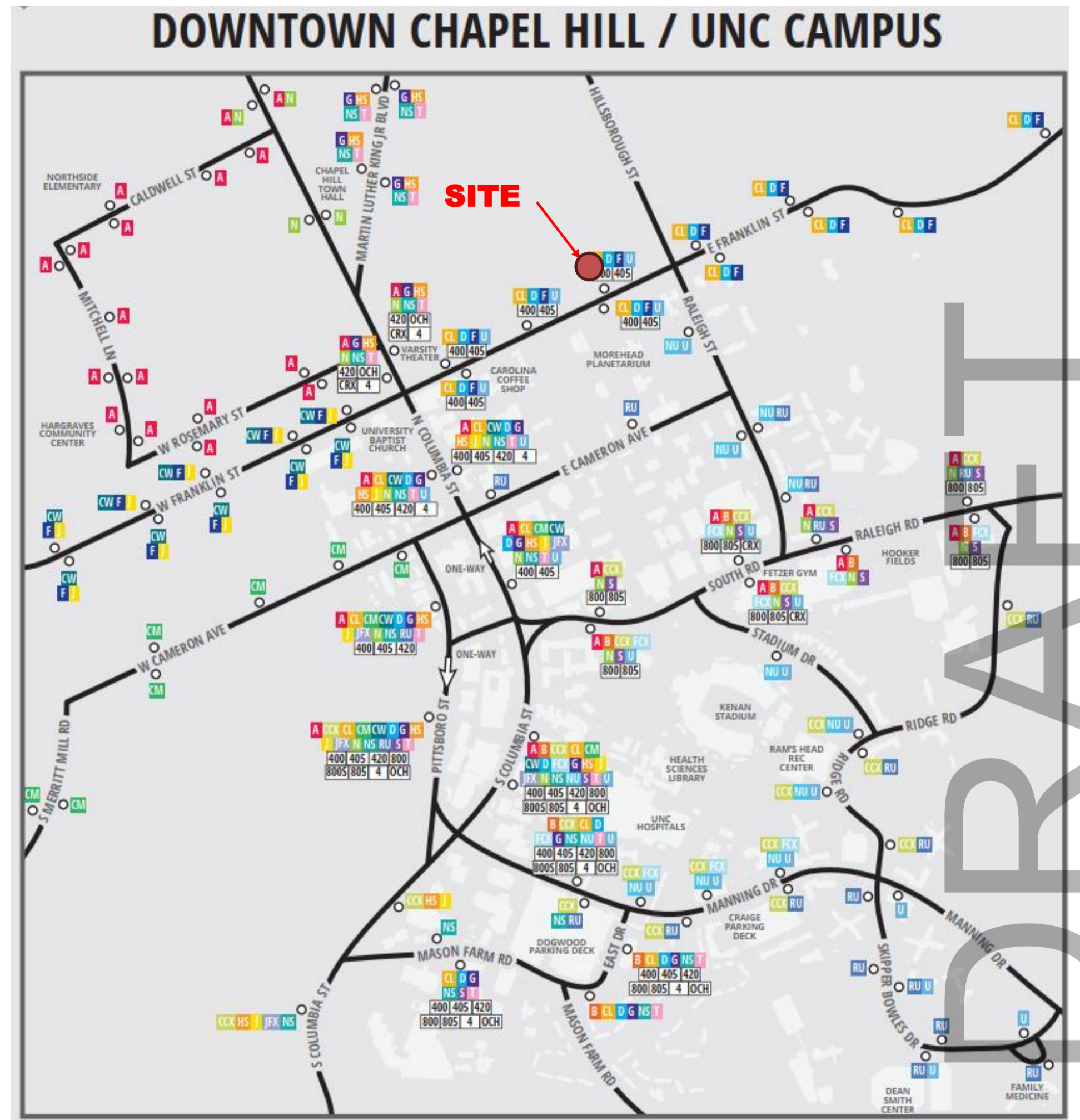
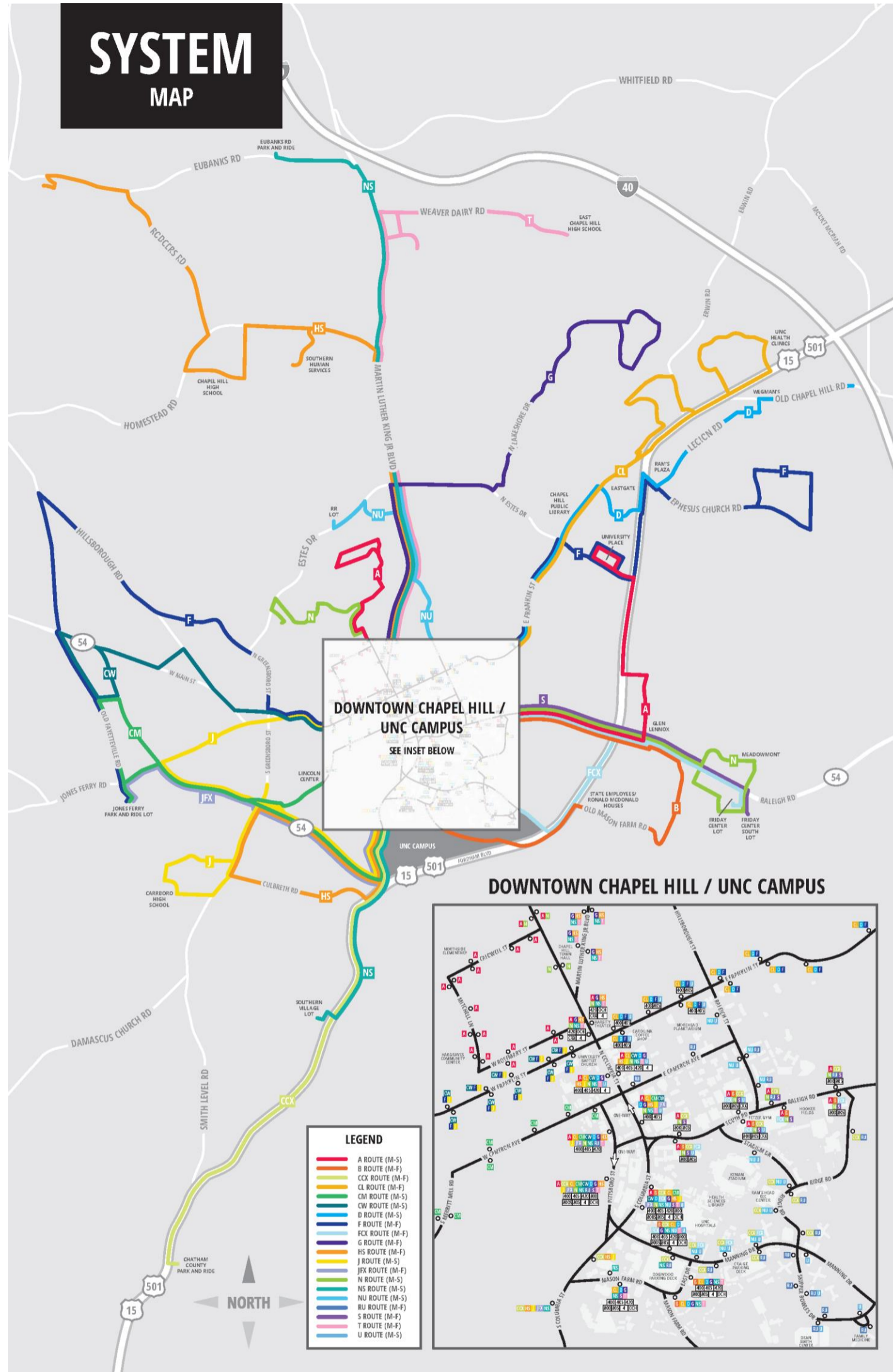
DRAFT

1000' Notification Area

# Pi Kappa Phi Fraternity







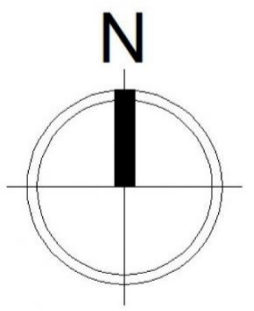
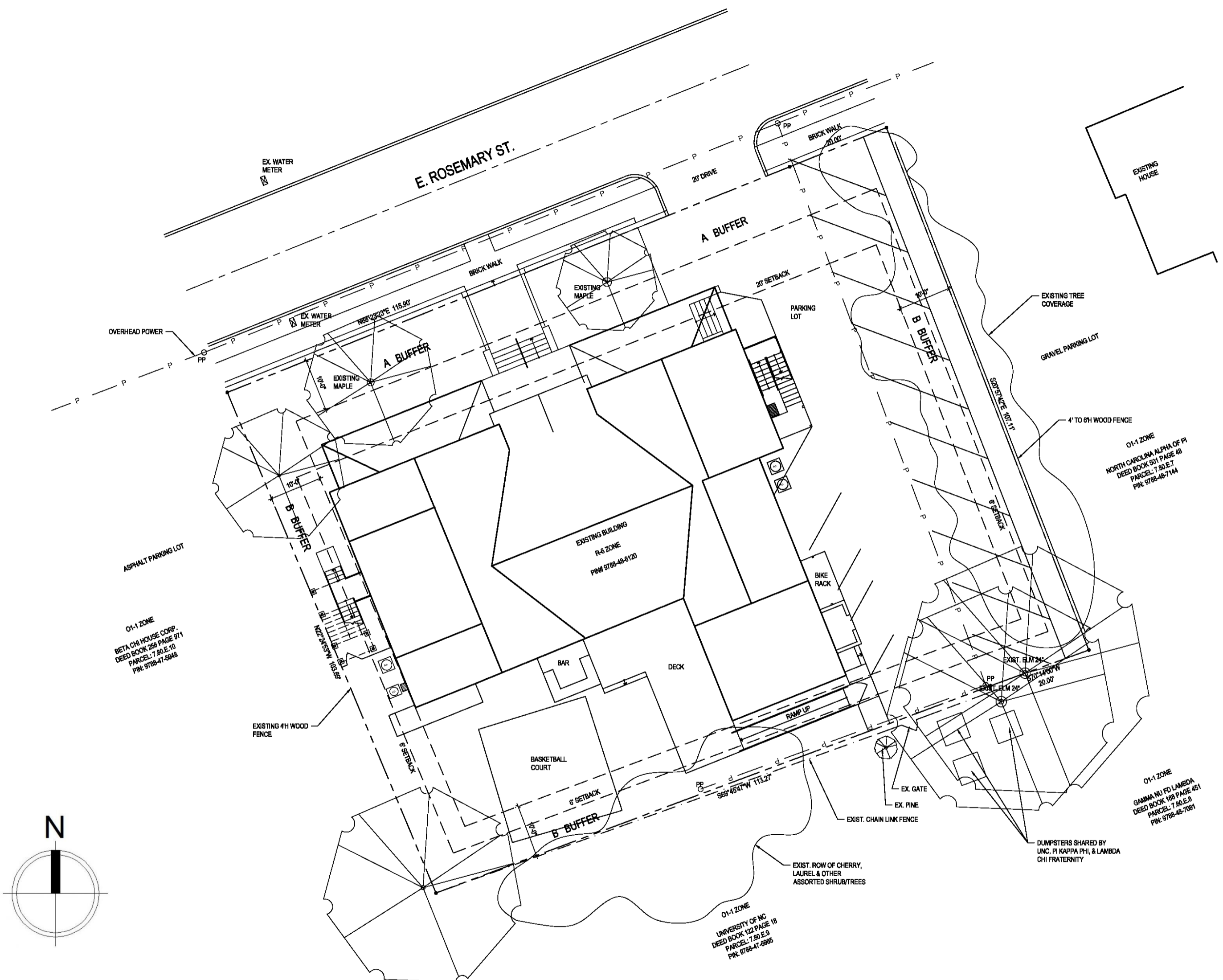
Bus Routes Map

**Pi Kappa Phi Fraternity**



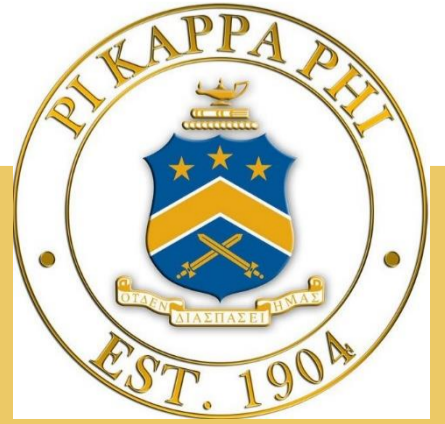


- SUMMARY - EXISTING**
- BUILDING SURFACE AREA: 5,144 SF
  - TOTAL BUILDING SF: 8,971 SF
  - IMPERVIOUS SURFACE: 63%
  - PARKING: 12 COMPACT
  - 6 BICYCLE SPACES
  - MAX HT: 40'
  - TREE COVERAGE: 27%
  - BEDROOMS 20, BEDS 30



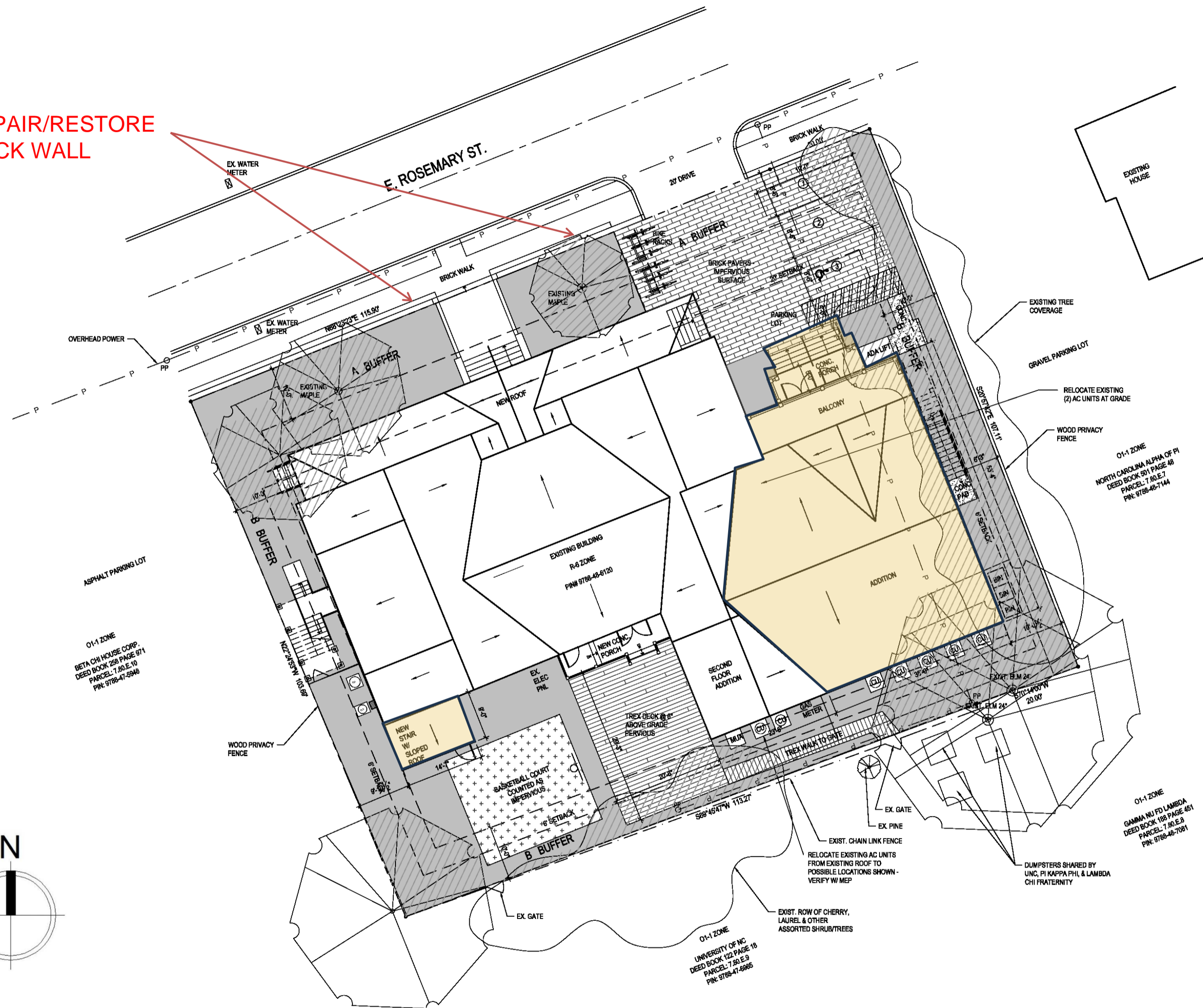
Existing Conditions

# Pi Kappa Phi Fraternity



DRAFT

REPAIR/RESTORE  
ROCK WALL

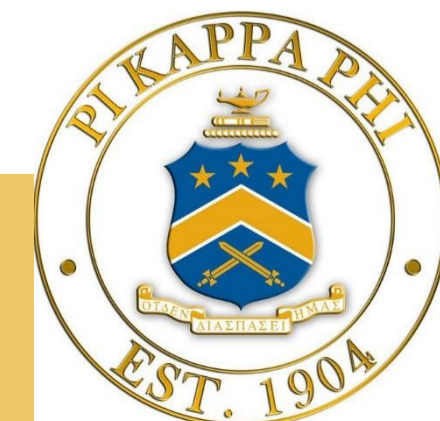


- SUMMARY - PROPOSED**
- BUILDING SURFACE AREA: 7,045 SF
  - TOTAL BUILDING SF: 13,610 SF
  - IMPERVIOUS SURFACE: 64%  
70% ALLOWED
  - PARKING: 3, (1) ADA INCLUDED
  - 6 BICYCLE SPACES
  - MAX HT: 40'
  - TREE COVERAGE: 27%
  - OFF-SITE PARKING FOR  
ADDITIONAL SPACES REQUIRED  
(MINIMUM 11 PER LUMO 5.9)
  - 20 BEDROOMS, 32 BEDS

DRAFT

Concept Plan

# Pi Kappa Phi Fraternity



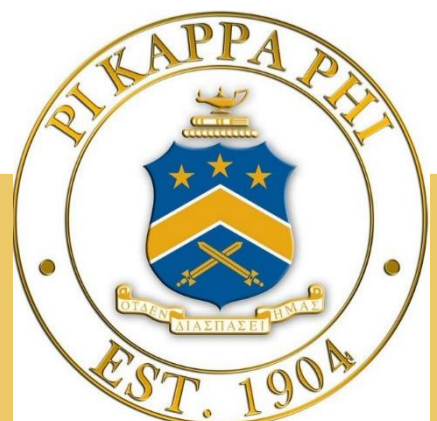




DRAFT

Existing Rock Wall at Sidewalk

# Pi Kappa Phi Fraternity



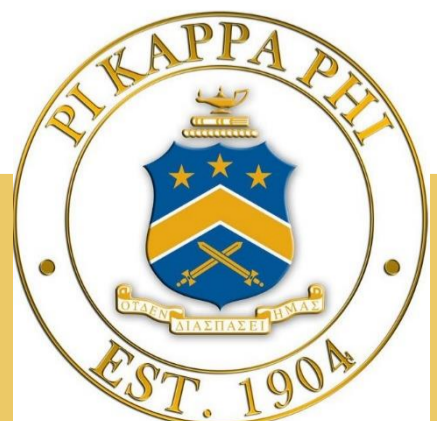


216 E Rosemary St  
Chapel Hill, North Carolina



Existing House

# Pi Kappa Phi Fraternity

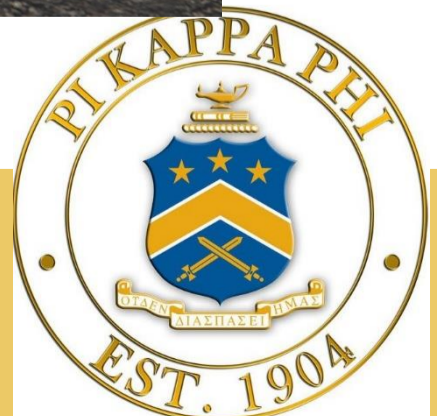






Proposed House

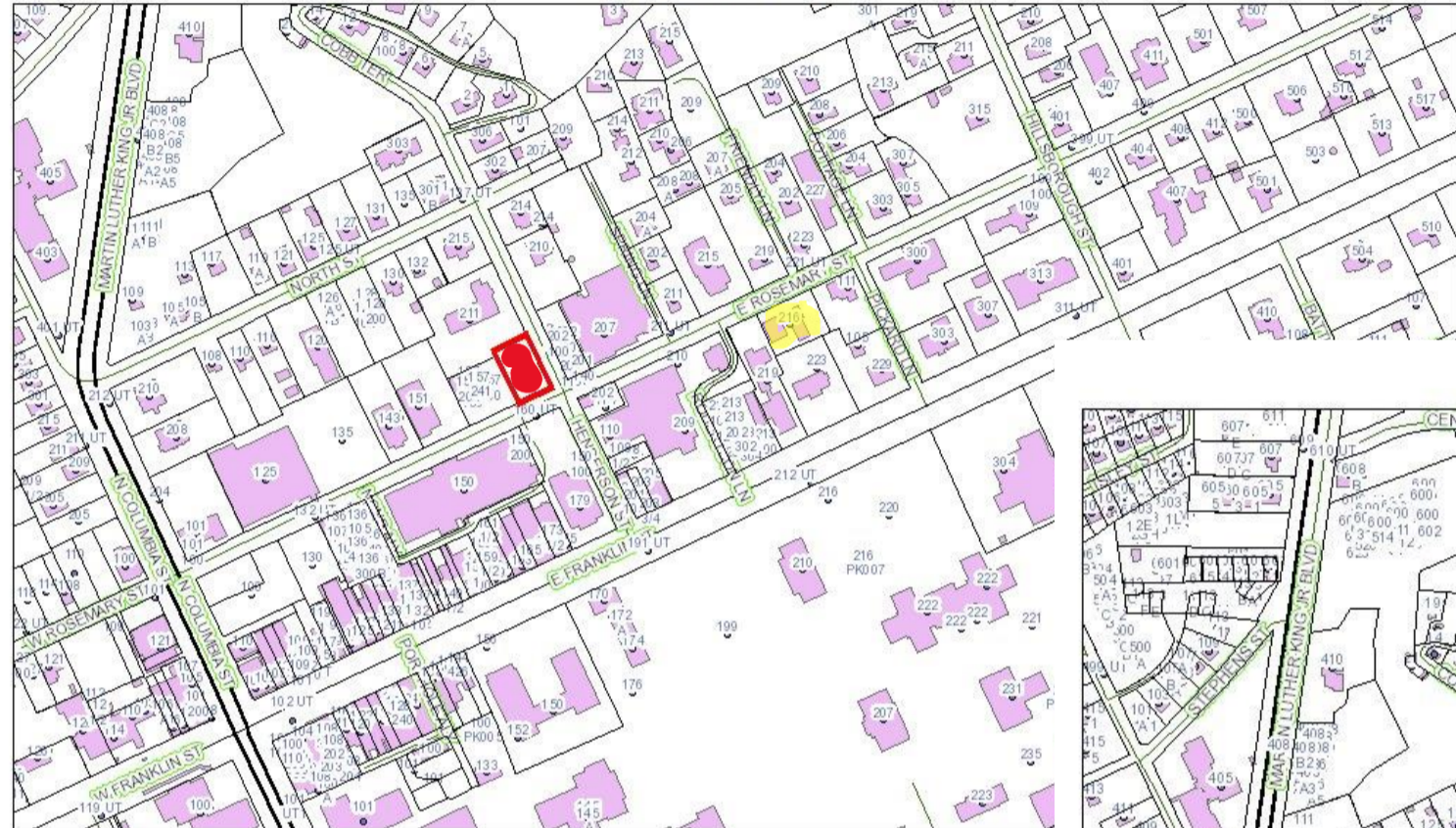
# Pi Kappa Phi Fraternity





# Off-site Parking Agreements - Pursuing

202 Henderson St



January 8, 2025 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, 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.

<b>PIN:</b> 9788480001	<b>SIZE:</b> 0.24 A	<b>BUILDING COUNT:</b>
<b>OWNER 1:</b> SLOOP CELESTE H	<b>DEED REF:</b> 2296/210	<b>LAND VALUE:</b>
<b>OWNER 2:</b> SLOOP CHARLES C III	<b>RATECODE:</b> 32	<b>BLDG VALUE:</b>
<b>ADDRESS 1:</b> 202 HENDERSON ST	<b>TOWNSHIP:</b> CHAPEL HILL	<b>USE VALUE:</b>
<b>ADDRESS 2:</b>	<b>TOTAL VALUE:</b>	<b>BLDG SQFT:</b>
<b>CITY:</b> CHAPEL HILL	<b>DATE SOLD:</b> 6/28/2001	<b>TAX STAMPS:</b> 582
<b>STATE, ZIP:</b> NC 275143512	<b>YEAR BUILT:</b>	
<b>LEGAL DESC:</b> NW INT ROSEMARY & HENDERSON		

202 Henderson St

401 E Rosemary St



January 8, 2025 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, 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.

<b>SIZE:</b> 0.28 A	<b>BUILDING COUNT:</b>
<b>DEED REF:</b> 3700/532	<b>LAND VALUE:</b>
<b>RATECODE:</b> 22	<b>BLDG VALUE:</b>
<b>TOWNSHIP:</b> CHAPEL HILL	<b>USE VALUE:</b>
<b>BLDG SQFT:</b>	<b>TOTAL VALUE:</b>
<b>YEAR BUILT:</b>	<b>DATE SOLD:</b> 3/21/2005
	<b>TAX STAMPS:</b> 850

LON FD P91/37

401 E. Rosemary St.

135 E. Rosemary St. - Parking Deck



January 22, 2025 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, 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.

<b>PIN:</b> 9788376808	<b>SIZE:</b> 1.68 A	<b>BUILDING COUNT:</b>
<b>OWNER 1:</b> TOWN OF CHAPEL HILL	<b>DEED REF:</b> 6731/1862	<b>LAND VALUE:</b>
<b>OWNER 2:</b>	<b>RATECODE:</b> 32	<b>BLDG VALUE:</b>
<b>ADDRESS 1:</b> 405 MARTIN LUTHER KING JR BLVD	<b>TOWNSHIP:</b> CHAPEL HILL	<b>USE VALUE:</b> \$0
<b>ADDRESS 2:</b> ATTN TOWN MANAGER	<b>TOTAL VALUE:</b>	<b>BLDG SQFT:</b>
<b>CITY:</b> CHAPEL HILL	<b>DATE SOLD:</b> 12/6/2024	<b>TAX STAMPS:</b>
<b>STATE, ZIP:</b> NC 27514	<b>YEAR BUILT:</b>	
<b>LEGAL DESC:</b> N/S ROSEMARY ST P128/90		

135 E. Rosemary St. – Parking Deck

# Pi Kappa Phi Fraternity

