



**216 East Rosemary Street** – Concept Plan

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**Planning Commission Meeting Date:** March 4, 2025

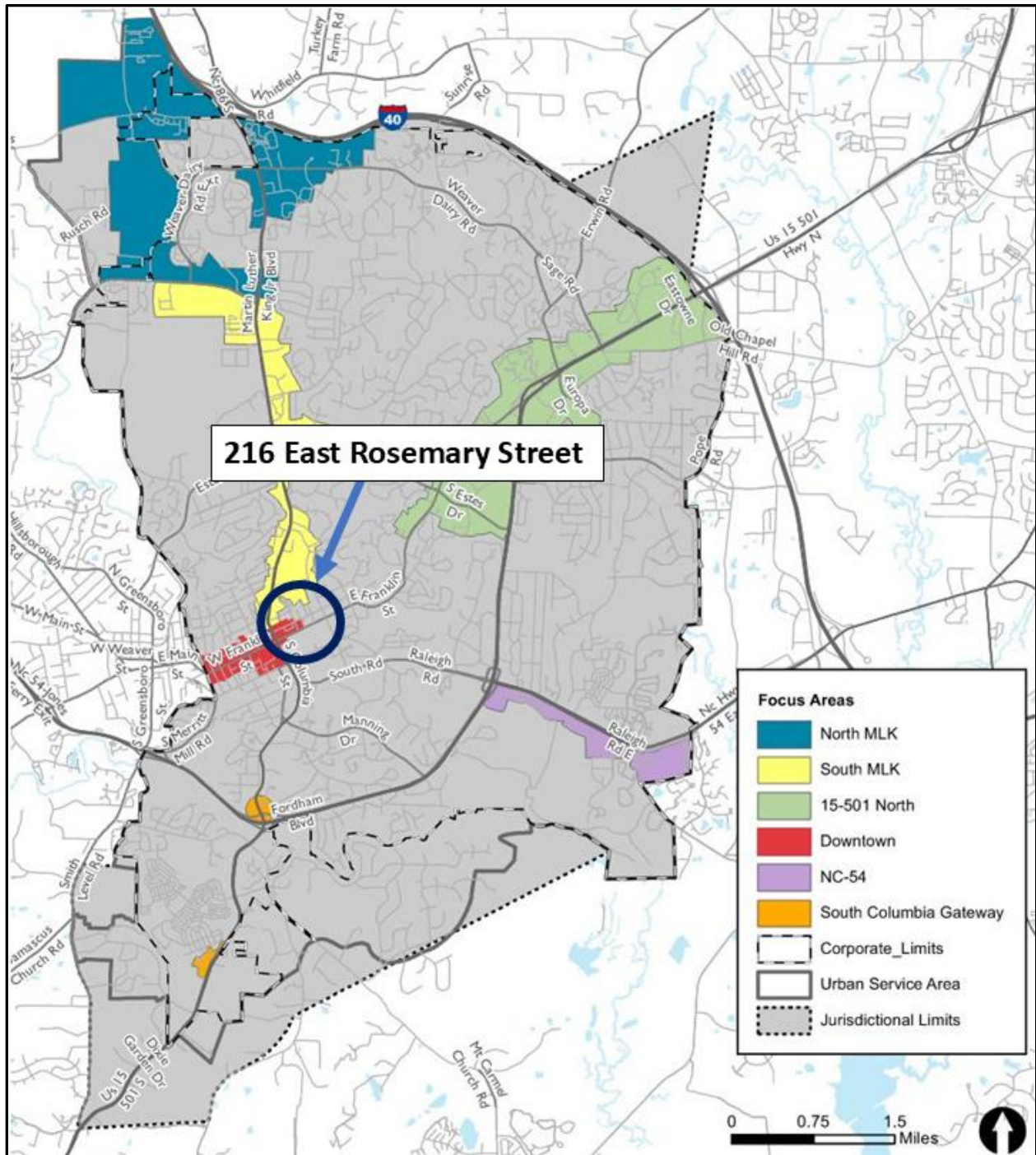
**Project Overview**

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

**Project Location**



*Attachments*

**Applicant Materials**

1. Application and Narrative
2. Concept Plan