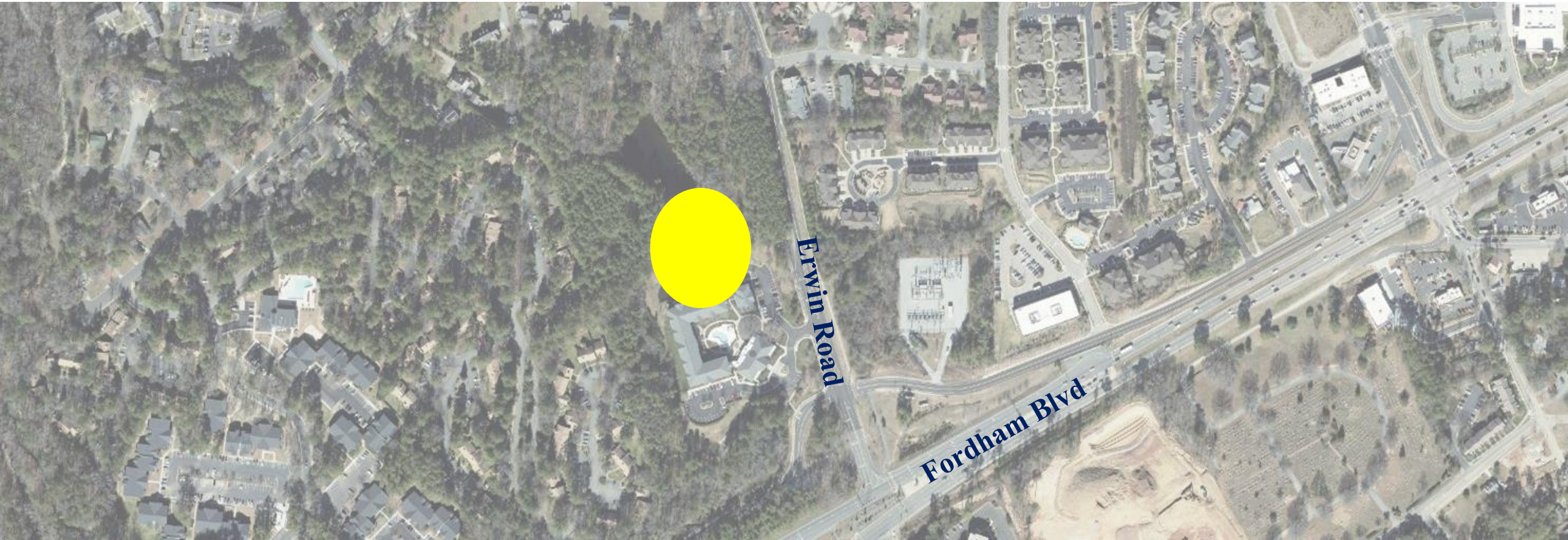


TOWN COUNCIL

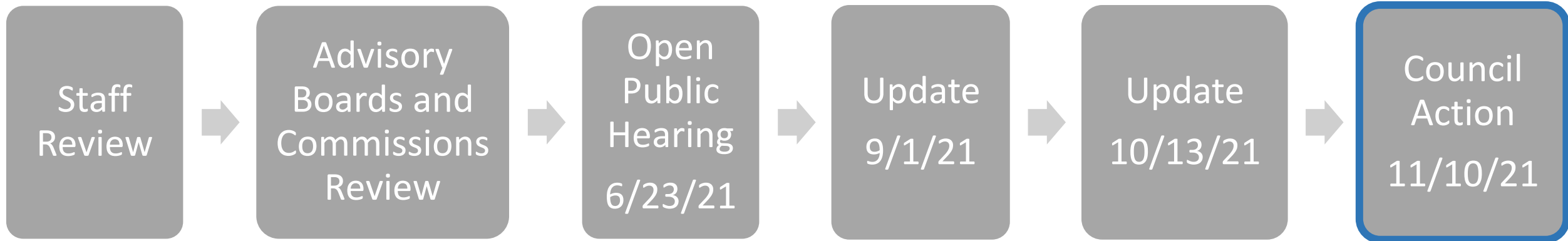
CONDITIONAL ZONING
2021.11.10

Residence Inn and Summit Place Townhomes 101-111 Erwin Road. Chapel Hill, NC





PROCESS





RECOMMENDATION

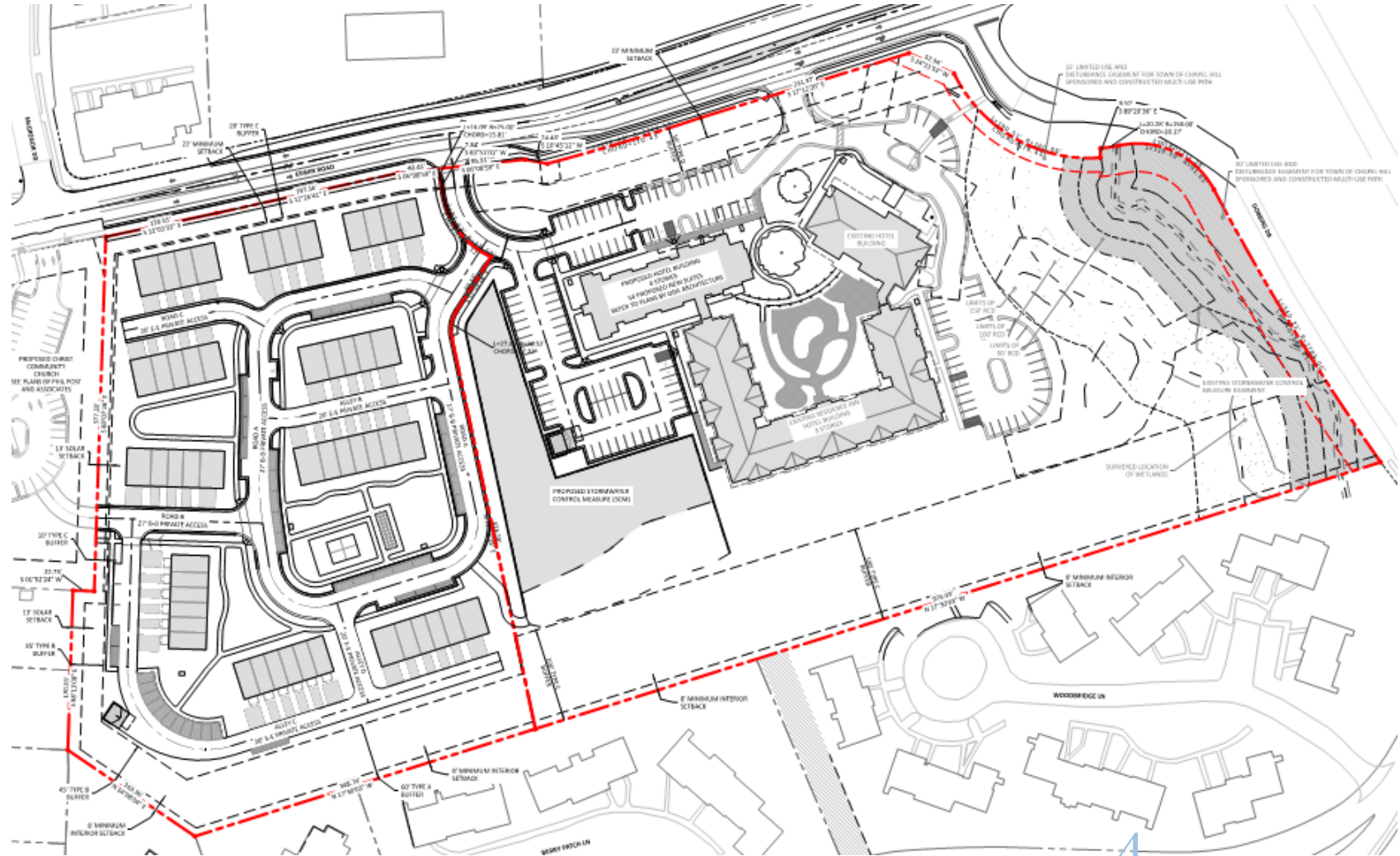
- Close Legislative Hearing
- Consider adopting Resolution A (Resolution of Consistency and Reasonableness)
- Consider adopting Resolution B (Revoking Special Use Permit)
- Consider enacting Ordinance A (Approving Conditional Zoning Application)





PROJECT OVERVIEW

- ❑ 17.7-acre site
- ❑ Proposed zoning: MU-V-CZD
- ❑ Construct 54 hotel rooms and 52 townhomes





PROPOSED MODIFICATIONS

The applicant is requesting modifications to regulations:

- Increased disturbance of steep slopes



UPDATES SINCE OCTOBER 13

- ❑ Dobbins Drive Easement: 30' easement along the length of Dobbins Drive
- ❑ Affordable Housing Update: 5 2-bedroom units and 2 3-bedroom units
- ❑ Swale: Proposed swale along southern property line
- ❑ New Conditions: address the swale, landscape buffer, and encroachment, and impervious surface tracking



RECOMMENDATION

- Close Legislative Hearing
- Consider adopting Resolution A (Resolution of Consistency and Reasonableness)
- Consider adopting Resolution B (Revoking Special Use Permit)
- Consider enacting Ordinance A (Approving Conditional Zoning Application)

