



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788379926

Date: 26 Jul 2022

Section A: Project Information

Project Name: 157 E Rosemary Street

Property Address: 157 E Rosemary St Zip Code: 27514

Use Groups (A, B, and/or C): A, C Existing Zoning District: TC-2

Project Description: Demolish existing 2-story commercial building and construct 11-story residential building with ground-floor retail and parking under building

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)


Name: George Retschle / Ballentine Associates

Address: 221 Providence Rd

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 Email: georger@ballentineassociates.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: 

Date: 26 Jul 2022

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Bill Jackson / TJ Capital II LLC

Address: 4006 Abbey Park Way

City: Raleigh State: NC Zip Code: 27612

Phone: (919) 740-2487 Email: jacksonanton@me.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: 

Date: 26 Jul 2022



Concept Plan Overview

Site Description	
Project Name	157 E Rosemary Street
Address	157 E Rosemary St.
Property Description	Existing 2-story commercial building with parking
Existing Land Use	Commercial
Proposed Land Use	Residential 11-story residential building w/ground floor retail
Orange County Parcel Identifier Numbers	9788379926
Existing Zoning	TC-2
Proposed Zoning	TC-3
Application Process	Conditional Zoning
Comprehensive Plan Elements	See project narrative
Overlay Districts	n/a

Regulatory Land Use Intensity

Design/LUMO Standards	Requirement	Proposal	Status
Sec. 3.7	Use/Density	residential/NA	50 residential units
Sec 3.8	Net Land Area	13,549 sf	13,549 sf
Sec 3.8	Gross Land Area	14,904 sf	14,904 sf
Sec. 3.8	Dimensional Standards	Street 0 Interior 0 Solar 0	<5' <1' <1'
Sec. 3.8	Floor area	81,616 max w/AH bonus	74,158
Sec. 4.5.6	Modification to Regulations	Height;setback 44' max Height: core 120' max	105' proposed 149' proposed
Sec. 5.5	Recreation Space	0.120 x GLA = 1,789 sf	On-site rec amenities + PIL Combination, TBD



Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	n/a	n/a	
	Sec. 5.6	North	n/a	n/a	
	Sec. 5.6	South	n/a	n/a	
	Sec. 5.6	West	n/a	n/a	
	Sec. 5.7	Tree Canopy	n/a	n/a	
	Sec. 5.11	Lighting Plan (footcandles)	Street & sidewalk must be lighted	Will comply	
Environment	Sec. 3.6	Resource Conservation District	n/a	n/a	
	Sec. 5.18	Jordan Riparian Buffer	n/a	n/a	
	Sec. 5.3.2	Steep Slopes	n/a	n/a	
	Sec. 5.4	Stormwater Management	Provide treatment for additional impervious cover, 2-year volume control, detention	Will comply; considering green roof	
		Land Disturbance		Will comply	
	Sec. 5.4	Impervious Surface	n/a	n/a	
	Sec. 5.13	Solid Waste & Recycling	Provide solid waste and recycling	Will comply w/internal trash room/compactor carts	
Housing		Affordable Housing Proposal, if applicable	Provide 10% affordable housing per Article 3.10	Will comply	



Design/LUMO Standards		Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards	n/a	n/a
	Sec. 5.8	Vehicular Access	Provide per TIA	Will comply. Proposal eliminates one existing driveway.
	Sec. 5.8	Bicycle Improvements	Provide safe facilities	Will comply
	Sec. 5.8	Pedestrian Improvements	Provide safe facilities	Will comply
	Sec. 5.8	Distance from bus stop		Will comply
	Sec. 5.8	Transit Improvements		Will comply
	Sec. 5.9	Vehicular Parking Spaces		Will comply
	Sec. 5.9	Bicycle Parking Spaces		Will comply
	Sec. 5.9	Parking Lot Standards		Will comply
Other		Homeowners Association		Will comply
	Sec. 5.5	Recreation Space		See above
	Sec. 5.12	Utilities		Will comply
	Sec. 5.16	School Adequate Public Facilities		Will comply

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

GJR	Application fee (refer to fee schedule)	Amount Paid \$	400.00
-	Pre-application meeting – with appropriate staff		
GJR	Digital Files - provide digital files of all plans and documents		
GJR	Project Fact Sheet		
GJR	Statement of Compliance with Design Guidelines (2 copies)		
GJR	Statement of Compliance with Comprehensive Plan (2 copies)		
GJR	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
GJR	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
GJR	Mailing fee for above mailing list	Amount Paid \$	139.00
GJR	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
n/a	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
GJR	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

Concept Plan Narrative

For:

157 E Rosemary Street

150 E. Rosemary St
Chapel Hill, NC

PIN # 9788379926

Applicant:

T J Capital II LLC
4006 Abbey Park Way
Raleigh, NC 27612
(919) 740-2487

26 July 2022

Planner/Civil Engineer



Ballentine
Associates, PA

221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

Architect:

TISE · KLESTER
ARCHITECTS



Developer's Program

T J Capital desires to construct a 11-story residential condominium building at 157 E Rosemary Street in Downtown Chapel Hill featuring approximately 50 dwelling units, approximately 3,000 sf of ground floor retail, and one level of parking beneath the building.

The site is approximately 1/3 of an acre in size and is located on the north side of E. Rosemary Street, just west of Henderson Street. The site lies within the TC-2 zoning district and does not lie within any of the Town's zoning overlay districts. A rezoning to TC-3 CZD will be requested to accommodate the additional floor area and height necessary to ensure the success of the project. The site is bordered on the North and East by the Franklin-Rosemary Historic District.

There is currently a 2-story commercial building, asphalt parking areas, and a concrete outdoor patio area on the site, all of which would be demolished as part of the proposed redevelopment. The site's existing ground cover consists almost entirely of impervious surfaces, which is consistent with nearby downtown sites.

The proposed building will include approximately 75,000 sf of floor area and will have one level of parking beneath the building with a total of approximately 23 parking spaces. The developer intends to work with the Town to secure a long-term lease on a block of parking spaces within the Town's new parking deck, which is just 300 feet west of the proposed building. These parking spaces would be made available to the residents of the proposed building. The project will remove one of the site's two existing driveways from E Rosemary Street.

Stormwater management requirements will be met by reducing the amount of impervious cover on the site and/or with the implementation of a green roof system.

Statement of Compliance with Town Design Guidelines

The project will be built in compliance with the Town's Design Guidelines.

The building's architecture will be carefully designed to provide a strong and meaningful presence on E. Rosemary St. and to provide a thoughtful transition between the historic district to the North and East and the vibrant redevelopment on the remainder of the 100 block of E. Rosemary St. to the West and South. As noted above, parking will be provided in an efficient, compact footprint beneath the building.

The streetscape improvements that were made by the Town along the site's E. Rosemary St. frontage will be maintained and enhanced as part of the project's efforts to provide a vibrant, activated street frontage adjacent to the proposed ground-level retail.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Statement of Compliance with the Comprehensive Plan

Below is a brief outline expressing several ways in which 157 E Rosemary Street will conform to the ideas and themes driving the Comprehensive Plan:

A Place for Everyone

The project will provide high quality housing and will meet or exceed the requirements of the Town's Inclusionary Zoning Ordinance.

Community Prosperity and Engagement

The project will help support the financial health of the community by providing unique and high-quality housing for year-round residents who will support downtown businesses. The project will also include ground-level retail and an activated street frontage to help enhance the vibrancy of the E. Rosemary Street corridor.

Facilitate Getting Around

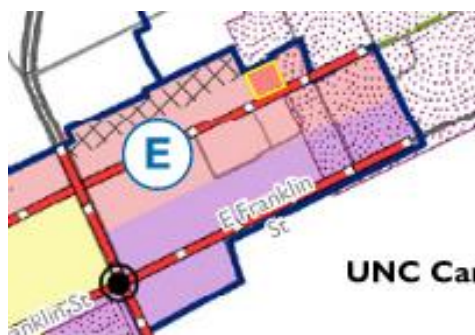
The future residents of this building will have very convenient access to the downtown bicycle and pedestrian network, including an extensive network of sidewalks, Post Office Alley, Varsity Alley, shared bike lanes along E. Rosemary Street, transit facilities on Columbia and Franklin Streets, and the future BRT station just around the corner at Franklin and N. Columbia Streets.

Good Places, New Spaces

This project will redevelop a dated and under-utilized site with a high density, mixed-use building that will provide an iconic bookend to the transformational redevelopment that is currently happening on the 100 Block of East Rosemary Street. The iconic building design, ground-level retail, activated street frontage and well-designed residential spaces and amenities will

Consistency with Future Land Use Map (FLUM)

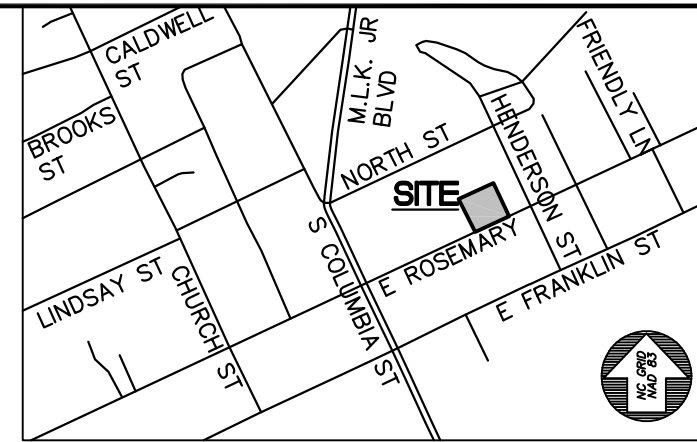
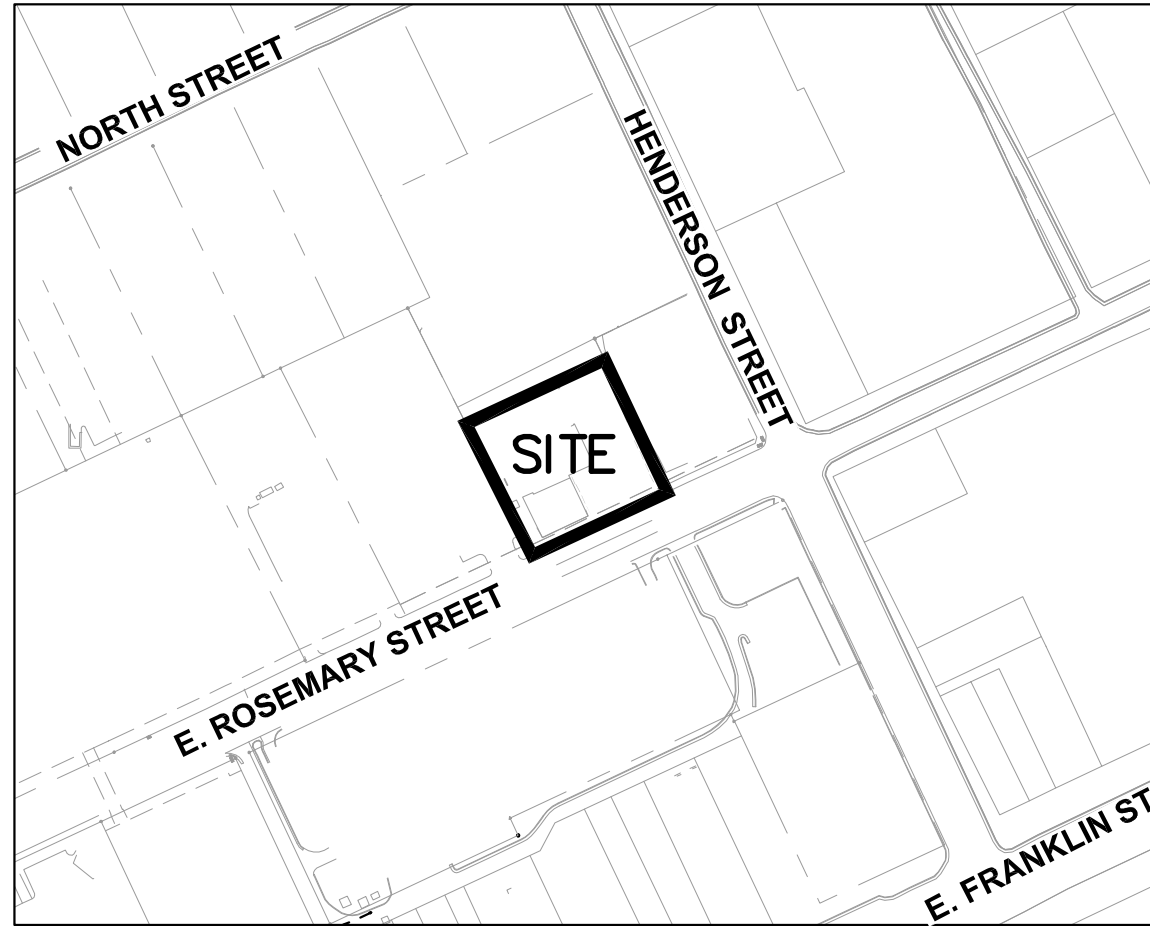
The site lies within Sub-Area E of the Downtown Focus Area of the Town of Chapel Hill Future Land Use Map, an excerpt of which is shown below. The approximate site boundaries are highlighted in yellow. The FLUM identifies the multi-family residential and ground floor retail proposed as part of this project as primary uses in this subarea.



CONCEPT PLAN

FOR

157 E. ROSEMARY STREET CHAPEL HILL, NC



VICINITY MAP

SCALE: N.T.S.

DRAWING LIST

SHEET	DRAWING TITLE
G1001	COVER SHEET
C0001	AREA MAP
C0101	EXISTING CONDITIONS & DEMOLITION PLAN
A1	SITE PLAN
A2	LEVEL 1 FLOOR PLAN
A3	FLOOR PLANS
A4	FLOOR PLANS
A5	SECTION AT ROSEMARY ST
A6	CROSS SECTION

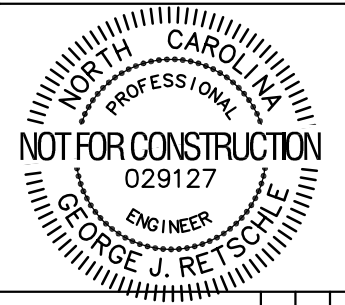
PLANNING/CIVIL
ENGINEERING/
SURVEYING:



DEVELOPER:

T J Capital II LLC
4006 Abbey Park Way
Raleigh, NC 27612
(919) 740-2487

ARCHITECT:

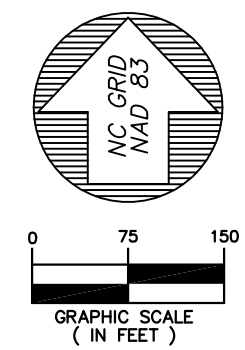


157 E. ROSEMARY STREET CONCEPT PLAN CHAPEL HILL, NC

NUM	REVISION	DATE	ISSUED	DATE
	CONCEPT PLAN	26 JUL 22		



SCALE: AS NOTED
DATE: 26 JUL 22
JOB NUMBER: 122002.00
DRAWN BY: M.P.
REVIEWED BY: G.J.R.



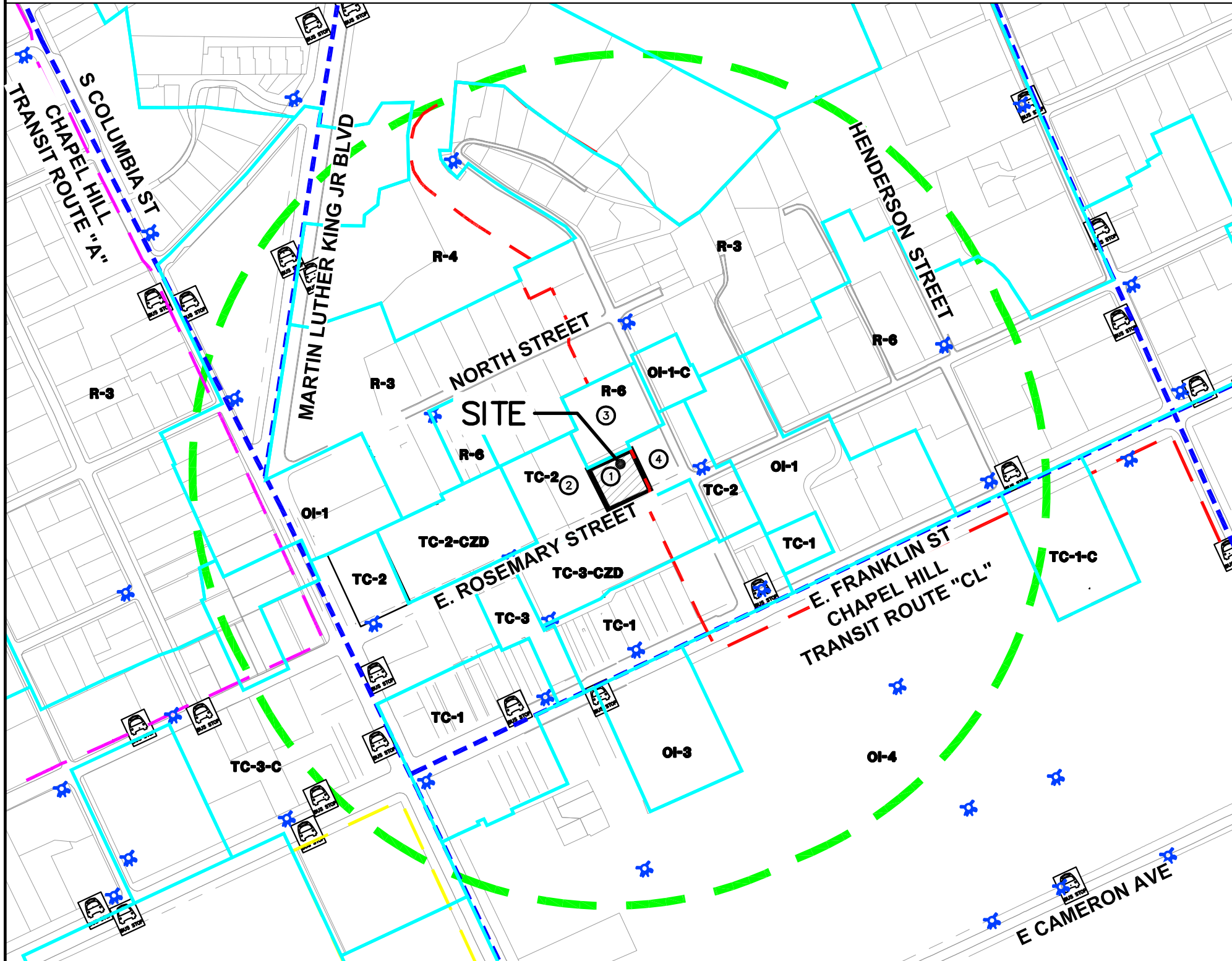
G1001

SITE PARCEL DATA

LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	PALIOURAS ENTERPRISES LLC	9788-37-9926	TC-2	2570/520	0.32	PARKING LOT

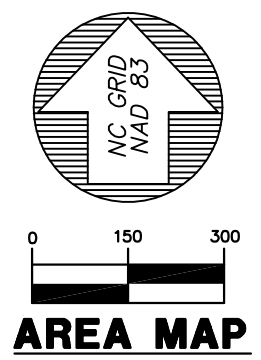
ADJOINER PARCEL DATA

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
2	SPIKE III LLC	9788-38-8082	TC-2	OFFICE
3	GAMMA LAMBDA OF PHI MU FRATERNITY HOUSE CORP	9788-38-9102	R-6	COLLEGE
4	SLOOP CELESTE H SLOOP CHARLES C III	9788-48-0001	TC-2	PARKING LOT



DRAWING LEGEND

SYMBOL	DESCRIPTION
	1000' NOTIFICATION LINE
	ZONING BOUNDARY
	FRANKLIN-ROSEMARY HISTORIC DISTRICT
	CAMERON-MCCAULEY HISTORIC DISTRICT
	NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT
	CHAPEL HILL TRANSIT ROUTE
	ZONING CLASSIFICATION
	EXISTING FIRE HYDRANT
	EXISTING BUS STOP
	PROJECT SITE



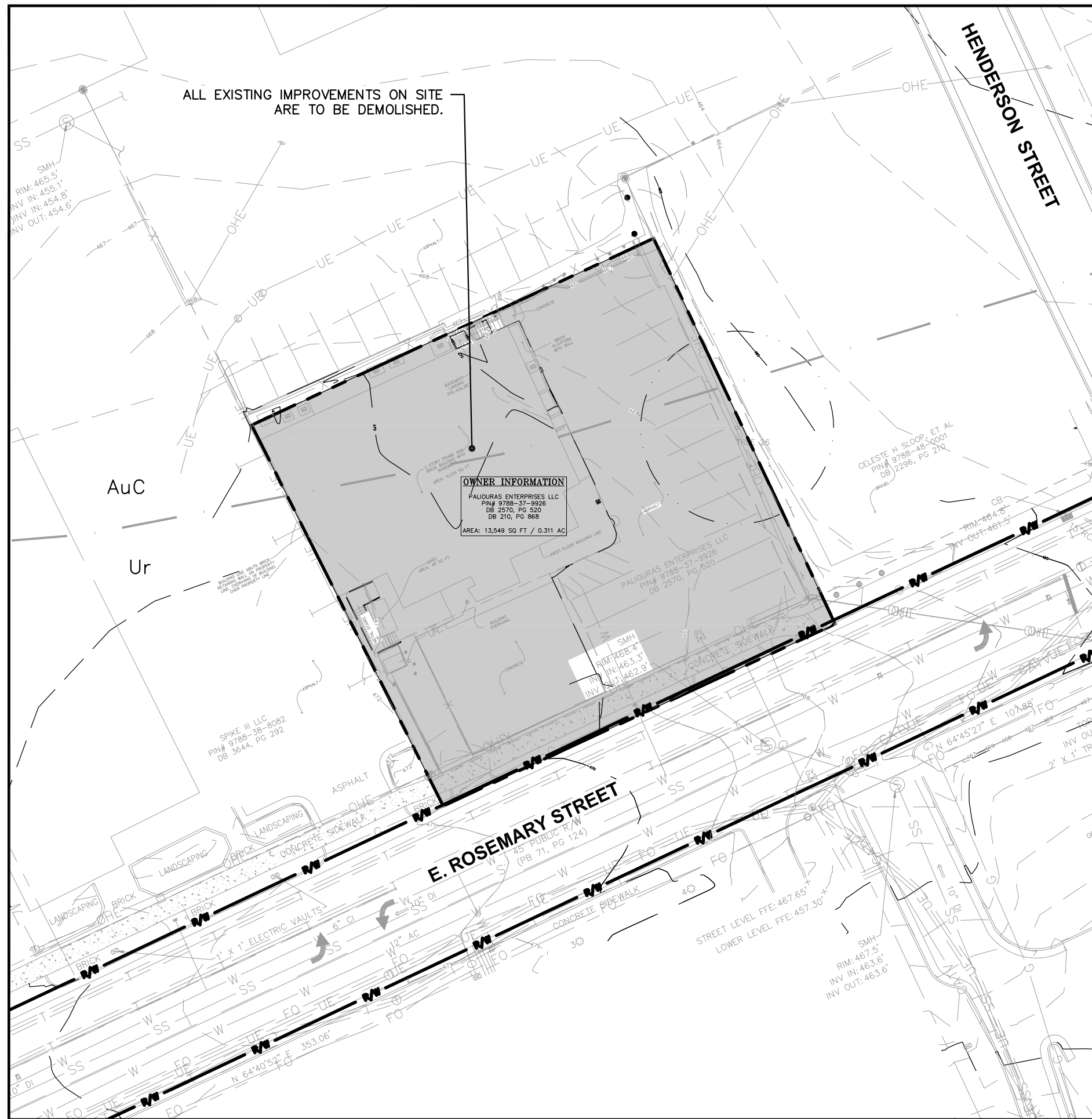
**157 E. ROSEMARY STREET
CONCEPT PLAN
CHAPEL HILL, NC**

NUM	REVISION	DATE	ISSUED	DATE
	CONCEPT PLAN	26 JUL 22		

Ballentine Associates, PA
 221 Providence Road Chapel Hill, NC 27514 919.929.0481 ballentineassociates.com

SCALE: AS NOTED
 DATE: 26 JUL 22
 JOB NUMBER: 122002.00
 DRAWN BY: M.P.
 REVIEWED BY: G.J.R.

C0001



ALL EXISTING IMPROVEMENTS ON SITE ARE TO BE DEMOLISHED.

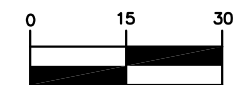
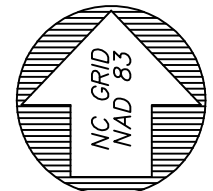
OWNER INFORMATION
 PALOURAS ENTERPRISES LLC
 PIN# 9788-37-9926
 DB 2570, PG 520
 DB 210, PG 868
 AREA: 13,549 SQ FT / 0.311 AC

NOTES

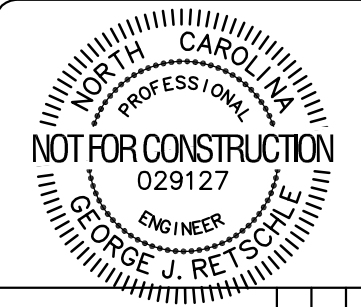
1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, TOWN OF CHAPEL HILL AND ORANGE COUNTY GIS DATA.

SYMBOL/ABBREVIATION EXISTING DESCRIPTION

	POWER POLE
	SANITARY SEWER CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	MAIL BOXES
	GAS METER
	FENCE LINE
	TELEPHONE CABLING LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN PIPE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	MINOR CONTOUR
	EXISTING BUILDINGS AND PAVEMENTS
	SOIL BOUNDARY
	APPLING URBAN LAND COMPLEX
	URBAN LAND



EXISTING CONDITIONS & DEMOLITION PLAN



**157 E. ROSEMARY STREET
 CONCEPT PLAN
 CHAPEL HILL, NC**

NUM	REVISION	DATE	ISSUED	DATE
	CONCEPT PLAN	26 JUL 22		

Ballentine Associates, PA
 221 Providence Road Chapel Hill, NC 27514 919.929.0481 ballentineassociates.com

SCALE: AS NOTED
 DATE: 26 JUL 22
 JOB NUMBER: 122002.00
 DRAWN BY: M.P.
 REVIEWED BY: G.J.R.

C0101



SITE PLAN

07/25/2022

157 E. ROSEMARY ST.

TOTAL NUMBER OF UNITS : 50

#1 BED : 15 (30%)

#2 BED : 30 (60%)

#3 BED : 5 (10%)

TOTAL PARKING : 23

FLOOR AREA : 74,158 GSF

ZONING DISTRICT: TC-3

FAR : 4.0

MAX HEIGHT : 120

GROSS LAND AREA: 14,904 SF

MAX FLOOR AREA (FAR 4.0) : 59,616 SF

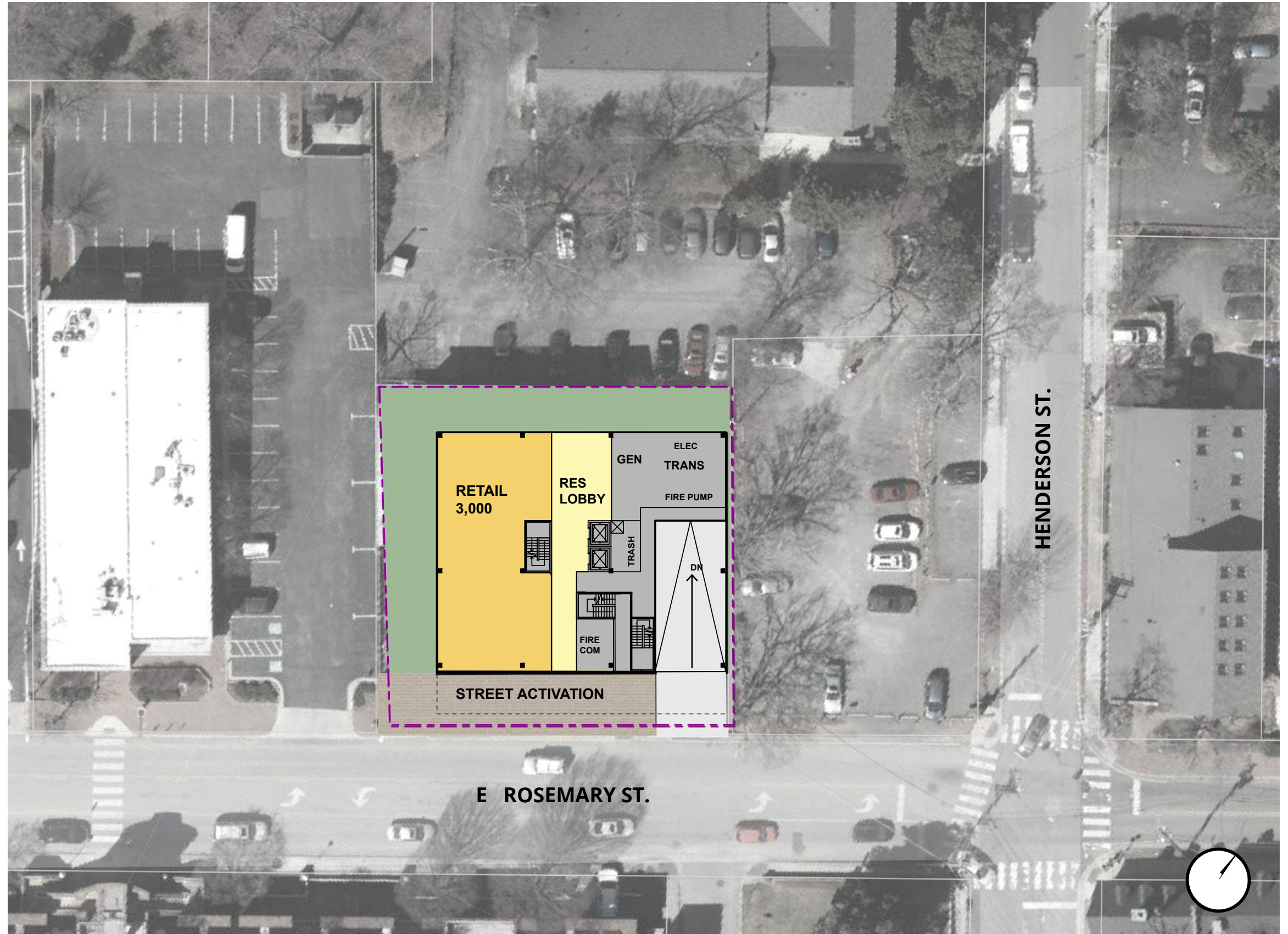
REQ AFFORDABLE UNITS: 5 (10%)

AFFORDABLE UNIT BONUS : 22,000 SF

MAX FLOOR AREA WITH BONUS : 81,616 SF

REQ AFFORDABLE UNITS:

TYPE	NUMBER	MIN SQ
1 BED	2	700
2 BED	3	850
3 BED	0	1100

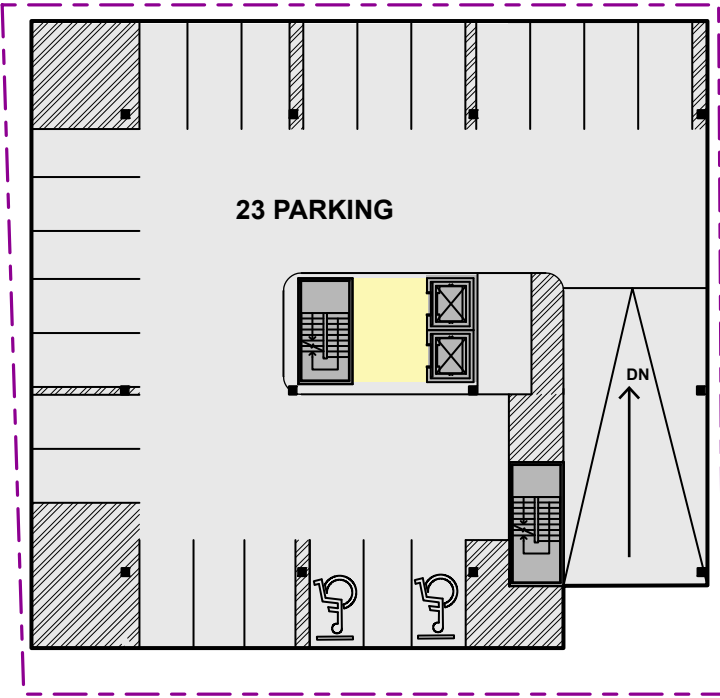


LEVEL 1 FLOOR PLAN

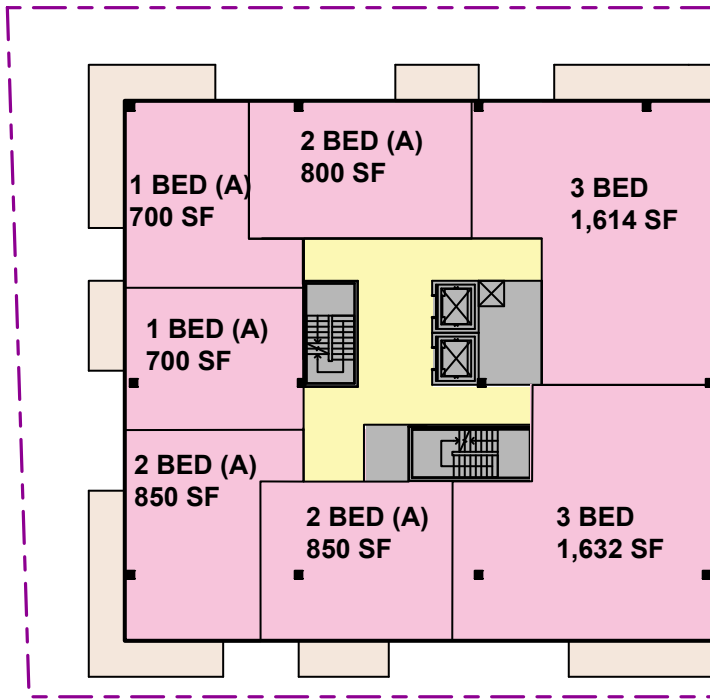
157 E. ROSEMARY ST.

07/25/2022

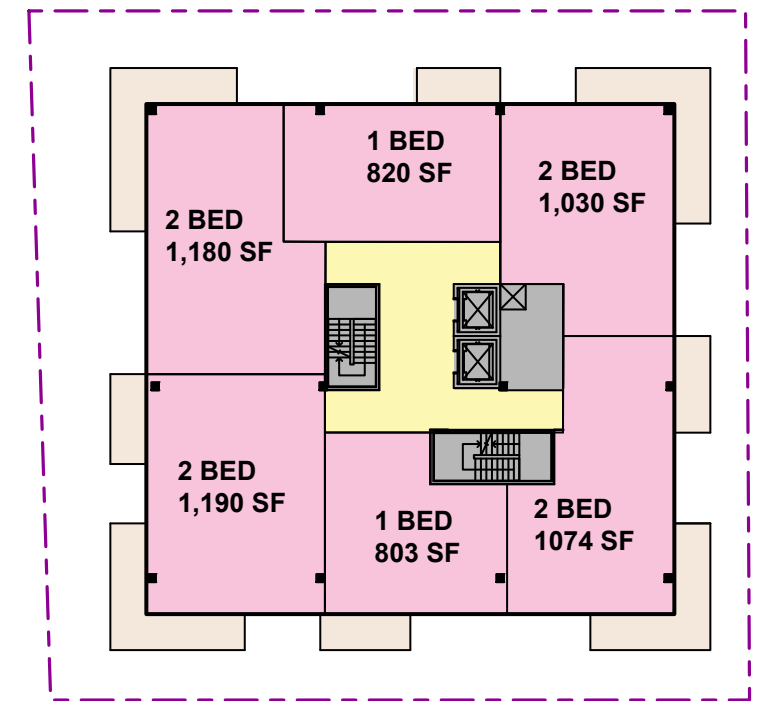
LOWER LEVEL PARKING



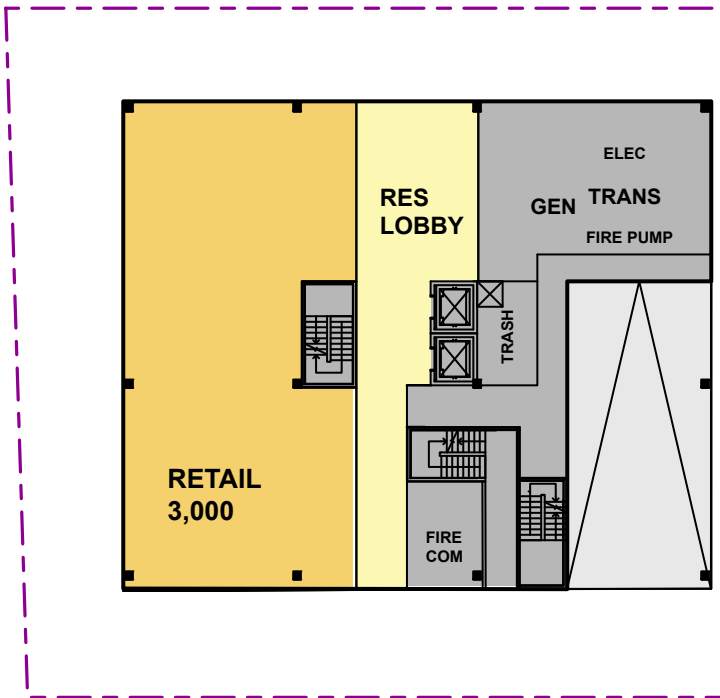
LEVEL 2 (Affordable Units)



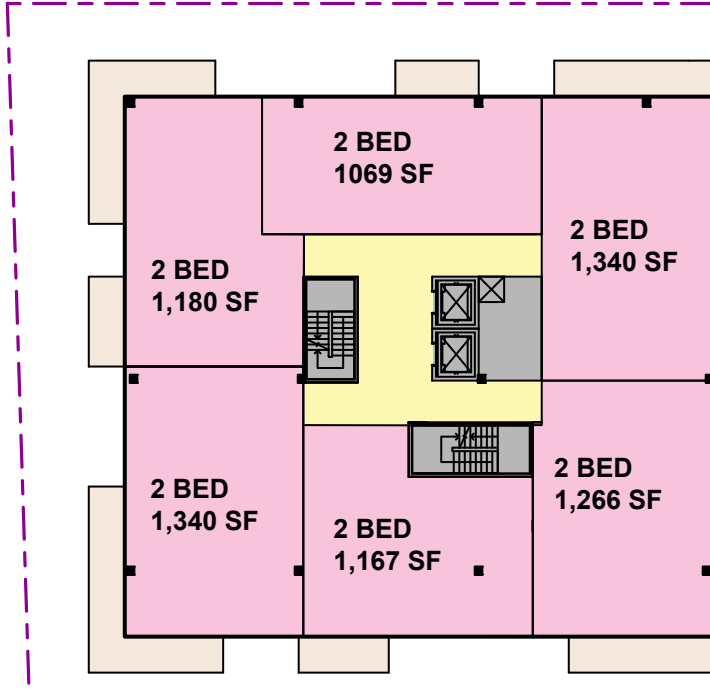
LEVEL 4-7



LEVEL 1

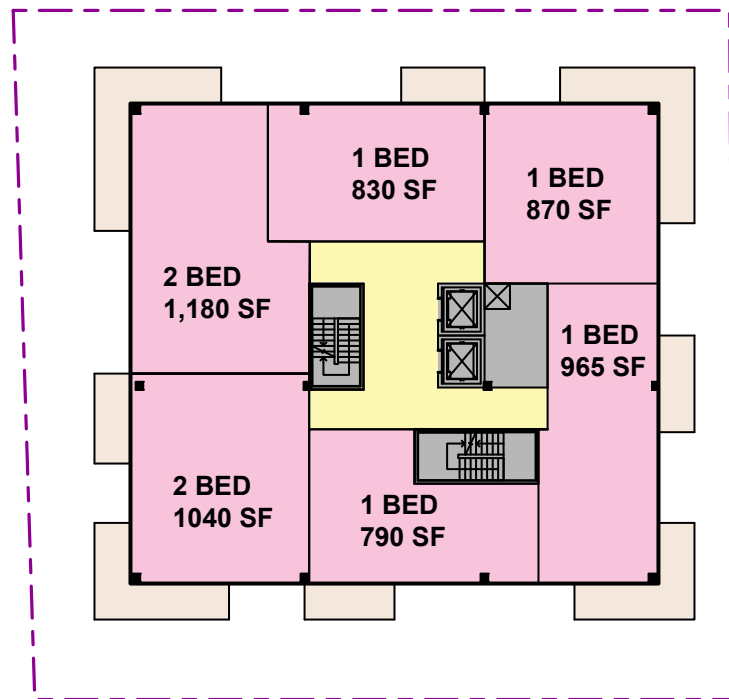


LEVEL 3

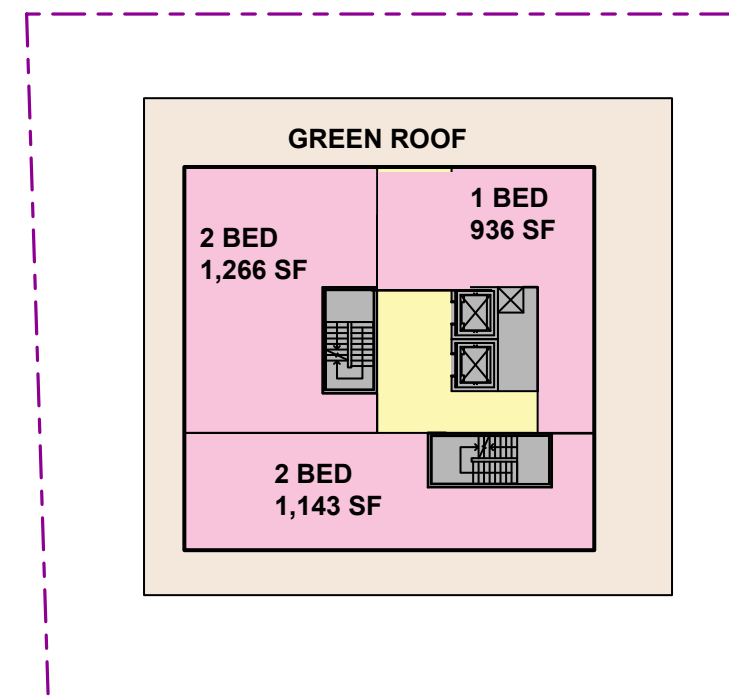


FLOOR PLANS

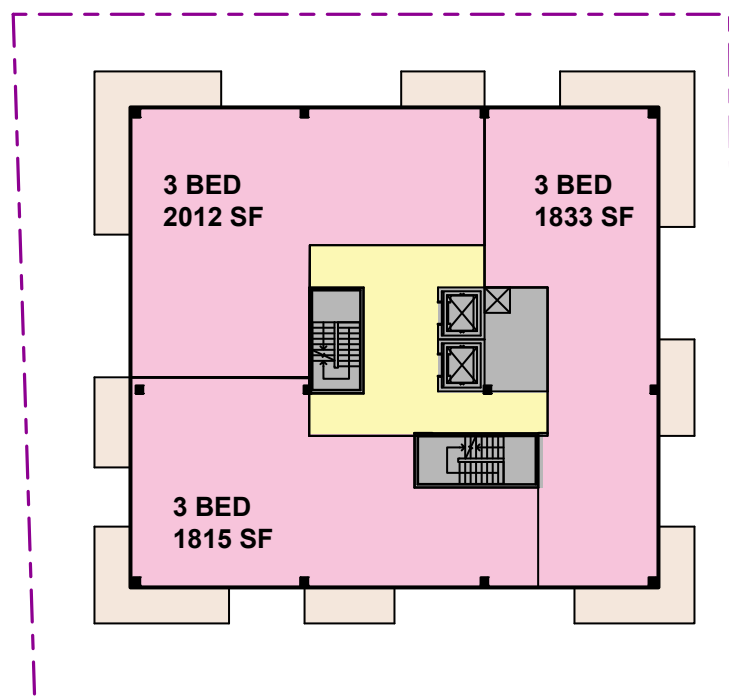
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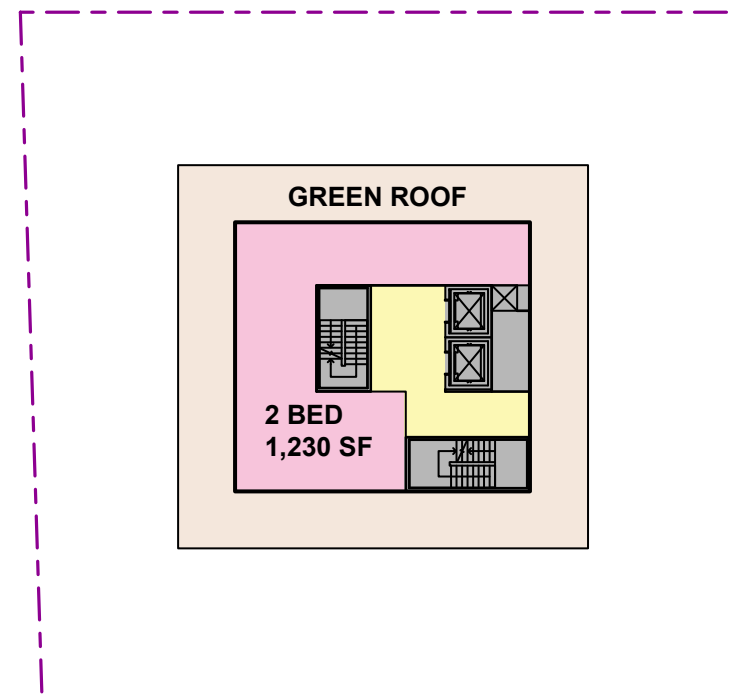
LEVEL 10



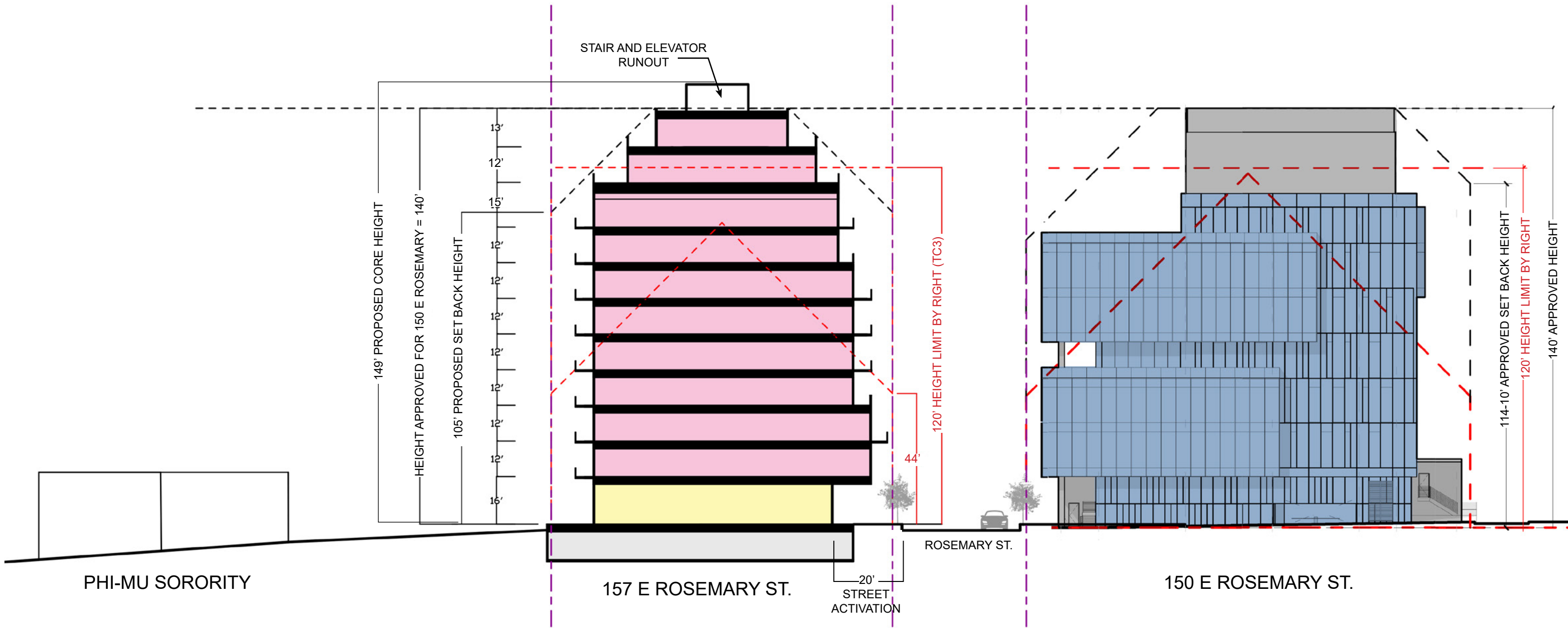
LEVEL 9



LEVEL 11



FLOOR PLANS

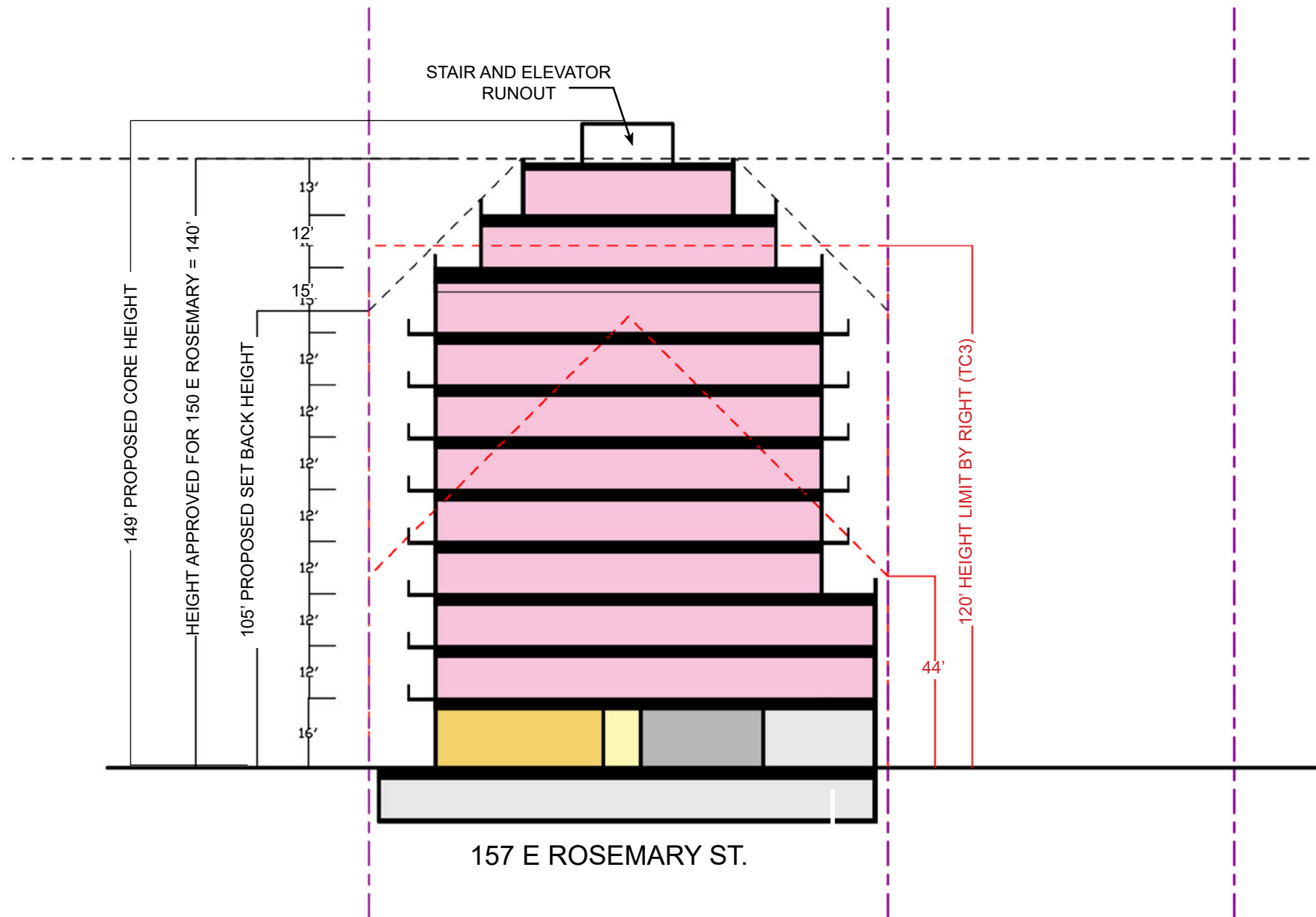


SECTION AT ROSEMARY ST.

07/25/2022

157 E. ROSEMARY ST.





CROSS SECTION

157 E. ROSEMARY ST.

07/25/2022