



Monterrey Grill Deck, Rams Plaza

1722 Fordham Boulevard

PIN#: 9799 36 6150

Acreage: 767,962.80 SF / 11.82 AC +/-

Existing Zoning: WX-7

Existing Land Use: Restaurant

COA Modification Narrative

The owner of the Monterrey Grill at Ram's Plaza would like to expand their outdoor dining facility. They are requesting a COA modification from Town of Chapel Hill Planning/Community Design Commission to build a deck on the south side of their restaurant to be used for outdoor dining.

The deck will be located between the building and an existing 10' wide sidewalk. It will not encroach on the sidewalk. Exit stairs from the deck will connect to existing sidewalks on and beside the project. Some existing trees will be removed from this space. There is an area at the south end of the streetside parking spaces which could accommodate a tree. A new tree will be planted at the southwest end of the deck adjacent to the exit stairs, and a new tree planted just north of the deck near the service drive. If the existing Chinese Pistachio tree can be relocated it will be moved to the landscape island, currently only planted with lawn. If none of the existing trees can be relocated, a new 2.5" caliper Chinese Pistachio tree will be installed in that island as shown on the plans.

The addition of this 11.5' wide deck supports the intent of the Blue Hill District Small Area Plan. It supports pedestrian connectivity on a 10' wide sidewalk (existing, to remain), provides an outdoor amenity, retains some street trees, and activates the street frontage in this block. The existing 10' wide sidewalk is a code compliant element which cannot be reduced. The restaurant operator intends to include planters on the deck in place of being able to install landscape beds

The applicant understands that the approval of this project will include project elevation review and approval by the Community Design Commission.