

Pi Kappa Phi Fraternity

Addition and Renovation
216 E. Rosemary St.

Concept Plan

Chapel Hill Town Council Meeting
23 April 2025

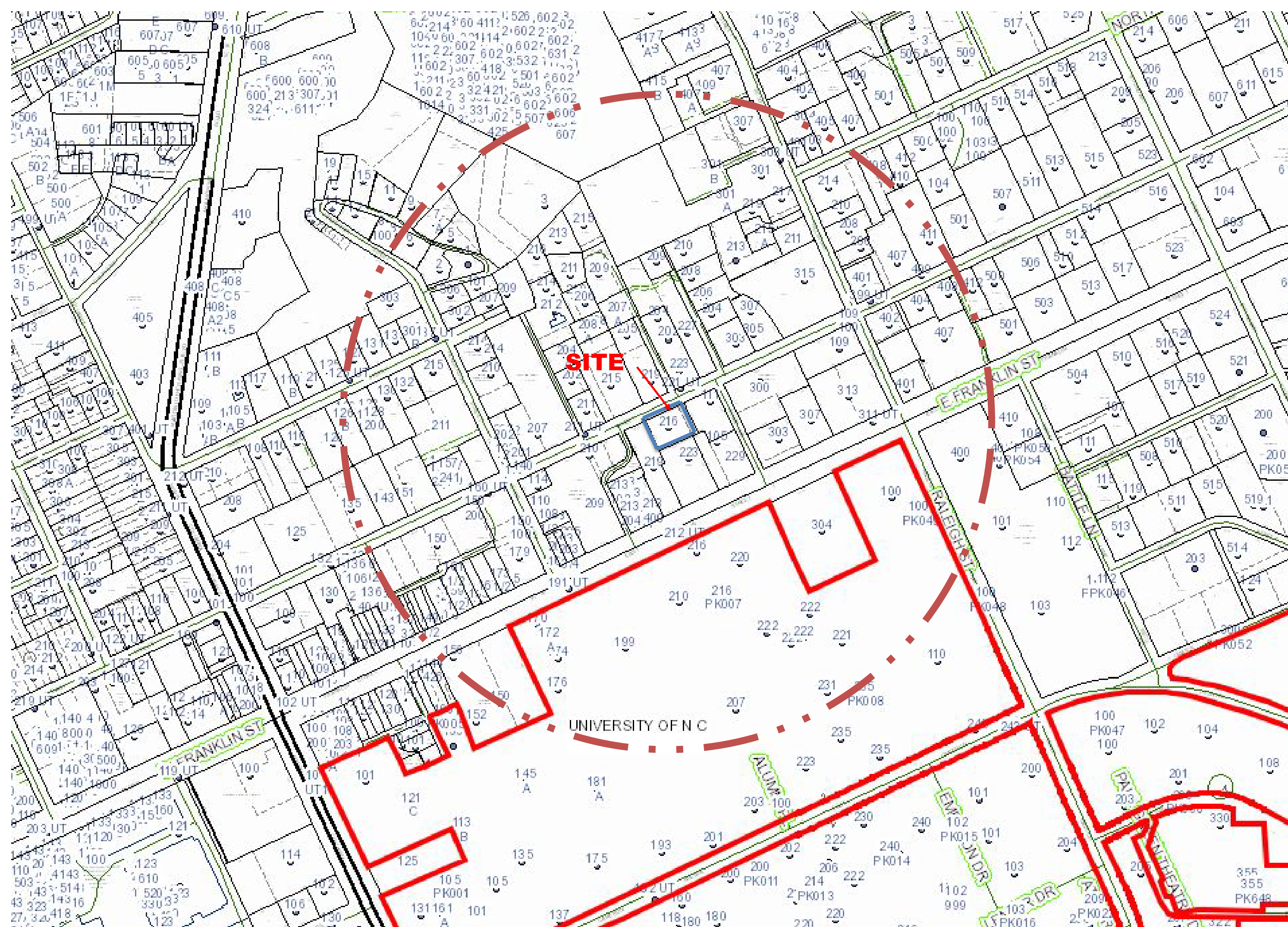
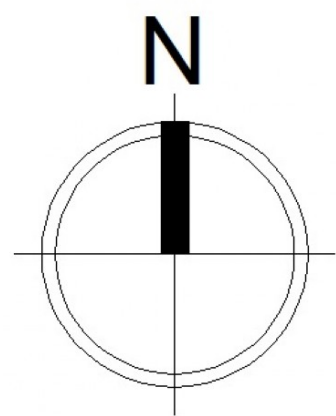


About Pi Kappa Phi Fraternity

- 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.

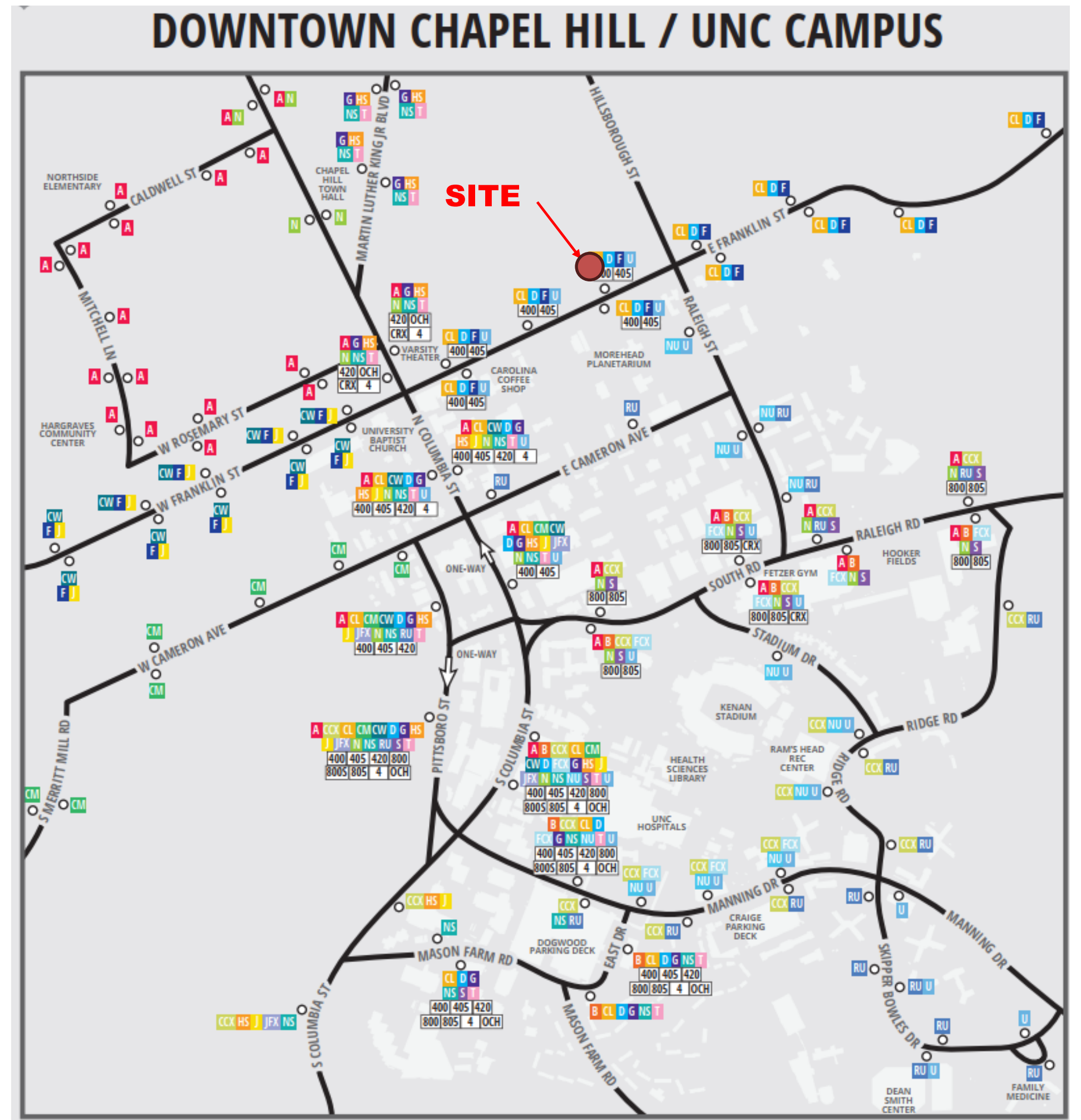
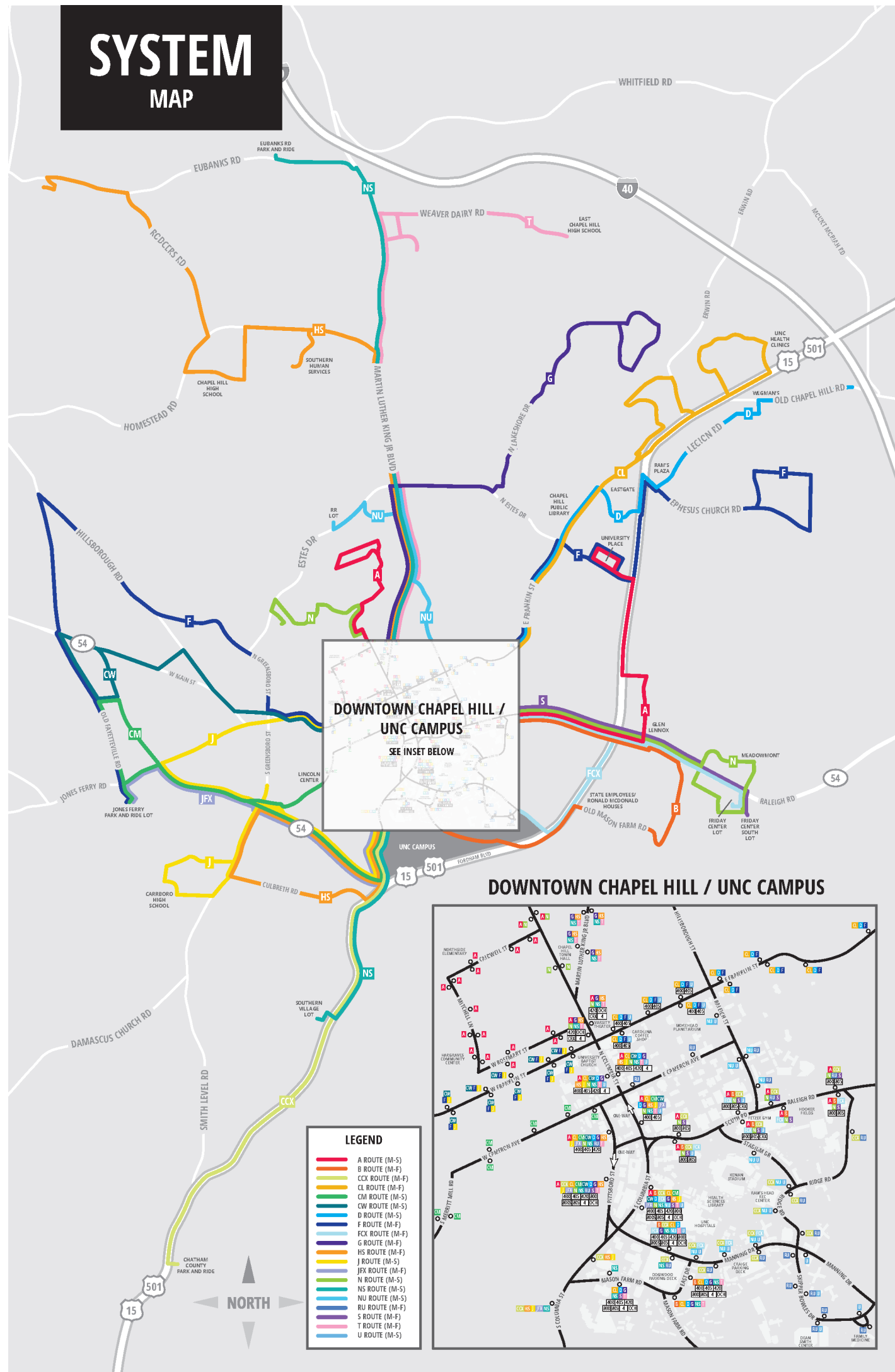




1000' Notification Area

Pi Kappa Phi Fraternity



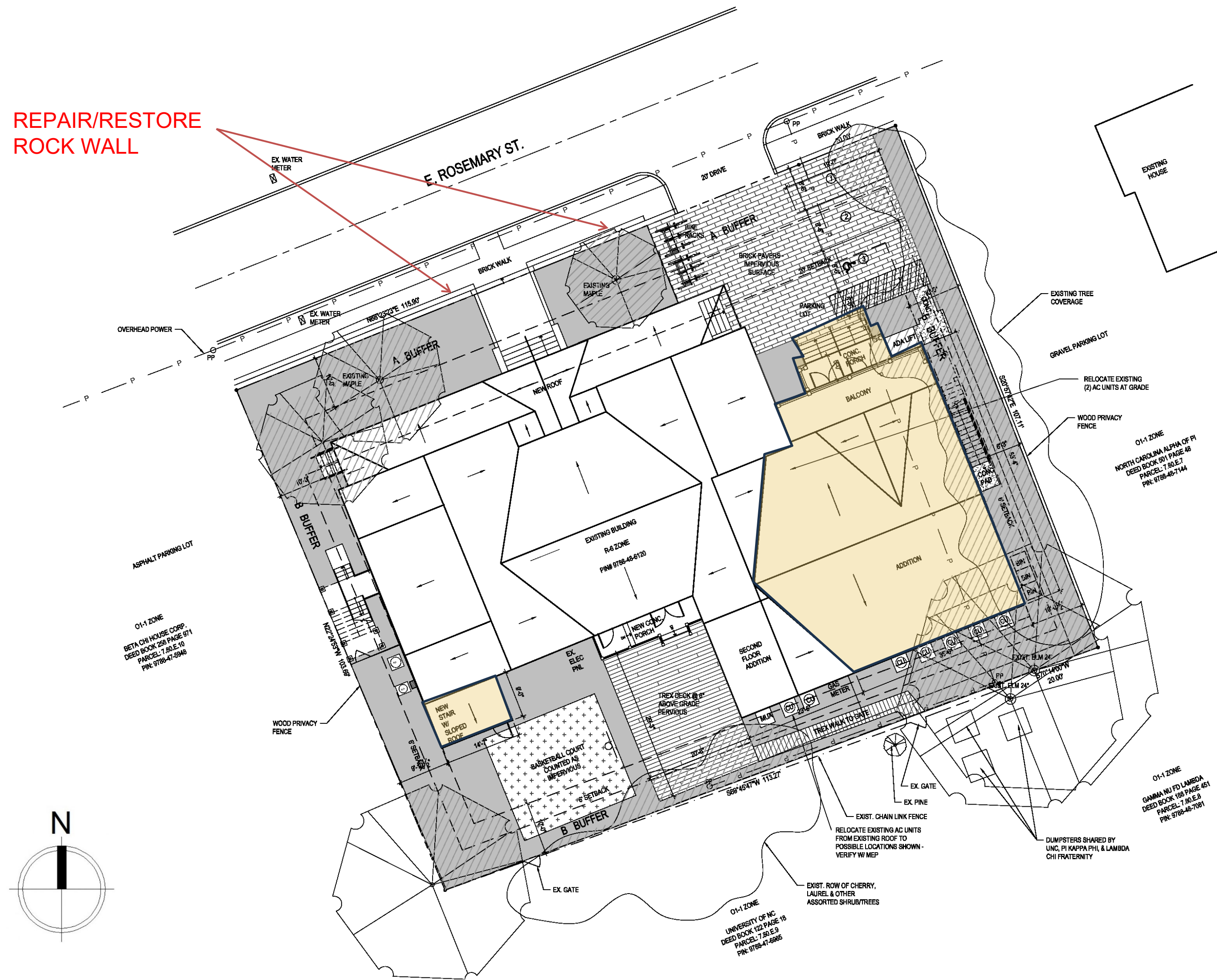


Bus Routes Map

Pi Kappa Phi Fraternity



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

Concept Plan

Pi Kappa Phi Fraternity





Existing Rock Wall at Sidewalk

Pi Kappa Phi Fraternity



216 E Rosemary St
Chapel Hill, North Carolina



Existing House

Pi Kappa Phi Fraternity





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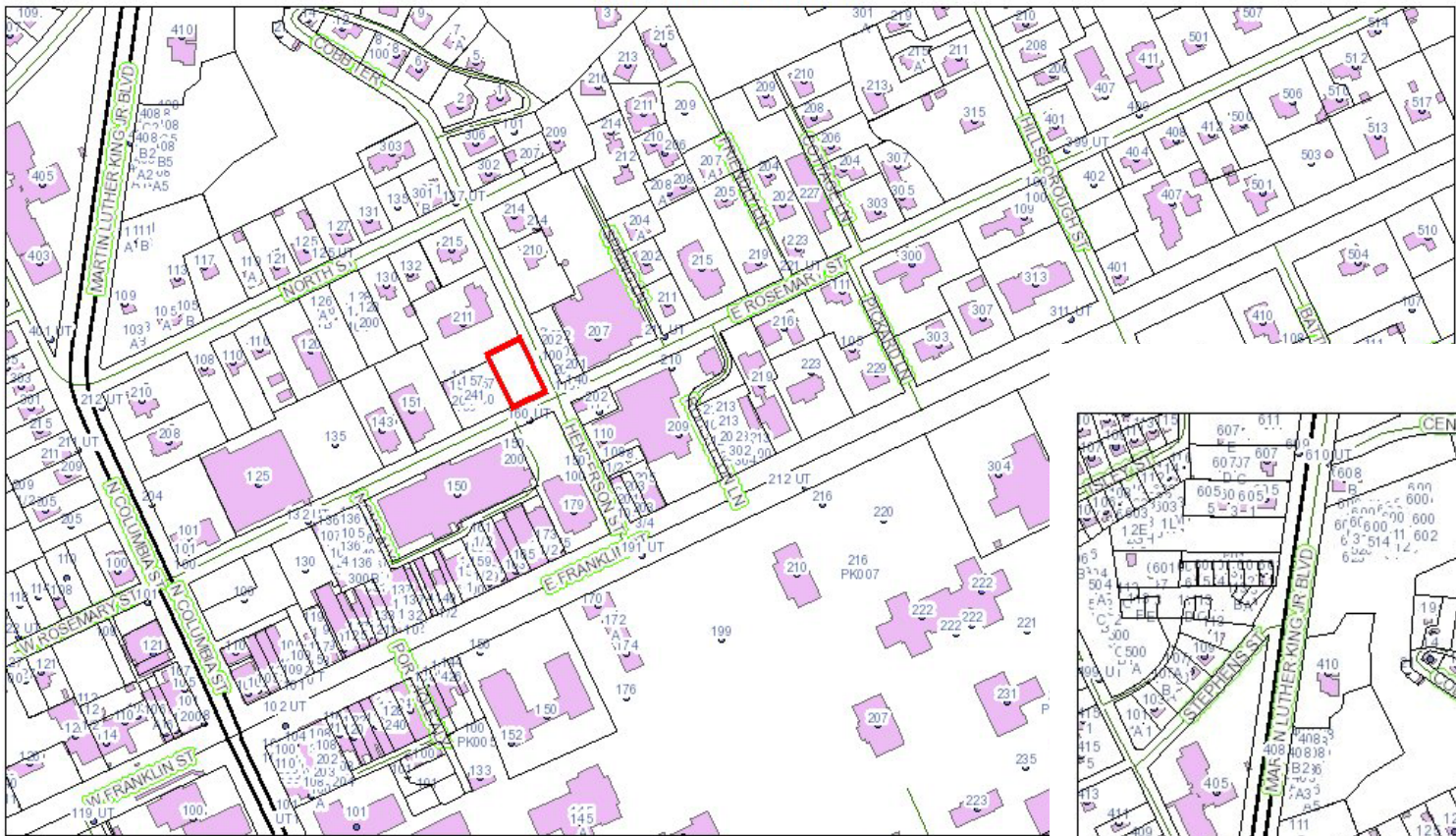
Proposed House

Pi Kappa Phi Fraternity



Off-site Parking Agreements - Pursuing

202 Henderson St

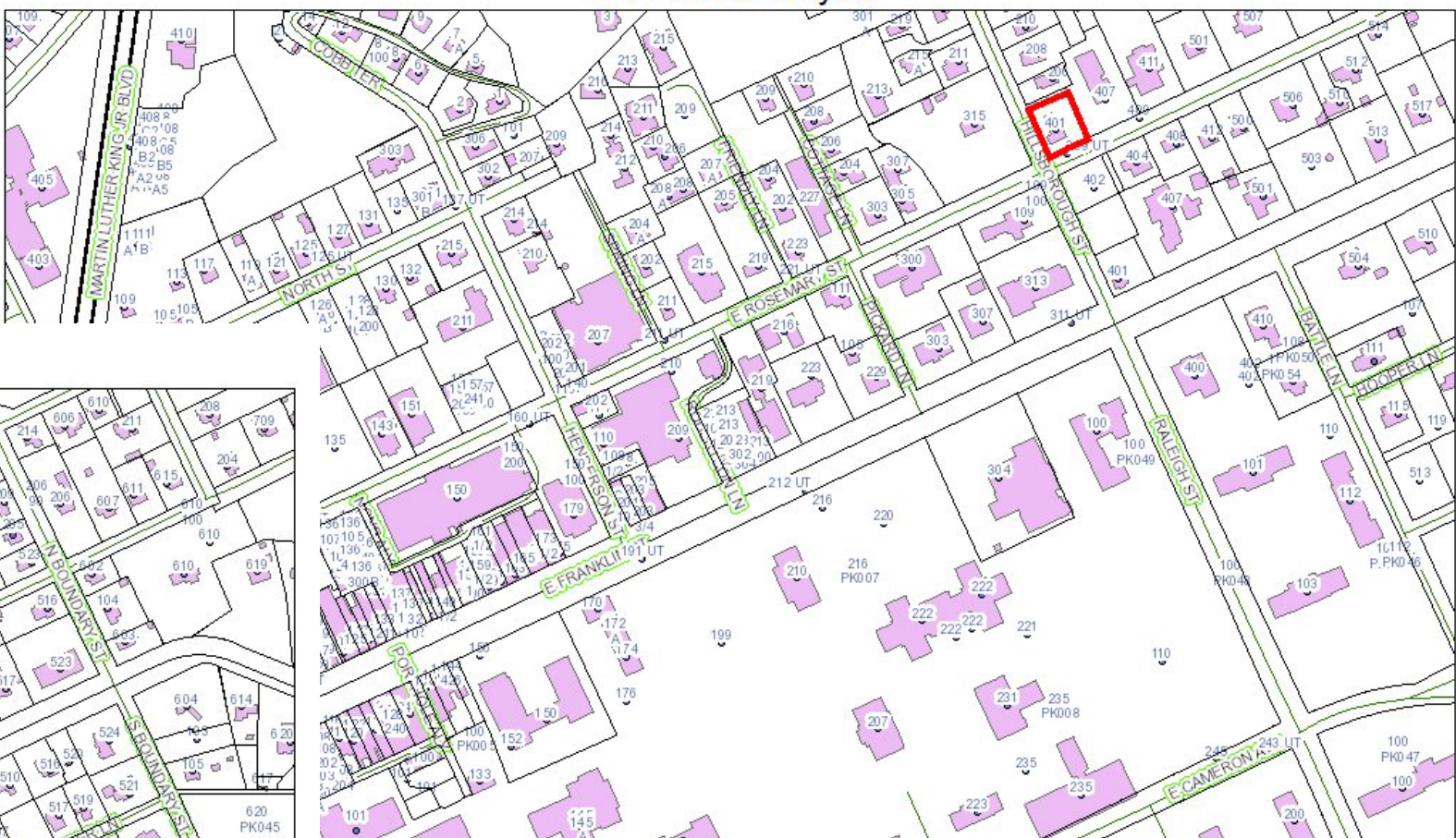


January 8, 2025 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plat, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted 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.

PIN: 9788480001	SIZE: 0.24 A	BUILDING COUNT: 1
OWNER 1: SLOOP CELESTE H	DEED REF: 2296/210	LAND VALUE: \$0
OWNER 2: SLOOP CHARLES C III	RATECODE: 32	BLDG VALUE: \$0
ADDRESS 1: 202 HENDERSON ST	TOWNSHIP: CHAPEL HILL	USE VALUE: \$0
ADDRESS 2:	BLDG SQFT: 0	TOTAL VALUE: \$0
CITY: CHAPEL HILL	YEAR BUILT: 6/28/2001	DATE SOLD: 6/28/2001
STATE, ZIP: NC 275143512	TAX STAMPS: 582	
LEGAL DESC: NW INT ROSEMARY & HENDERSON		

202 Henderson St

401 E Rosemary St



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SIZE: 0.28 A	BUILDING COUNT: 1
DEED REF: 3700/532	LAND VALUE: \$0
RATECODE: 22	BLDG VALUE: \$0
TOWNSHIP: CHAPEL HILL	USE VALUE: \$0
BLDG SQFT: 0	TOTAL VALUE: \$0
YEAR BUILT: 3/21/2005	DATE SOLD: 3/21/2005
TAX STAMPS: 850	

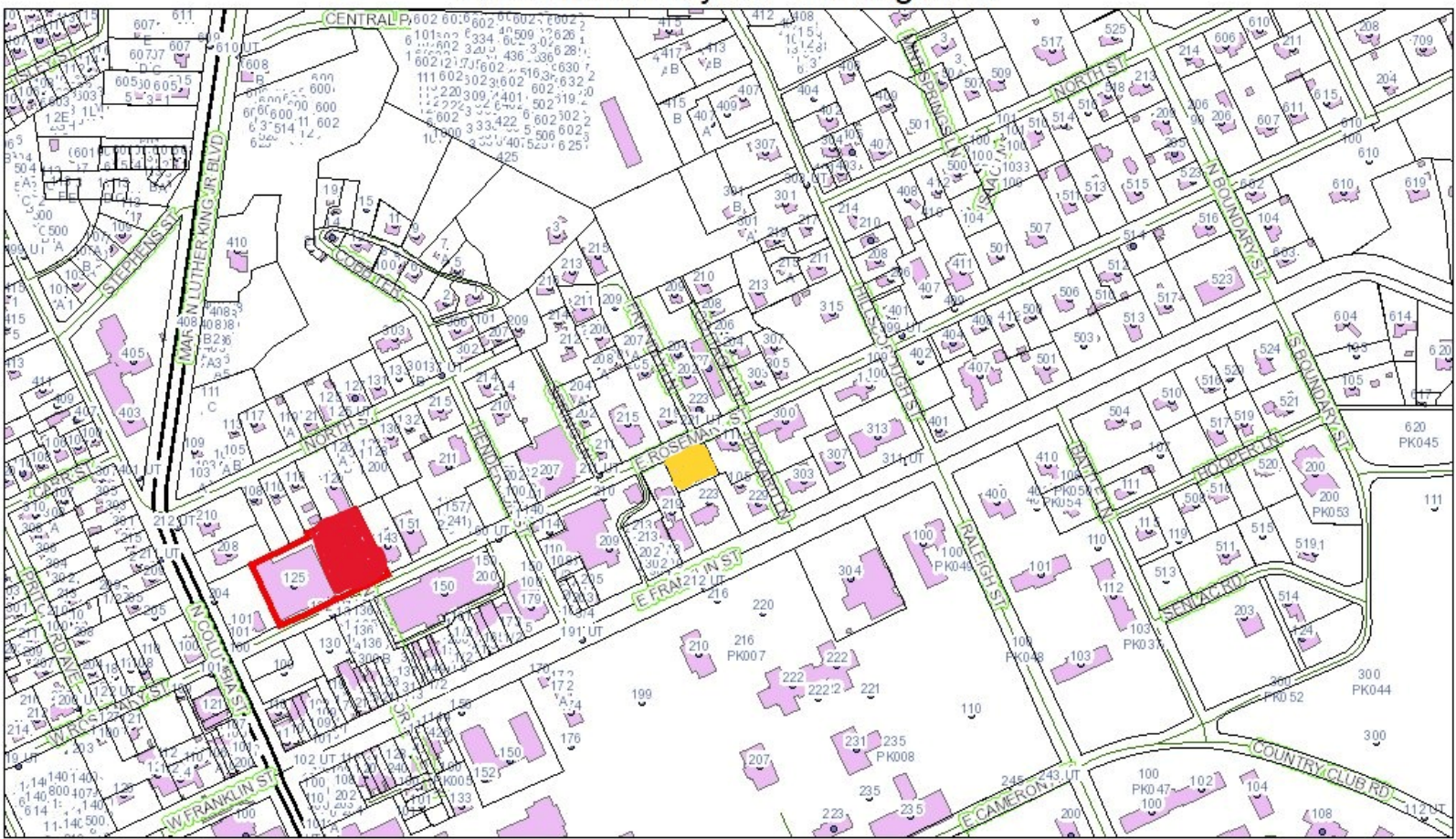
LON FD P91/37

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

ORANGE COUNTY
NORTH CAROLINA

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, plat, 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.

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

0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

ORANGE COUNTY
NORTH CAROLINA

135 E. Rosemary St. – Parking Deck

Pi Kappa Phi Fraternity

