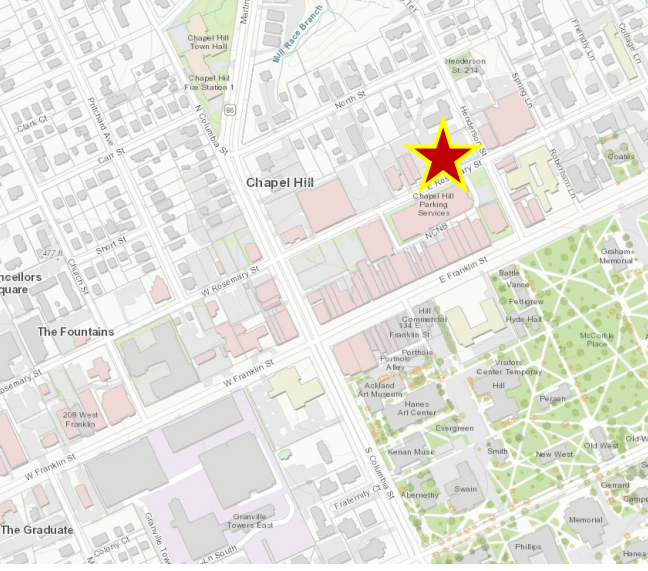




## CONCEPT PLAN REVIEW: 157 EAST ROSEMARY STREET

### SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Colleen Willger, Director  
Judy Johnson, Assistant Director  
Adam Nicholson, Principal Planner

<b>PROPERTY ADDRESS</b> 157 East Rosemary Street	<b>MEETING DATE</b> September 27, 2022	<b>APPLICANT</b> George Retschle-Ballentine Associates, PA, on behalf of TJ Capital II, LLC
<b>STAFF RECOMMENDATION</b> That the Community Design Commission transmit comments to the applicant regarding the proposed development.		
<b>PROCESS</b> <ul style="list-style-type: none"> <li>The Community Design Commission has the opportunity tonight to hear the applicant's presentation, hear public comments, and offer suggestions to the applicant.</li> </ul>	<b>DECISION POINTS</b> <ul style="list-style-type: none"> <li>Site and downtown context related to recently proposed developments.</li> <li>Building placement, design and articulation related to multiple street frontages and pedestrian experiences.</li> </ul>	
<b>PROJECT OVERVIEW</b> Applicant proposes the demolition of the existing 2-story commercial building to construct 11-story residential building w/ ground floor retail. Parking proposed will be under structure.  This site is zoned Town Center-2 (TC-2).	<b>PROJECT LOCATION</b> 	
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Concept Plan Report</li> <li>2. Draft Staff Presentation</li> <li>3. Resolution</li> <li>4. Applicant Materials</li> </ol>	



## LONG-RANGE PLANS EVALUATION

### 157 EAST ROSEMARY STREET

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.


<b>PROPERTY ADDRESS</b> 157 East Rosemary Street	<b>APPLICANT</b> George Retschle-Ballentine Associates, PA, on behalf of TJ Capital II, LLC , LLC	<b>CURRENT ZONING DISTRICT</b> Town Center-2 (T)
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<b>EXISTING LAND USE</b> Commercial	<b>PROPOSED LAND USE</b> Multifamily Residential
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<b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> Vacant (North, proposed parking garage), Historic (West), Vacant Lot (South), Commercial (SW)	
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<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> Downtown Future Focus Area	<b>FLUM SUB-AREA</b> Not applicable
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<b>OTHER APPLICABLE ADOPTED PLANS</b>	
<input checked="" type="checkbox"/> Mobility and Connectivity Plan	<input checked="" type="checkbox"/> Cultural Arts Plan
<input checked="" type="checkbox"/> Parks Comprehensive Plan	<input checked="" type="checkbox"/> Stormwater Management Master Plan
<input checked="" type="checkbox"/> Greenways Master Plan	<input type="checkbox"/> West Rosemary Street Development Guide
<input checked="" type="checkbox"/> Chapel Hill Bike Plan	<input type="checkbox"/> Central West Small Area Plan

<b>SUMMARY OF PLAN CONSIDERATIONS AFFECTING MURRAY HILL SITE</b> Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of 157 East Rosemary Street is marked with the  symbol.	
<b><u>Future Land Use Map (FLUM)</u></b> The Future Land Use Map was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan. <ul style="list-style-type: none"><li>The project is contained in the 'Downtown' Future Focus Area of CH 2020.</li></ul>	
<b><u>Mobility and Connectivity Plan</u></b> <ul style="list-style-type: none"><li>The site is located long East Rosemary Street and MLK. Both roads have existing sidewalks.</li><li>A future <i>Bus Rapid Transit station</i> is located with ¼ mile of the site. The applicant should <b>coordinate with Chapel Hill Transit</b> for the latest information on BRT design, station locations and any potential connections.</li></ul>	
<b><u>Parks Comprehensive Plan</u></b> <ul style="list-style-type: none"><li>The site falls within Neighborhood Park areas for Umstead and Hargraves Park.</li><li>No additional Neighborhood Parks or Community Parks are proposed in this area.</li></ul>	
<b><u>Greenways Master Plan</u></b> <ul style="list-style-type: none"><li>The site does not fall within any planned greenway locations.</li><li>Potential pedestrian bike and pedestrian connections have been noted.</li><li>The applicant should <b>coordinate with Chapel Hill Parks &amp; Recreation</b> for the latest information on trail alignment, design, and construction timing.</li></ul>	

### **Chapel Hill Bike Plan**

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

### **Cultural Arts Plan**

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art, multiple nodes are shown on the plans. The applicant should **coordinate with Chapel Hill Community Arts & Culture** for more information on appropriate landscape and artistic treatments for these entry corridors.

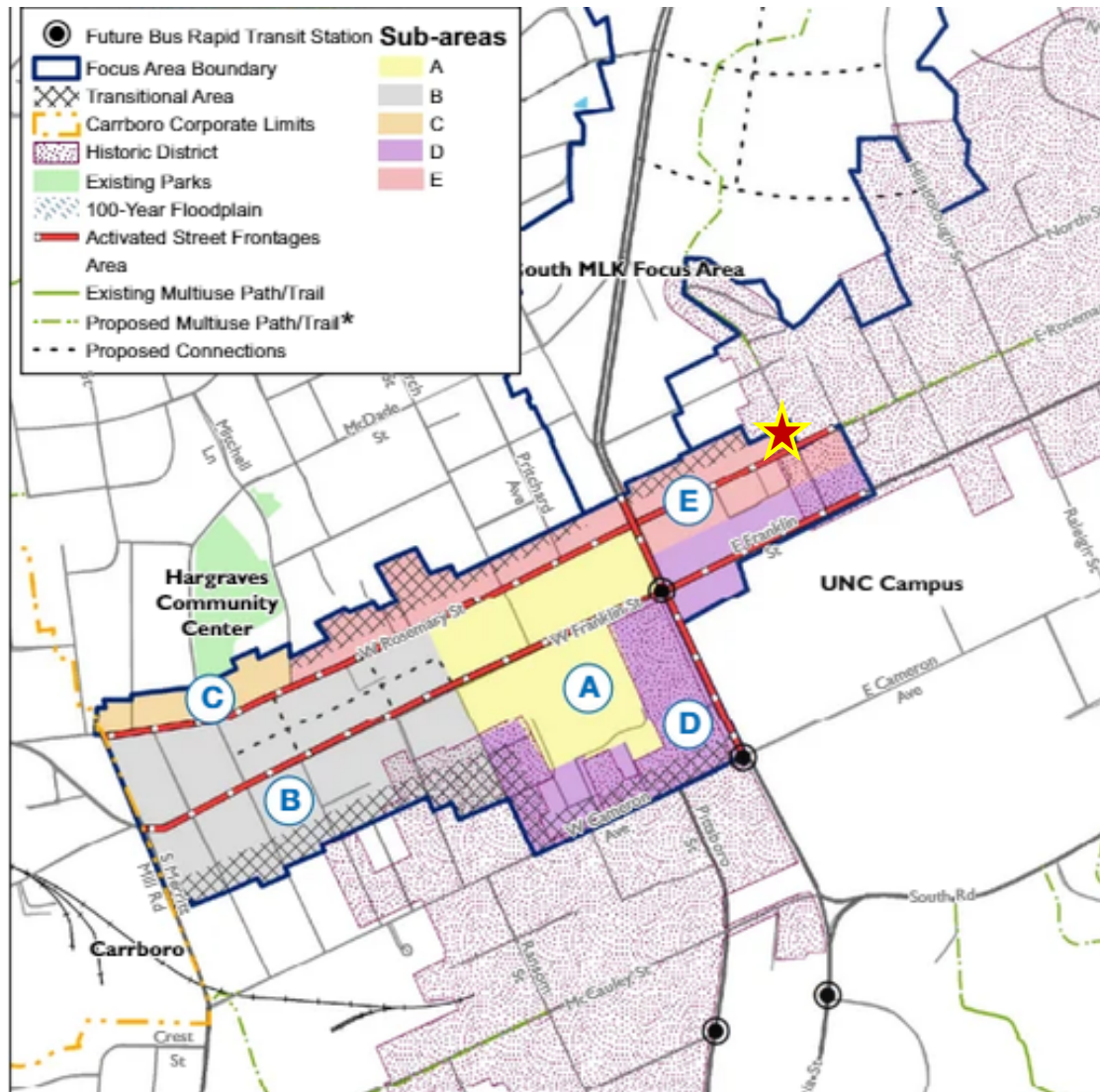
### **Stormwater Management Master Plan**

- The site is located in the Middle Bolin Street Subwatershed (BL4). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

# CONCEPT PLAN REPORT

157 East Rosemary Street

## Future Land Use Map (Excerpt)

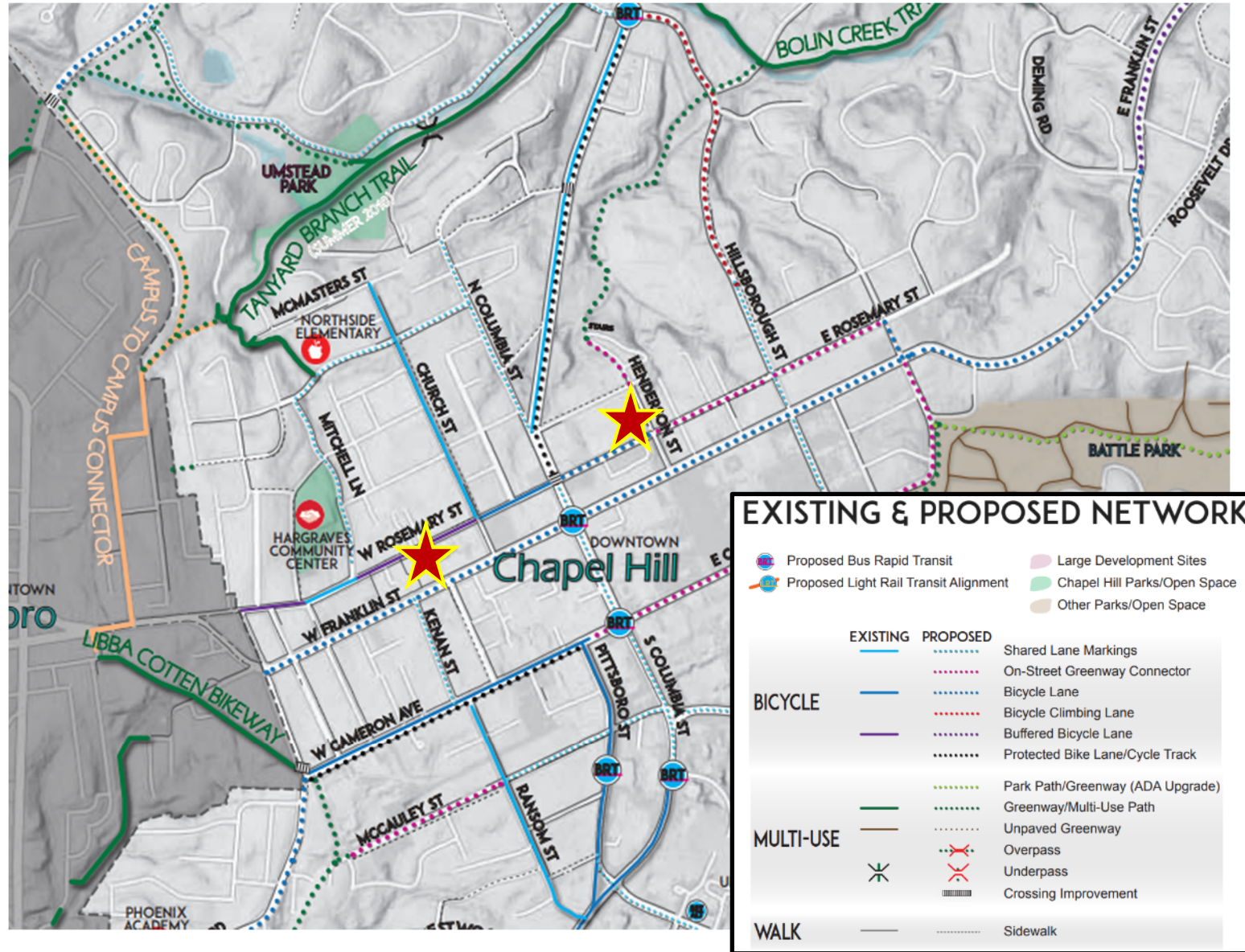




# CONCEPT PLAN REPORT

157 East Rosemary Street

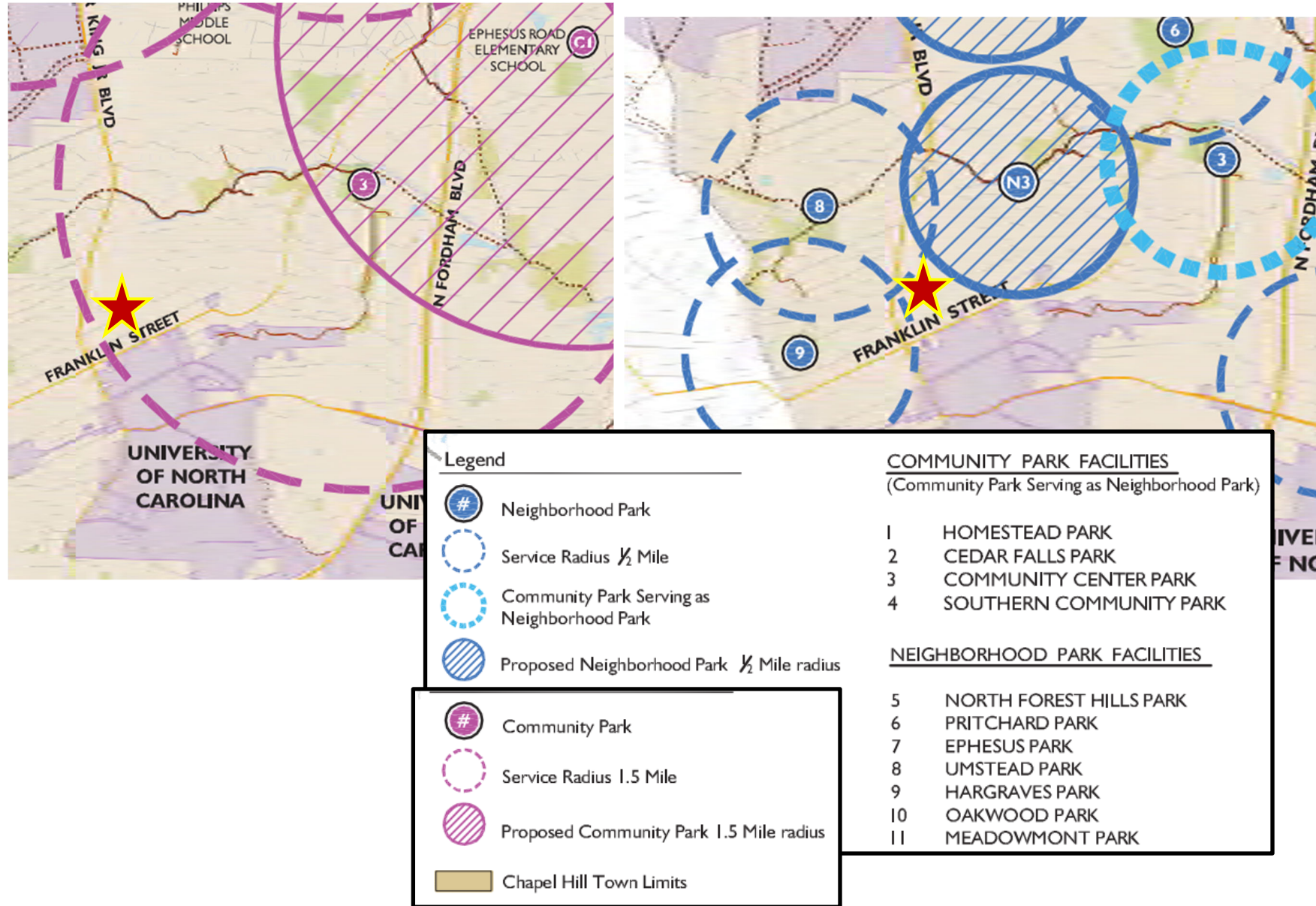
## Mobility Plan (Excerpt)



# CONCEPT PLAN REPORT

157 East Rosemary Street

## Parks Comprehensive Plan (Excerpt)

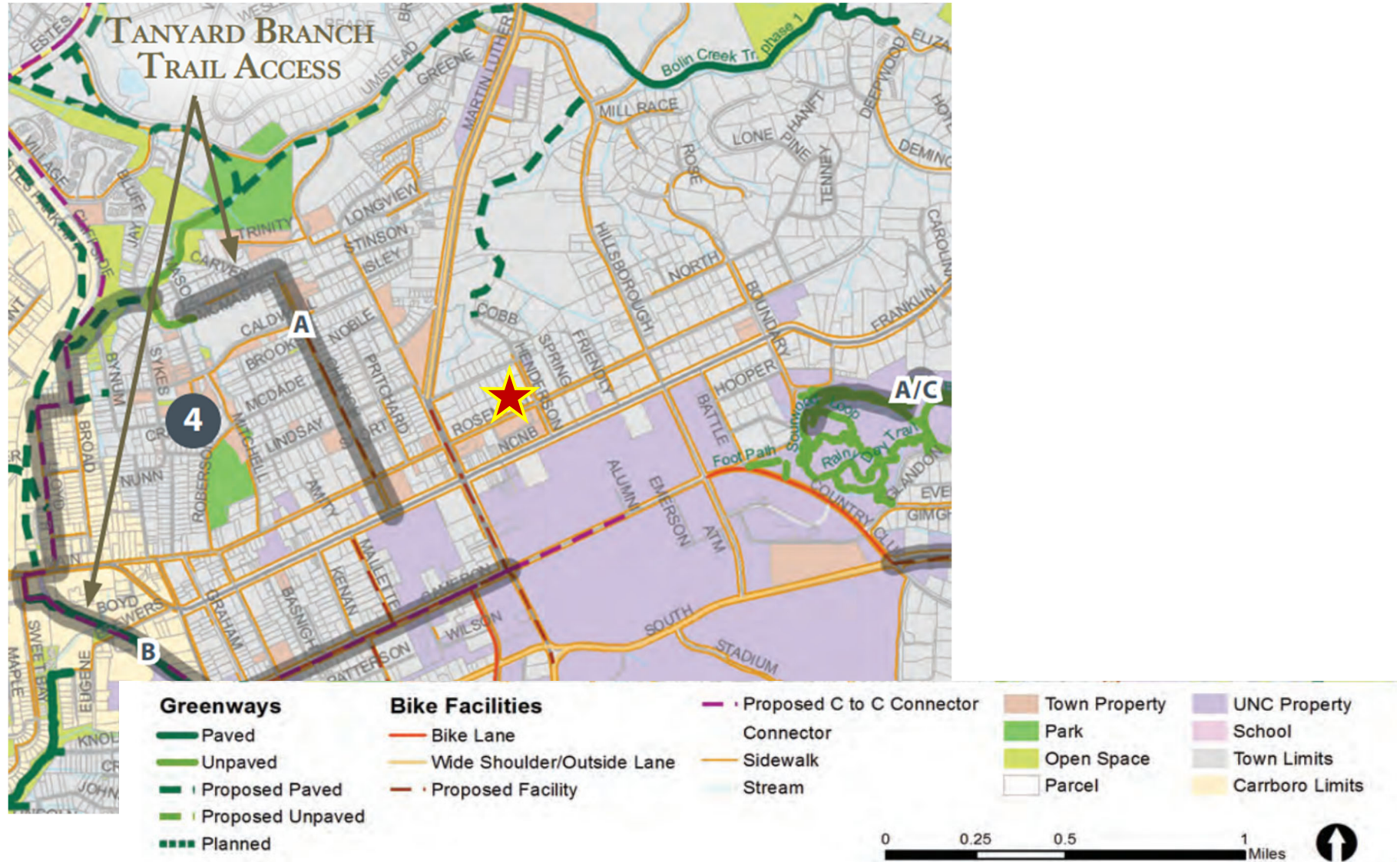




# CONCEPT PLAN REPORT

157 East Rosemary Street

## Greenways Master Plan (Excerpt)



**157 East Rosemary Street**

