



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 / T J 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