



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-37-9717 Date: 20 Nov 20

Section A: Project Information

Project Name: 150 E Rosemary Redevelopment

Property Address: 150 E. Rosemary Street Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: TC - 2

Project Description: Demolition of existing 309 space parking deck and construction of new ±250,000 SF office/lab building, 6 to 8 stories tall with up to 2 levels of parking structure at or below street grade. Community green space at E. Rosemary St and Henderson St.

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

Applicant Information (to whom correspondence will be mailed)

Name: Ballentine Associates, attn: Dillon Smith

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-929-0481 x 111 Email: dillons@bapa.eng.pro

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: *Dillon W. Smith* Date: 20 Nov 20

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Grubb Management, LLC c/o Grubb Properties, LLC

Address: 117 Edinburgh South Drive Suite 110

City: Cary State: NC Zip Code: 27511

Phone: (919) 388-5774 Email: jdye@grubbproperties.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: *[Signature]* Date: 20 Nov 20



Concept Plan Project Fact Sheet

Site Description	
Project Name	150 E Rosemary Redevelopment
Address	150 E Rosemary St
Property Description	Demolition of existing 309 space parking deck and construction of new ±250,000 SF office/lab building, 6 to 8 stories tall with up to 2 levels of parking structure at or below street grade.
Existing Land Use	Parking deck
Proposed Land Use	Business, office-type; Research activities
Orange County Parcel Identifier Numbers	9788-37-9717
Existing Zoning	TC-2
Proposed Zoning	TC-3 CZ
Application Process	Conditional Zoning
Comprehensive Plan Elements	A Place for Everyone, Community Prosperity & Engagement, Good Places, New Spaces, Town and Gown Collaboration
Overlay Districts	Franklin Rosemary Historic District

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	Allowed as principal or accessory use	proposed as principal use	
Dimensional Standards (Sec. 3.8)	Lot size & density n/a, frontage 12', lot width 15', bldg ht setback 44', bldg ht core 120', setbacks 0, impervious n/a, FAR 4.00	frontage 1,117', lot width 461', bldg ht setback 44'-60', bldg ht core 90'-115', FAR 3.51	M
Floor area (Sec. 3.8)	FAR 4.00 max	3.51	
Modifications to Regulations (Sec. 4.5.6)	n/a	n/a	n/a
Adequate Public Schools (Sec. 5.16)	n/a	n/a	n/a
Inclusionary Zoning (Sec. 3.10)	n/a	n/a	n/a
Landscape			
Buffer – North (Sec. 5.6.2)	n/a	n/a	n/a
Buffer – East (Sec. 5.6.2)	n/a	n/a	n/a
Buffer – South (Sec. 5.6.2)	10' B	10' B	
Buffer - West (Sec. 5.6.2)	n/a	n/a	n/a



Tree Canopy (Sec. 5.7)	n/a	n/a	n/a
Landscape Standards (Sec. 5.9.6)	n/a	n/a	n/a
Environment			
Resource Conservation District (Sec. 3.6)	n/a	n/a	n/a
Erosion Control (Sec. 5.3.1)	comply with regs	will comply with regs	✓
Steep Slopes (Sec. 5.3.2)	n/a	n/a	n/a
Stormwater Management (Sec. 5.4)	85% TSS for new impervious, 2-year volume control, 1,2,25-year peak flow control	all will be met through reduction of impervious cover	✓
Land Disturbance	no limit	±70,000 sf (on and off-site)	✓
Impervious Surface (Sec. 3.8)	no limit	reduction proposed	✓
Solid Waste & Recycling	recycle demo materials	will recycle what can be recycled	✓
Jordan Riparian Buffer (Sec. 5.18)	n/a	n/a	n/a
Access and Circulation			
Road Improvements (Sec. 5.8)	n/a	n/a	n/a
Vehicular Access (Sec. 5.8)	Access to public street	adequate access	✓
Bicycle Improvements (Sec. 5.8)	n/a	n/a	n/a
Pedestrian Improvements (Sec. 5.8)	provide safe pedestrian access	safe pedestrian access will be provided	✓
Traffic Impact Analysis (Sec. 5.9)	pay Town's TIA fee	fee will be paid	✓
Vehicular Parking (Sec. 5.9)	no min, 1/375 sf office floor area max & 1/250 sf research activities floor area max	100-200 spaces	✓
Transit (Sec. 5.8)	n/a	n/a	n/a
Bicycle Parking (Sec. 5.9)	4 min + 2/2,500 sf office floor area & 2/4,000 sf research activities floor area	149-214 spaces	✓
Parking Lot Standards (Sec. 5.9)	n/a	parking deck	n/a
Technical			



Fire	dry standpipe, aerial apparatus access to one full side of structure	will comply	
Site Improvements	n/a	n/a	n/a
Schools Adequate Public Facilities (Sec. 5.16)	n/a	n/a	n/a
Recreation Area (Sec. 5.5)	n/a	n/a	n/a
Lighting Plan (Sec. 5.11)	shielded fixtures, limited off-site spill	will comply	
Homeowners Association (Sec. 4.6)	n/a	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.

X	Application fee (refer to fee schedule)	Amount Paid \$	<input type="text" value="380.00"/>
X	Pre-application meeting – with appropriate staff (pending)		
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="371.00"/>
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