

21 July 2025

City of Chapel Hill, North Carolina  
Planning Department  
405 Martin Luther King Jr Blvd.  
Chapel Hill, NC 27514

**Re: Zeta Tau Alpha Sorority House, 120 North Street – Concept Plan Narrative**

Dear Sir or Madam:

On behalf of our Client, Zeta Tau Alpha Fraternity Housing Corporation, we, Treanor, Inc., respectfully submit this narrative as part of the Concept Plan submission for the replacement Zeta Tau Alpha Sorority House to be constructed at 120 North Street in Chapel Hill.

As we reviewed and discussed on the 14 May 2025 pre-submittal meeting, this project is the construction of a replacement house for the Zeta Tau Alpha Sorority House located on North Street. The existing property is a fully developed site consisting of an existing 3-story sorority house, on-site parking (approximately 25 spaces), and a paved access drive to North Street. The existing impervious cover for the site is approximately 14,046 SF or a 0.715 ratio. The site also contains an eight-inch (8") DIP sanitary sewer main that traverses the site within a 30-foot easement as well as a 15" RCP storm sewer that parallels the east property line (no known easement).

Given the site constraints and existing utilities, the planned improvements will mirror the existing site layout in several ways while decreasing the overall existing impervious cover and providing an improved open/recreation space for the replacement house. The building location will generally match the existing footprint with the east wall of the building maintaining a 10' offset from the east line in order to continue the existing offset and access to the existing 15" storm sewer main (which shall remain in-place). The footprint of the replacement house is wider than the existing; therefore, the relocation of the existing sanitary sewer is required. With this expanded footprint, maintaining any access drive with adjacent parking is not feasible per the current city ordinance or design code. The west side of the building will be primarily used for open space lawn as well as a patio area to the south of the ADA building access. The relocated sanitary sewer main will be shifted to the west of its current location in order to maintain the existing 30' easement along the main's route. The main relocation will begin at the southern-most manhole on the site and connect to the existing manhole in the existing parking lot drive just at the north end of the existing structure.

As noted above, the existing driveway access from North Street will be maintained in the same location, slope and extent of pavement for the planned improvements. Also, the existing utility connections from the ROW will also be maintained and the only new utility connection will be for the fire protection service to serve the sprinkler riser (building will be **fully sprinklered**). The existing driveway will be maintained and the on-site parking will be positioned to the north of the building, similar to the existing parking lot configuration. The dumpster enclosure and off-street loading zone will be along the eastern side of the lot, which will have access to a delivery/service door on the east side of the building. New bike parking will be located just south of the loading area. An accessible parking space will be on the south side of the parking drive aisle with a loading zone to and access route to the west side of the building, as the grading and building finished floor elevation difference requires stairs at the north facing entry.

With the removal of parking and drives along the west side of the site, the planned **impervious cover for the site will be reduced** and the new impervious ratio will be 0.647 or 12,707 SF. Given the overall site runoff will be reduced, we will be seeking a waiver Article 5.4.5 for any new stormwater controls. In addition, the existing large shade trees on-site will also be maintained, contributing to large existing tree canopy that will be preserved. Both the large oaks along the north side of the site, a 28 and 30 caliper inch trees, will be saved along the North Street ROW as well as a smaller understory 2" dogwood tree. The other 30 caliper inch Oak is located just to the south of the reconfigured parking lot along the western property line.

The larger open space to the west of the building will serve as a link to building front entry, provide an accessible route to the building, include a new outdoor patio space as well as provide the connection southward to the 125 Rosemary Parking Deck situated along the south side of the project site. This connection gives full connectivity to the Rosemary Street corridor and southward toward campus.

If you have any questions or need additional information about the concept plan, please do not hesitate to contact us via voice or email: 785.727.2407 (Direct Dial) or [mmurphy@treanor.design](mailto:mmurphy@treanor.design). Thank you for your expeditious review of this submittal.

Sincerely,



Matthew L. Murphy  
**Principal**  
Treanor