



CONCEPT PLAN REVIEW: 125 EAST ROSEMARY STREET PARKING DECK (Project #20-025)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Becky McDonnell, Planner II
 Michael Sudol, Planner II

ADDRESS 125 E. Rosemary Street	DATE April 22, 2020	APPLICANT Ballentine Associates, on behalf of Grubb Management, LLC
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STAFF'S RECOMMENDATION

That the Council adopt Resolution A, transmitting Concept Plan comments to the applicant.

PROCESS

- Receive the applicant's presentation
- Receive Community Design Commission input (April 2, 2020 meeting)
- Receive public comments tonight
- Offer suggestions to the applicant

Statements by individual Council members on a Concept Plan are not a commitment on an official position for a formal application.

DECISION POINTS

The applicant is requesting Conditional Zoning, which requires a Concept Plan review by Council due to the site exceeding 40,000 square feet of land area.

PROJECT OVERVIEW

The Concept Plan includes:

- Demolition of the existing 276-space parking deck
- Construction of up to 1,160-space parking deck

Current Size: 276 parking spaces

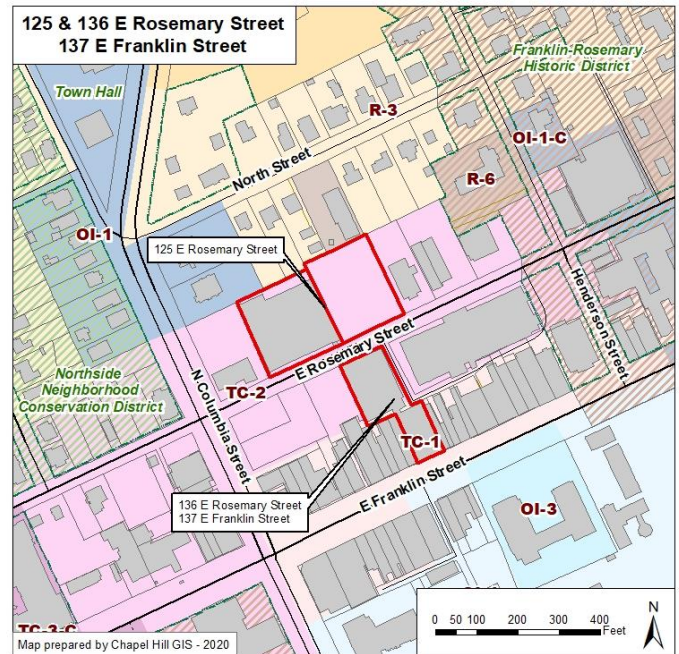
Proposed Size: 1,160 parking spaces

Acres: 1.68 acres

Current zoning: Town Center – 2 (TC-2)

Proposed rezoning: Town Center – 2 – Conditional Zoning (TC-2-CZ)

PROJECT LOCATION



ATTACHMENTS

1. Resolution A
2. Draft Staff Presentation
3. Application
4. Developer's Statement
5. Plan Set
6. Community Design Commission Comments from April 2, 2020