

Special Use Permit Application

For:

ALPHA PHI SORORITY HOUSE

219 East Rosemary Street
Chapel Hill, NC

Applicant:

Alpha Phi International Fraternity

1930 Sherman Avenue
Evanston, Ill. 60201
(847) 316-8976

Developer's Program

Alpha Phi owns two adjacent lots located at 219 East Rosemary Street and 215 Friendly Lane, Chapel Hill. These two lots are indicated on the accompanying site plans. The East Rosemary Street lot was originally constructed as a single family home and has been used for over 20 years as a sorority annex for other sororities or a congregate living facility leased to 4 to 6 women. Alpha Phi plans to expand the existing structure at 219 East Rosemary Street into a new sorority housing 26 to 30 women. Alpha Phi has expressed the strong desire for a sorority house with traditional design elements that is consistent with other sorority houses in this district.

The rectangular shaped property is approximately 0.54 acres and consists of two existing lots, each with existing single family homes. The larger lot is approximately 0.36 acres and fronts on East Rosemary Street. The smaller lot to the north is approximately 0.18 acres and has access off Friendly Lane. The developer plans to expand the existing 2 story structure located on the larger lot into a sorority house. The one story home located on the smaller lot will be demolished.

There are three existing gravel driveways accessing this property from Friendly Lane; one for each existing residence and a third for access to an existing gravel parking area. The existing drives will be removed, and a new, single, vehicular access to the site will be through a paved driveway connection to Friendly Lane. The developer plans to construct a parking lot, the majority of which will be located underneath the proposed building. An area beneath the building is designated for refuse and recycling roll cart storage, out of site of the neighboring properties. Pedestrian circulation through the site will be accomplished by a series of walkways.

An area for a stormwater facility has been designated in the northwest corner of the property. Water and sanitary sewer connections will be made to existing Orange Water & Sewer Authority facilities located within the Rosemary Street right-of-way.

Statement of Compliance with Town Design Guidelines

The existing structure is located within the Franklin-Rosemary Historical District.

The project will create a change in use from rental property to Fraternity/Sorority. This change in use will trigger a number of requirements in the LUMO, including a required Special Use Permit and the need for stormwater treatment, among others.

The project will include Stormwater Best Management Practice(s) in compliance with the Town Guidelines.

Landscape buffers in compliance with the LUMO and Town Design Manual will border the project site

STATEMENT OF JUSTIFICATION
ALPHA PHI SORORITY

APPLICATION FOR A SPECIAL USE PERMIT

INTRODUCTION

Alpha Phi is the Developer of this proposal for a Special Use Permit. Please see the Facility Description below for a project description and the reasons for proposing this facility.

SITE DEVELOPMENT

Alpha Phi owns two lots located at 219 East Rosemary Street and 205 Friendly Lane, Chapel Hill. These two lots are indicated on the accompanying site plans. The East Rosemary Street lot was originally constructed as a single family home and has been used for over 20 years as a sorority annex for other sororities or a congregate living facility leased to 4 to 6 women. Alpha Phi plans to expand the existing structure into a new sorority housing 26 to 30 women. Alpha Phi has expressed the strong desire for a sorority house with traditional design elements that is consistent with several of the other sorority houses in this district.

The rectangular shaped property is approximately 0.54 acres and consists of two existing lots, each with existing single family homes. The larger lot is approximately 0.36 acres and fronts on East Rosemary Street. The smaller lot to the north is approximately 0.18 acres and has access off Friendly Lane. The developer plans to expand the existing 2 story structure located on the larger lot into a sorority house. The one story home located on the smaller lot will be demolished. The site generally slopes from the East Rosemary Street frontage down to the northwest corner of the property. The western edge of the building site is bounded by Alpha Chi Omega Sorority. The eastern boundary of the building site is bordered by Friendly Lane. The northern boundary of the site is bordered a duplex cottage and the southern boundary is bordered by East Rosemary Street.

There are three existing gravel driveways off Friendly Lane onto this site; one for each existing residence and a third for access to an existing gravel parking area. The existing drives will be removed, and a new vehicular access to the site will be through a new paved driveway connection to Friendly Lane. The developer plans to construct a parking lot, the majority of which will be located underneath the proposed building. An area beneath the building is designated for refuse and recycling roll cart storage for private collection; out of site of the neighboring properties. Pedestrian circulation through the site will be made feasible by a series of walkways.

An area for a stormwater facility has been designated in the northwest corner of the property. Water and sanitary sewer connections will be made to existing Orange Water & Sewer Authority facilities located within the Friendly Lane and/or Rosemary Street rights-of-way.

The proposed building location is a northern extension and addition to an existing structure. Pedestrian access is from East Rosemary Street. Adequate parking is proposed. The parking area is designed to accommodate this proposed facility but not provide excessive parking or impervious surface. The dumpster pad and enclosure are located at the end of the parking area, screened from view but accessible by trash removal trucks.

INFRASTRUCTURE

This building site **is** accessible by pedestrians and bikes from East Rosemary Street and by vehicles from Friendly Lane, both town streets. Pedestrian circulation through the site will be made feasible by a series of walkways. There are three existing gravel driveways off Friendly Lane; one for each existing residence and a third for access to an existing gravel parking area. The existing drives will be removed, and a new vehicular access to the site will be through a new paved driveway connection to Friendly Lane. The developer plans to construct a parking lot, the majority of which will be located underneath the proposed building. An area beneath the building is designated for refuse and recycling roll cart storage for private collection; out of site of the neighboring properties.

Electric, gas and water are available underground directly from **East Rosemary Street** as is cable.

FACILITY DESCRIPTION

Alpha Phi plans to expand the existing structure into a new sorority housing 26 to 30 women. Alpha Phi has expressed the strong desire for a sorority house with traditional design elements that is consistent with several of the other sorority houses in this district.

The rectangular shaped property is approximately 0.54 acres and consists of two existing lots, each with existing single family homes. The larger lot is approximately 0.36 acres and fronts on East Rosemary Street. The smaller lot to the north is approximately 0.18 acres and has access off Friendly Lane. The developer plans to expand the existing 2 story structure located on the larger lot into a sorority house. The one story home located on the smaller lot will be demolished.

The proposed facility will be a total of 7,750 s.f. and will include bedrooms, kitchen and dining facilities, study and living areas and a chapter room. The existing house will be renovated on its interior and the exterior will remain as it is now, with the exception of a porch addition on the east side.

PUBLIC ART

Alpha Phi is committed to incorporating public art as part of its' development. Alpha Phi will work with the Town of Chapel Hill Public Arts Office, within the context of the Town's development review process, by seeking its assistance in the selection of a project or artist for its new sorority.

FINDINGS OF FACT

As is required for securing a Special Use Permit for this proposal the following information is provided in support of the four findings of fact as described in Article 4.5.2 of the Chapel Hill Land Use Management Ordinance.

FINDING #1: That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

The proposed Alpha Phi Sorority will provide a traditional sorority living facilities for college age women and a house mother. This facility will be designed and operated to meet current guidelines for developing and operating these facilities. The operator, Alpha Phi International has a long history of operating similar facilities with an exemplary record. The facility will be designed to be fully accessible.

FINDING #2: That the use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3 and 5 and the applicable specific standards contained in the Supplemental Use Regulations (Article 6) and with all other applicable regulations.

This proposed Alpha Phi Sorority submission is in compliance with the Development Ordinance and land development regulations and standards, including the Use and Dimensional standards defined in Art. 3, the Application Procedures outlined in Article 4, the Design and Development Standards set out in Article 5, and any Special Regulations for particular uses in Article 6.

Compliance with Article 3:

- This land use is a permitted use in an R6 District.
- The building setbacks, lot size, frontage and lot width all meet or exceed the dimensional minimum standards in Article 3.8-1.
- The building density, building envelope and floor area are less than the dimensional maximum standards found in Article 3.8-1.

Compliance with Article 5:

- The lot fronts on a public street and is not a flag lot.
- The maximum slopes most places on these lots are less than 15%. There are some small areas of 15-25% slope, see drawings for location.
- The proposed stormwater methodology complies with Ordinance Standard 5.4.
- Landscaping buffers on the south and west property lines comply with table 5.6.6-1 schedule of required buffers. We will propose alternate buffers on the northern and eastern property lines.
- This proposal meets the standards of Article 5.7, Tree Protection.
- This proposal meets the standards of Article 5.8, Access and Circulation.
- This proposal has chosen to meet the minimum off-street parking standards of Article 5.9.7 to encourage the use of public transit.

- This proposal is in compliance with the NC State Building Code and national ADA standards for building and site accessibility and is in compliance with Article 5.10.
- This proposal will meet the lighting standards in Article 5.11 as evidenced in the final plan review phase.
- This lot is adequately served by public utilities as required by Article 5.12.
- The proposal will meet the requirements of Article 5.13, signage, which will be evidenced during the final plan review phase.
- This proposal meets performance standards referenced in Article 5.14 including erosion control and stormwater management. Noise control during construction will be evidenced through stipulation during the final plan review phase.

Compliance with Article 6:

The proposed total square footage of this SUP request exceeds the minimum 250 sf/person minimum required by Article 6 for this sorority use.

FINDING #3: That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.

The proposed Alpha Phi Sorority is located in an existing R-6 zone. The proposed location is bordered on one side by East Rosemary Street, by another sorority to the west, a fraternity across East Rosemary Street to the south and by rental housing and a Lutheran Church to the east..

The use is consistent with other East Rosemary Street sororities and fraternities that currently exist in it's general neighborhood.

This proposal conforms with the Zoning Atlas and the Comprehensive Plan of the Town of Chapel Hill. See the Project Fact Sheet attached hereto and the discussion under Finding #4, below.

FINDING #4: That the use or development conforms with the general plans for the physical development of the Town as embodied in this chapter and in the Comprehensive Plan.

This proposed facility development is in conformance with the Zoning Atlas and the Comprehensive Plan for the development of Chapel Hill and its environs.

This proposed facility is located in an R-6 zone, one of the zones in which a women's sorority facility may be located. Thus this proposal is consistent with the zoning map, which is a reflection of the plan for physical development in Chapel Hill.

The Comprehensive Plan articulates a vision and direction in which we want the community to move. The Comprehensive Plan is a product of work by the citizens of Chapel Hill. The citizens of Chapel Hill helped prepare the plan through the work of a task force and public work sessions.

The Chapel Hill Town Council, as representatives of the citizens of Chapel Hill subsequently approved the Comprehensive Plan.

Among the 'Big Ideas' articulated in The Comprehensive Plan is to "Implement a bikeable, walkable, green community plan...". Locating sorority housing in close proximity to campus certainly supports this 'idea' by locating housing in walkable and bikeable distance from campus. In addition, this location is one block from the existing CH Transit bus loops and will encourage bus ridership during inclement weather.

Among the 'Themes and Goals' of the Comprehensive Plan is the theme of a "Place for Everyone". A goal under this theme is "A range of housing options for current and future residents". This proposed sorority will provide housing for about 30% of the sorority members on this campus. Others will live on campus and in other housing off-campus. This new house will provide one option within a range of options for these young women.

A second theme includes "Getting Around". Among the goals under this theme are a 'balanced transportation system', a 'connected community' and a 'transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability and energy conservation'. This facility is one easy block from the existing U and NU CH Transit bus routes and from the existing UNC P2P route for evening and late evening service. This easy access to the far reaches of the campus and access during inclement weather will result in fewer cars on campus and on our streets.

A second goal under this theme envisions "A connected community that links neighborhoods, businesses, and schools...". This proposed facility is ideally located adjacent to UNC and adjacent to the downtown business area. This means that this proposal will result in more 'feet on the street' for the downtown without increasing congestion and automobile traffic. This also supports Theme #2, "Community Prosperity and Engagement" which includes the continued sustaining of our downtown area.

A third theme is "Good Places, New Spaces". A goal under this theme emphasizes the desirability of "A vibrant, diverse, pedestrian friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity". This site is zoned R6, is adjacent to the commercial areas of downtown and is appropriate for meeting the desirable residential component of this goal. It is also in an area which is already populated with a mix of sorority, fraternity and other housing that forms a transition zone between UNC campus, downtown functions and the single family residential areas to the north.

PROJECT: Alpha Phi Chapel Hill

**Response to: Concept Plan
Historic District Commission
April 14, 2016**

The Chapel Hill Historic District Commission reviewed the Concept Plan for Alpha Phi Sorority on April 14th, 2016. This is a summary of their suggestions and the applicant response to their questions.

- 1) Commission standards are contradictory regarding the proposed front porch roof. Standards indicate that porch roofs should not be added to existing structures BUT that proposed building modifications should be compatible and consistent with surrounding structures; all of which have front porches in our case. Most members asked that we reconsider the front porch roof and felt the prohibition against adding a building feature like a porch roof was more important than exact similarity to neighboring buildings. It was suggested that a porch roof that was not ‘permanent’(or was ‘reversible’) was one option for us to consider. It was suggested that we could create a front patio covered with a trellis and/or a removable cover was an option for us to consider.**

The “Design Guidelines (for) Chapel Hill Historic Districts” states that “It is not appropriate to introduce exterior porch, entrance, or balcony features or details to a historic property in an attempt to create a false historical appearance”.

The applicant has deleted the front porch. The design team has added a hard surface patio in front of the existing structure and has added trellis structures above the patio to provide sun shade. The trellis structures are not attached to the existing historic structure.

- 2) The commission did not feel that adding a permanent side porch roof to the east side of the house would be a problem. The reservations were about the front porch roof.
*The applicant has retained the proposed side porches.***
- 3) One or more members mentioned that they liked the cottage on the site and encouraged the applicant not to demolish it.
*The applicant is not able to retain the existing cottage, reasonably meet current building codes for fire safety for all sleeping rooms, and also meet Town of Chapel Hill FAR requirements.***
- 4) We were encouraged to be careful about building materials and to use substantial materials that would result in a long lasting building.
*The applicant does commit to using substantial and long lasting materials for this structure.***

TRANSPORTATION MANAGEMENT PLAN
ALPHA PHI SORORITY,
EAST ROSEMARY STREET
JULY, 2016

This Transportation Management Plan (TMP) is submitted on behalf of the Alpha Phi Sorority in support of the Town of Chapel Hill's efforts to reduce vehicular traffic. Efforts to promote traffic reduction are described herein and are presented in the following plan sections:

- 1 Plan Goals
- 2 Administration
- 3 Reporting
- 4 Plan Components
- 5 Incentives Programs

1. Plan Goals

- a. Quantifiably reduce the use of Single Occupancy Vehicles (SOVs).
- b. Promote the use of the available local transportation alternatives.
- c. Educate employees (initial employee base of 1), residents, and visitors on alternatives available to traveling by SOV.
- d. Encourage Alpha Phi staff, residents, and visitors to walk, bus, and bicycle to and from Alpha Phi, UNC Campus and around Chapel Hill.

2. Administration

- a. A Transportation Coordinator (TC) will be designated by Alpha Phi Sorority to administer the TMP.
- b. Duties and Responsibilities of the TC:
 - i. Promote alternative forms of transportation by sharing information on available programs that will help Alpha Phi achieve TMP goals.
 - ii. Submit to the Town of Chapel Hill reports as described in Section 3.
 - iii. Work with the town to enhance the TMP's effectiveness in meeting the traffic reduction goals.

3. Reporting

- a. Using the survey forms provided by the Town of Chapel Hill, the TC will submit to the town an initial TMP within 90 days of the issuance of the certificate of occupancy for Alpha Phi Sorority or September 30th of the nearest semester, as requested by the ToCH. This submission will include the results of a survey that includes information on the location of employee and residents and the means by which employees, and Alpha Phi residents travel to and from Alpha Phi Sorority. The survey information becomes the baseline data from which quantifiable traffic reduction goals will be set.
- b. Each year thereafter, the TC will submit to the Town, by September 30, an Annual TMP Report and Employee and Resident Travel surveys during survey years. The Town of Chapel Hill will provide the survey forms to the TC.
- c. Annually, the TC will assess the effectiveness of the existing TMP and will revise the plan as warranted by current plan performance.

TRANSPORTATION MANAGEMENT PLAN
ALPHA PHI SORORITY,
EAST ROSEMARY STREET
JULY, 2016

4. Plan Components

a. Public Transportation

i. Information of public transportation systems, bus routes, schedules, and transit stops will be made available for all employees, residents and visitors of Alpha Phi.

b. Pedestrian Movement

i. Alpha Phi employees, residents and visitors will be made aware of the shopping, dining, and other amenities within and around downtown Chapel Hill. Walking to and from these close-by amenities will be encouraged.

ii. Sidewalks will be constructed to facilitate pedestrian access from Alpha Phi to East Rosemary Street.

c. Bicycle Use

i. The use of bicycles and walking will be encouraged.

ii. Parking for eleven bicycles will be provided for Alpha Phi residents and visitors who use bicycles.

d. Car Pooling and Rideshare Programs

i. Employees and residents will be encouraged to car pool with others to minimize the use of SOVs as they travel to and from Alpha Phi.

ii. Information on UNC long-term remote parking will be made available to residents and the use of these programs will be encouraged.

e. Employee Wellness

i. Wellness packets will be available for employees and residents.

ii. The wellness packets will be updated annually.

iii. There will be a wellness information area in Alpha Phi.

5. Incentives Programs

a. Alpha Phi will offer staggered work hours and flextime programs to the extent possible for employees.

b. Alpha Phi will purchase 3 bicycles which will be made available for Alpha Phi residents.

c. There will be a transit information bulletin board at Alpha Phi.

d. Direct paycheck deposit will be available for Alpha Phi employees.

f. Dining facilities are available within the Alpha Phi facility for Alpha Phi members, staff and visitors.