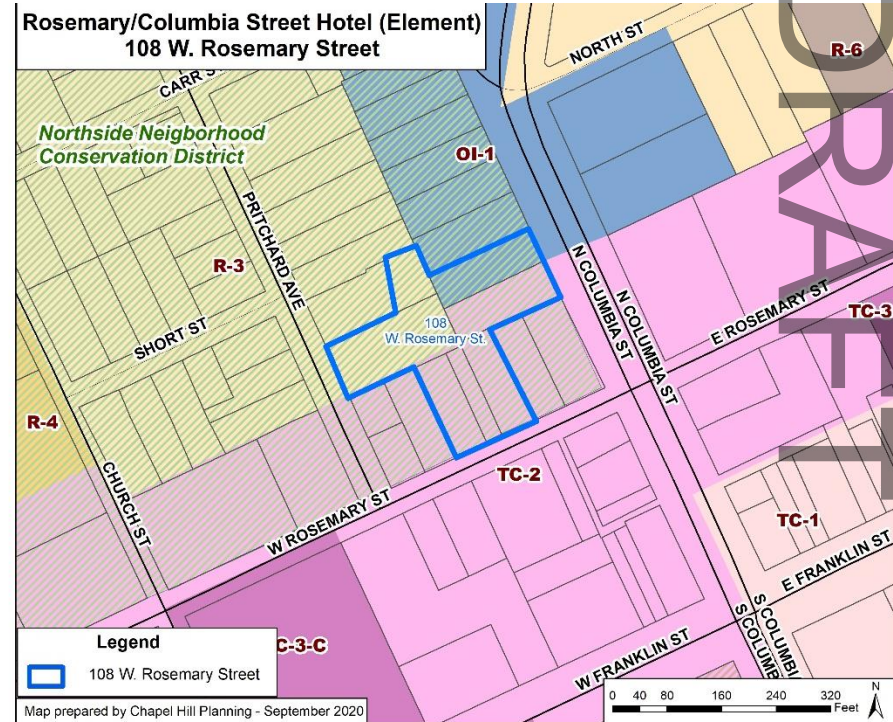




# 108 W. Rosemary Street Conditional Rezoning

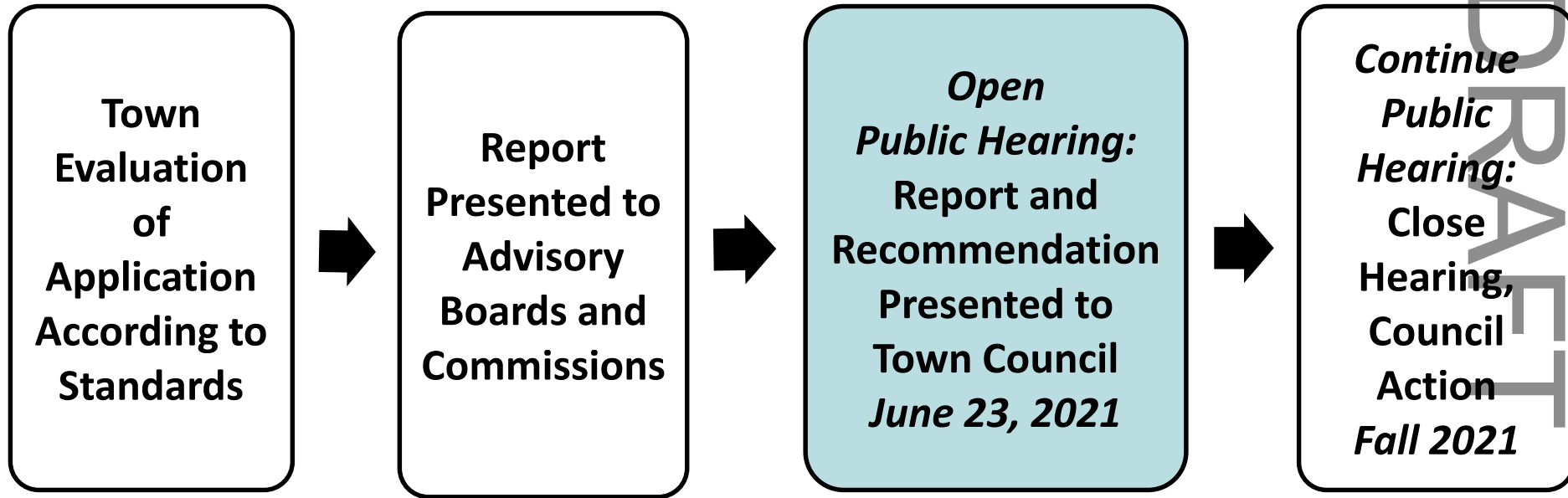
Town Council  
Public Hearing

June 23, 2021



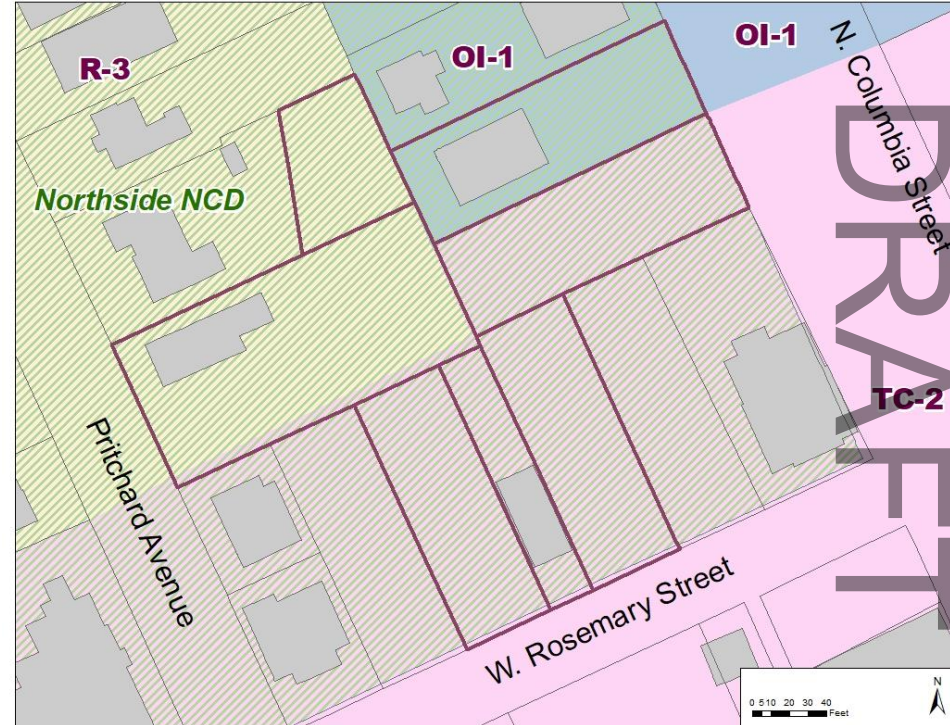
- Open the Public Hearing
- Receive comments in this meeting and up to 24 hours via email at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)
- Schedule action on September 22, 2021

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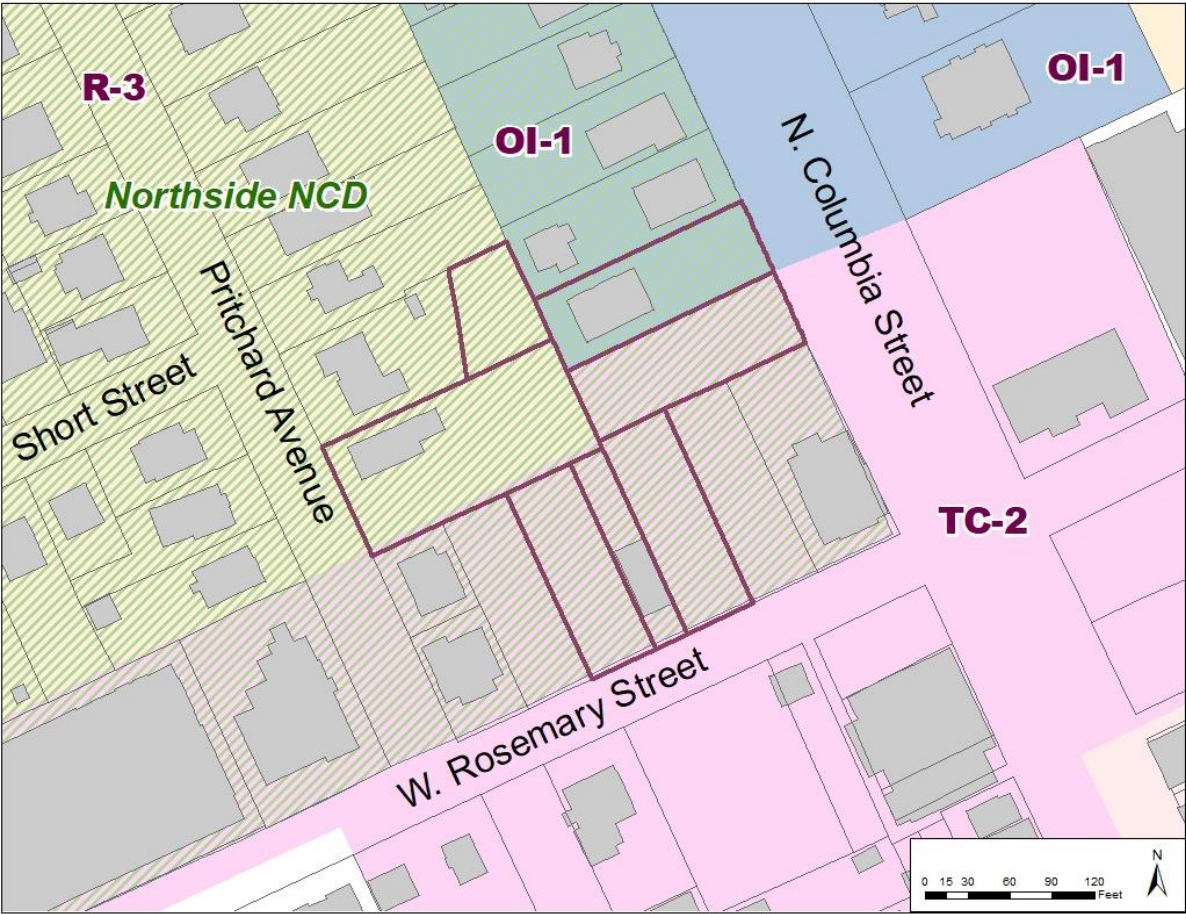


# 108 W. Rosemary St. Rd – Project Summary

- 1.31 acre site
  - 48,111 sq. ft. hotel Lot
  - 8,887 sq. ft. park
- Conditional Zoning
  - Currently TC-2, OI-1, R-3
  - Proposing TC-2-CZD
- Demolish 4 surface parking lots, small brick building, and wood structure
- 125-140 room hotel + parking garage

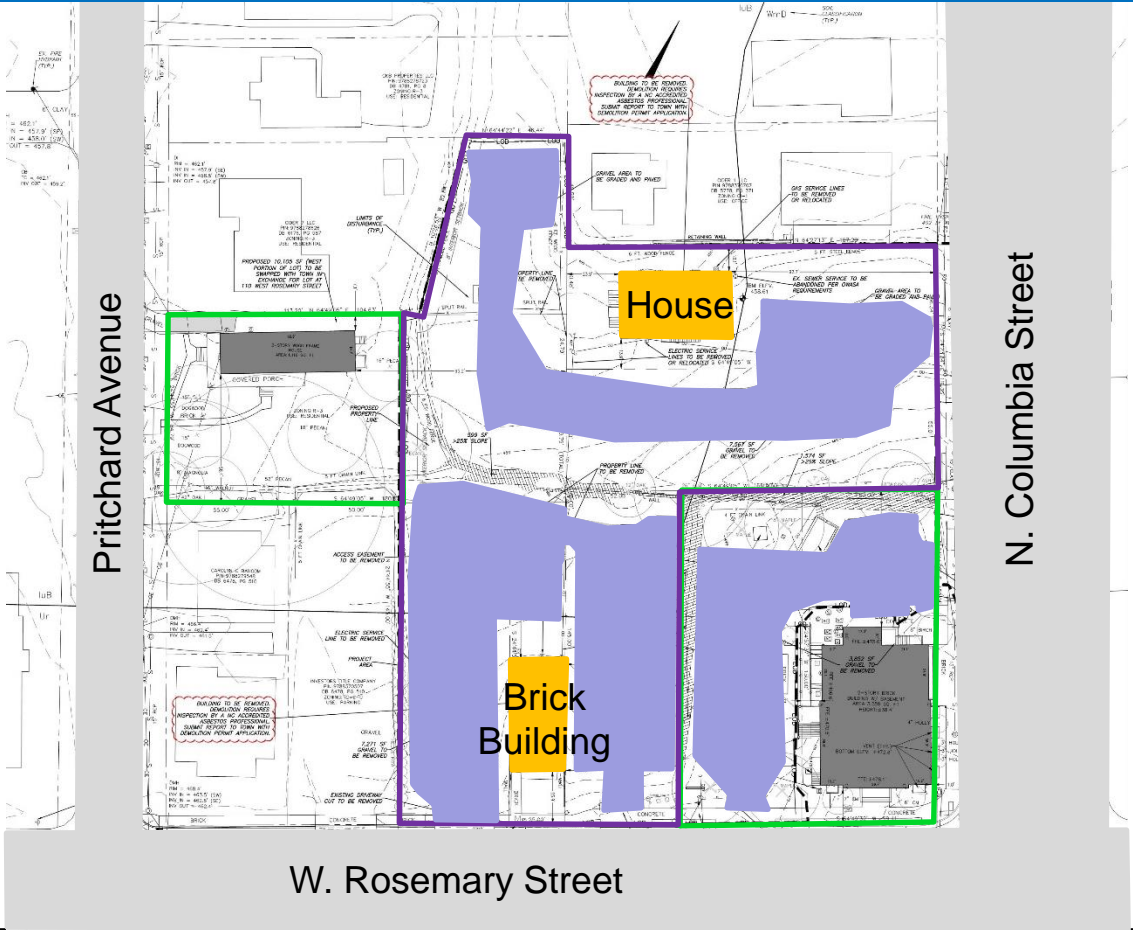


# 108 W. Rosemary St. Rd – Location



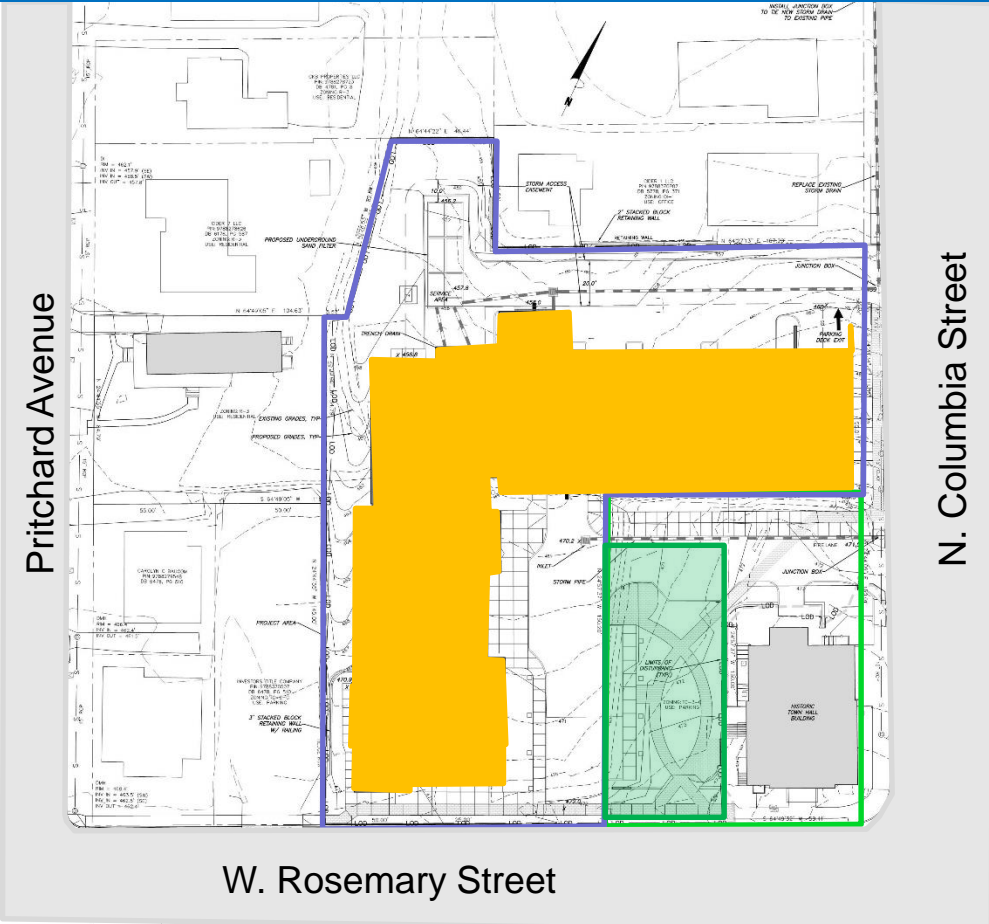
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# 108 W. Rosemary St. Rd – Existing Conditions



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# 108 W. Rosemary St. Rd – Site Plan



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## 1. Section 5.6 Landscaping, Screening, and Buffering

| Buffer:                             | Required: | Proposed:   |
|-------------------------------------|-----------|---|
| Northeast                           | 10 ft.    | 6 ft., 60% required plat mix, fence                     |
| Street buffer along N. Columbia St. | 20 ft.    | 0 ft. with sidewalks, small trees, and flowering shrubs |
| Street buffer along W. Rosemary St. | 20 f.     | 0 ft., plaza  |
| South<br>(along Town-owned parcel)  | 10 ft.    | 0 ft.   |
| West<br>(along Town-owned parcel)   | 10 ft.    | 0 ft.   |

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## 2. Parking & Loading

| Required Buffer:   | Proposed:  |
|--|--|
| <ul style="list-style-type: none"><li>• 5 ft. foundation strip between the structure and any parking facilities</li><li>• 8 ft. buffer along entrance drives</li></ul> | <ul style="list-style-type: none"><li>• Combined 12 ft. buffer along W. Rosemary St.</li><li>• North drive from N. Columbia St.<ul style="list-style-type: none"><li>○ 6 ft. landscape strip with no plantings</li><li>○ 0 ft. landscape strip along the north elevation of the garage</li></ul></li></ul> |

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## 3. Building Heights

| Required Heights:  | Proposed:   |
|--|---|
| <ul style="list-style-type: none"><li>• 40 ft. primary building height, 30 ft. if adjacent to residential zones</li><li>• 50 ft. secondary building height</li></ul> | <ul style="list-style-type: none"><li>• 40 ft. primary building height</li><li>• 65 ft. secondary building height</li></ul> |

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| <b>Advisory Boards/Commissions</b>       | <b>Recommendations</b>  |
|--|---|
| Environmental Stewardship Advisory Board | <ul style="list-style-type: none"><li>• Compliance with Climate Action &amp; Response Plan</li></ul>              |
| Community Design Commission              | <ul style="list-style-type: none"><li>• Approval Authority</li></ul>  |
| Transportation and Connectivity Board    | <ul style="list-style-type: none"><li>• Removal of left turn lane onto Columbia St.</li><li>• Bikeshare</li></ul> |
| Planning Commission                      | TBD   |

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- Schedule action on September 22, 2021

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