



Applicant Information

Name: COULTER JEWEL THAMES - DAN JEWELL
Address: 111 WEST MAIN STREET
City: DURHAM State: NC Zip: 27701
Phone (Work): 682-0368 FAX: 688-5646 E-Mail: djewell@c.itpa.com

Property Owner Information (included as attachment if more than one owner)

Name: HOLY TRINITY LUTHERAN CHURCH Phone: 942-2678
Address: 300 E. ROSEMARY STREET
City: CHAPEL HILL State: NC Zip: 27514

Development Information

Name of Development: HOLY TRINITY LUTHERAN CHURCH
Tax Map: 7.80 Block: E Lot(s): 38, 38A Parcel ID #: 9788-48-5503 \$ 6443
Address/Location: 227 EAST ROSEMARY STREET
Existing Zoning: R-6 New Zoning District if Rezoning Proposed N/A
Proposed Size of Development (Acres / Square Feet): .885 Ac. / 38,566 sf
Permitted / Proposed Floor Area (Square Feet): 12,900 sf / 11,999 sf
Minimum # Parking Spaces Required: N/A ^{w/in 1000'} _{of TC} #Proposed 30
Proposed Number of Dwelling Units: — # Units per Acre —
Existing / Proposed Impervious Surface Area (Square Feet): 24,041 sf / 28,766 sf
Is this Concept Plan subject to additional review by Town Council? YES

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Signature] FOR DAN JEWELL Date: 4/23/04

Please submit 20 sets of all materials, or 30 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

(13)



Michael Hining Architects

55 VilCom Circle -- Suite 201 -- Chapel Hill, NC 27514

23 April 2004

Community Design Commission
Town of Chapel Hill, NC, 27514

Re: **Concept Plan Proposal**
Holy Trinity Lutheran Church
Rosemary Street
Chapel Hill, NC 27514

Dear Commissioners:

Holy Trinity Lutheran Church intends to construct a facility to house and support worship for approximately 400 parishioners. This Sanctuary Building is to be constructed upon land currently occupied by the dilapidated remains of the former Theta Chi Sorority House. The structure is approximately 12,000 square feet, and the exterior is planned to consist of a traditional "Williamsburg" brick, limestone accents, and slate-like shingles fabricated from recycled rubber.

The concept has been reviewed by the neighbors and the Historic District Commission, and has met with favorable comments for our intent to design in an appropriate scale and historic vernacular, suitable for a church in a downtown Chapel Hill neighborhood.

The Owner intends to resurface the existing parking area and provide for on-site storm water retention. No additional parking will be included because of the property's proximity to the TC-2 District. In fact, the number of spaces in this lot, which has been used by the Church for some time, will be slightly reduced, to accomodate accessibility issues.

There will be no waste or recycling facilities on this parcel as these functions will remain on the current Church property, across the street, where cooking, non-worship assembly, office and classroom functions remain.

Cordially,

David H. Clinton, Vice President
Michael Hining Architects

HOLY TRINITY LUTHERAN CHURCH

STATEMENT OF COMPLIANCE WITH TOWN'S DEVELOPMENT GUIDELINES

We believe this proposal complies with the many of the Goals set forth in the Chapel Hill Land Use Ordinance.

In general, the proposed Sanctuary will replace an existing overgrown and dilapidated structure with a facility more in keeping with the appealing character of East Rosemary Street, and allow an established community asset (Holy Trinity Lutheran Church) to remain in the neighborhood.

The development will further the Town's goals of creating a compact, urban form of development by re-developing an existing in-town site. This site currently is occupied by a dilapidated abandoned building that is not only an eyesore but is a haven for vagrants. Water, sewer and other facilities already serve the property, and it is presently developed with a fairly high amount of impervious surface. The proposed Church, therefore, will not require an expansion of existing public facilities or infrastructure.

The development will further the Town's goals of creating a walkable community, with less reliance on the automobile. The site is across the street from the existing Holy Trinity Church. The new facility will replace the existing Sanctuary, which will continue to be used for other Church functions. No additional parking will be constructed as part of this proposal. Therefore, we expect that worshippers will continue their existing Sunday routine of parking at the existing Holy Trinity Church facility or elsewhere nearby, and walk to the new sanctuary. Many Holy Trinity congregants walk to Church, and many more walk from worship to after-church activities in downtown Chapel Hill, again promoting walkability and less reliance on the automobile. By allowing the Church to expand in this location, it will alleviate the possibility of having to move to a more suburban site, a move that would put more dependence on the automobile.

The development will be architecturally compatible with the character of the neighborhood. The East Rosemary/Franklin neighborhood is characterized by old homes, architecturally significant large churches, and narrow lanes. The proposal would put a new Sanctuary approximately in the footprint of the existing structure, and maintain the existing character of the street widths, landscaping and parking areas, and Rosemary Streetscape. The proposed building is consistent with the scale and materials used in other churches within a several block radius of the site. The proposed building also responds to scale, proportionality and design cues from existing buildings on this stretch of Rosemary Street, including tableaus created by adjacent structures such as door scale, porch heights and cornice lines.

The development will not contribute to increases in storm drainage quantity or quality. An underground storm water detention system with water-quality devices will be retrofitted in to the existing storm water collection system to achieve these goals. The existing parking lot will not be increased in size.