



216 East Rosemary Street – Concept Plan

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Planning Commission Meeting Date: March 4, 2025

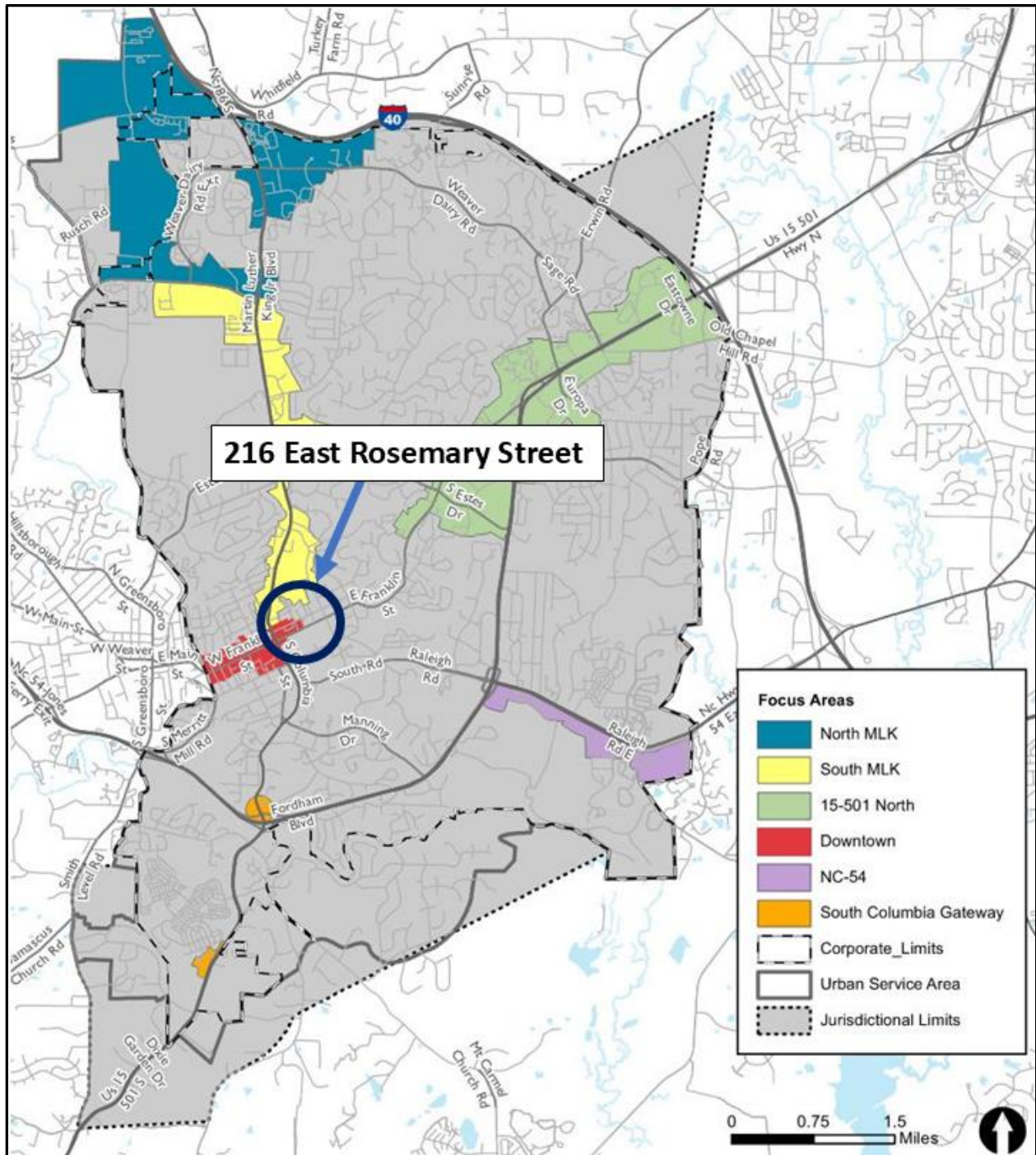
Project Overview

- Krittenbrink Architecture asks for feedback on a Concept Plan for an addition to the Pi Kappa Phi Fraternity House that will expand living accommodations, create a multipurpose area, and bring the building into full ADA compliance.
- The site is a 0.33 acre parcel on East Rosemary Street.
- The project proposes 4,639 sq ft increase of floor area.
- The project decreases on-site parking spaces from 13 to 3. The applicant is pursuing several options for off-site parking agreements.

Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the Complete Community Strategy .	
Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
<ul style="list-style-type: none"> • The site is located just outside the Downtown Focus Area and in the Franklin-Rosemary Historic District. 	
Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
<ul style="list-style-type: none"> • The Future Land Use Map shows this site outside of the Focus Areas. • The land use designation for the site is High Residential and Traditional University Supportive Uses. 	
Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
<ul style="list-style-type: none"> • The site is served by several bus routes and is within ¼ mile of the proposed North-South Bus Rapid Transit. • There are existing sidewalks lanes along the site’s frontage. 	
Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Climate Action & Response Plan
<ul style="list-style-type: none"> • Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan. 	
Goal 4: Plan for Excellence in the Public Realm and Placemaking	
<ul style="list-style-type: none"> • The change to site layout would be a building addition in place of existing parking. The formal development application that follows this Concept Plan will be reviewed by the Town’s Urban Designer. 	

Project Location



Attachments

Applicant Materials

1. Application and Narrative
2. Concept Plan