



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-37-0549, -0680, -0647,-0721, -27-9667, -9700 Date: 8-27-19

Section A: Project Information

Project Name: W Rosemary Street Hotel Project

Property Address: 108/114 W Rosemary Street Zip Code: _____

Use Groups (A, B, and/or C): B Existing Zoning District: 27515 TC-2, OI-1, R-3

Project Description: 4-7 story hotel with surface parking, including a land swap with the Town

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames, PA Attn W Ramsden

Address: 111 W Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsdencjtpa.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: _____

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Smart Olympia Carolina LLC

Address: 20600 Chagrin Blvd, Suite 705

City: Shaker Heights State: OH Zip Code: 44122

Phone: 216-533-0500 Email: esmall@smarthotelsgroup.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: _____



Concept Plan Project Fact Sheet

Site Description	
Project Name	W. ROSEMARY ST. HOTEL PROJECT
Address	108/114 WEST ROSEMARY STREET
Property Description	6 LOTS
Existing Land Use	2 SMALL NON-RESIDENTIAL BLDGS, SURFACE PARKING
Proposed Land Use	HOTEL
Orange County Parcel Identifier Numbers	9788-37-0549 9788-37-0647 9788-27-9667 -0680 = 0721 -4700
Existing Zoning	TC-2, OI-1, R-3
Proposed Zoning	TC-2, REDUCED AMOUNT OF R-3
Application Process	CONCEPT PLAN
Comprehensive Plan Elements	
Overlay Districts	NCD, WEST ROSEMARY

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	HOTEL PERMITTED	HOTEL	✓
Dimensional Standards (Sec. 3.8)	12' FRONTAGE 15' WIDTH	127' FRONTAGE	✓
Floor area (Sec. 3.8)	1.97 ⇒ 96,800SF in TC-2		✓
Modifications to Regulations (Sec. 4.5.6)	REQUIRED	BUFFERS BUILDING HEIGHT	M
Adequate Public Schools (Sec. 5.16)	N/A		N/A
Inclusionary Zoning (Sec. 3.10)	N/A		N/A
Landscape			
Buffer - North (Sec. 5.6.2)	C-20' + B-10'	PARTIAL LENGTH 5'	M
Buffer - East (Sec. 5.6.2)	D-30'	REDUCTION TO 0	M
Buffer - South (Sec. 5.6.2)	C-20'	REDUCTION	M
Buffer - West (Sec. 5.6.2)	B-10' + C-20'	10' / 20'	✓



Tree Canopy (Sec. 5.7)	0 IN TC ZONES	0	✓
Landscape Standards (Sec. 5.9.6)		BUFFER MODIFICATIONS	M
Environment			
Resource Conservation District (Sec. 3.6)	N/A		N/A
Erosion Control (Sec. 5.3.1)	REQUIRED	DETERMINED AT SUP	✓
Steep Slopes (Sec. 5.3.2)	N/A		N/A
Stormwater Management (Sec. 5.4)	REQUIRED	DETERMINED AT SUP	✓
Land Disturbance	ALLOWED	✓	✓
Impervious Surface (Sec. 3.8)	NO LIMIT IN TC ZONE		N/A
Solid Waste & Recycling	REQUIRED	WILL MEET REQUIREMENTS	✓
Jordan Riparian Buffer (Sec. 5.18)	N/A		N/A
Access and Circulation			
Road Improvements (Sec. 5.8)			
Vehicular Access (Sec. 5.8)			
Bicycle Improvements (Sec. 5.8)			
Pedestrian Improvements (Sec. 5.8)	SIDEWALKS	WILL BE PROVIDED	✓
Traffic Impact Analysis (Sec. 5.9)	UNK		UNK
Vehicular Parking (Sec. 5.9)	MIN 0, MAX 124	APPROXIMATELY 70	✓
Transit (Sec. 5.8)			
Bicycle Parking (Sec. 5.9)	REQUIRED	PROVIDED	✓
Parking Lot Standards (Sec. 5.9)		WILL MEET TOWN STANDARDS	✓
Technical			



Fire	REQUIRED 26'	ACCESS PROVIDED	✓
Site Improvements			
Schools Adequate Public Facilities (Sec. 5.16)	N/A		N/A
Recreation Area (Sec. 5.5)	N/A		N/A
Lighting Plan (Sec. 5.11)	REQUIRED	PROVIDED AT SUP	
Homeowners Association (Sec. 4.6)	N/A		N/A

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.

paid	Application fee (refer to fee schedule)	Amount Paid \$	<input type="text"/>
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
N/A	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	<input type="text" value="223.00"/>
X	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		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 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