



CONCEPT PLAN REVIEW: PHI GAMMA DELTA, (Project #102)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Anya Grahn, Senior Planner

ADDRESSES 108 West Cameron Avenue	DATE January 8, 2020	APPLICANT Kevin R. Hornik, The Brough Law Firm, on behalf of Epsilon of Phi Gamma Delta, Inc.
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STAFF’S RECOMMENDATION
 That the Council adopt the resolution transmitting comments to the applicant.

PROCESS

- Hear the applicant’s presentation
- Receive Historic District Commission comments (September 10, 2019 meeting)
- Hear public comments
- Offer suggestions to the applicant

Statements by individual Council members on a concept plan are not a commitment to an official position for a formal application.

DECISION POINTS

The applicant requests a conditional zoning, which requires a Concept Plan review by Council.

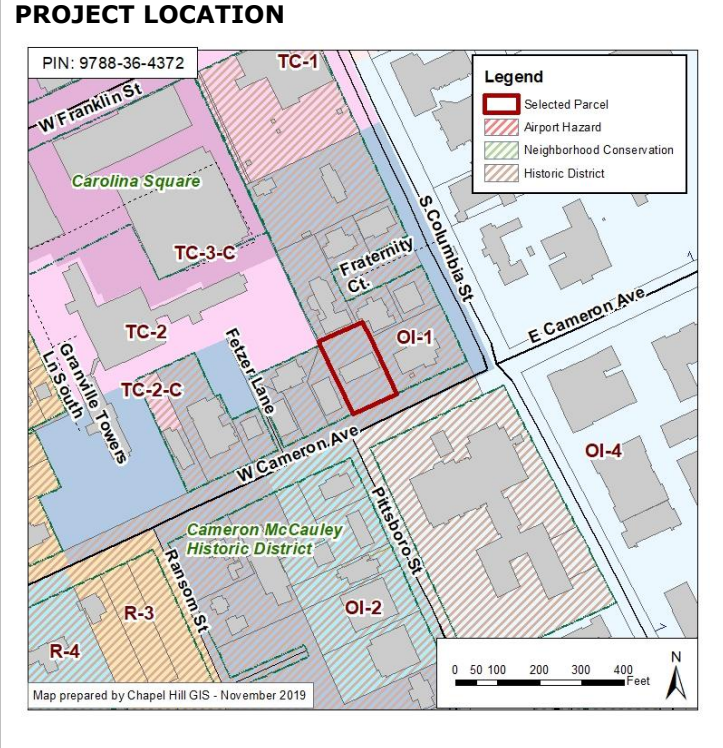
Staff advised the applicant to discuss their preferred process with Council.

PROJECT OVERVIEW

Floor Area: approximately 13,449 sq. ft.
Land Area: 21,602 sq. ft. (0.49 acres)
Current Zoning: Office/Institutional-1 (OI-1)
Proposed Zoning: Office/Institutional-3-Conditional Zoning (OI-3-CZ)

The Concept Plan includes rezoning of the site to OI-3-CZ.

The existing fraternity dwelling exceeds the amount of floor area for the current zoning district and is considered as a non-conforming feature. The Ordinance does not allow expansion or changes to a nonconforming feature so the applicant is requesting a zoning change. The zoning change would permit administrative approvals of the requested changes to the property.



ATTACHMENTS	1. Draft Staff Presentation 2. Resolution A 3. Historic District Commission (HDC) Comments from September 10, 2019 4. Applicant’s Response to HDC Comments November 11, 2019 5. Application 6. Plan Set
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