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January 24, 2023

Town Council  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd  
Chapel Hill, NC 27514

**RE: Petition for Limited Scope Review of Major Modification to Approved Conditional Zoning**  
1100 South Columbia Street, Residential Development

Dear Mayor and Council Members:

On behalf of the developer, CH Hotel Associates LP, Thomas & Hutton requests that the Town Council approve a limited scope review process for our forthcoming application for a major modification to the Mixed Use Village Conditional Zoning District (MU-V-CZD) for the parcel located at 1100 South Columbia Street, enacted by Ordinance 2021-03-24/O-1.

The application for major modification will allow CH Hotel Associates LP to develop the site incorporating elements brought forth at the Council Public Hearing in March 2021.

Summary of Proposed Modifications

The proposed modifications are largely the result of lowering the north building wing by 1 story, and expanding the footprint of the building. Some of these changes were made during the public hearing and Council approval process, where the plans were altered to illustrate the desired elements but narratives and impervious calculations were not updated.

The overall site impervious surface has increased from the approved 48,950 sf to 50,000 sf.

The impervious area in the managed RCD has increased from the approved 5,380 sf to 12,350 sf.

The impervious area in the upland RCD has increased from the approved 13,650 sf to 14,875 sf.

The total number of units has decreased from a maximum of 60 units 59 units.

A comparison drawing of the Conditional Zoning drawings with the proposed Zoning Compliance drawings is attached, along with a summary of the changes being requested in the CZ Modification.

Justification of Limited Scope Review

Town Planning Staff have determined that the Columbia Street proposed changes to the plan require a major modification because a) the reduced unit count results in a change in the density of overall development and b) because the increase of impervious surface and in the RCD zones is a change to a specific stipulation in the Conditional Zoning approval. (LUMO 4.4.7(h))

A reduction in the height of the building has caused the footprint to expand, pushing the parking area further west to continue to meet State Fire Code. The disturbed area with the RCD zones has not increased, and the project construction will stay outside of the streamside RCD zone except for the stream repair / stabilization work as stipulated in the Conditional Zoning approval. All impervious areas will continue to meet the stormwater mitigation requirements as stipulated in the Conditional Zoning approval.

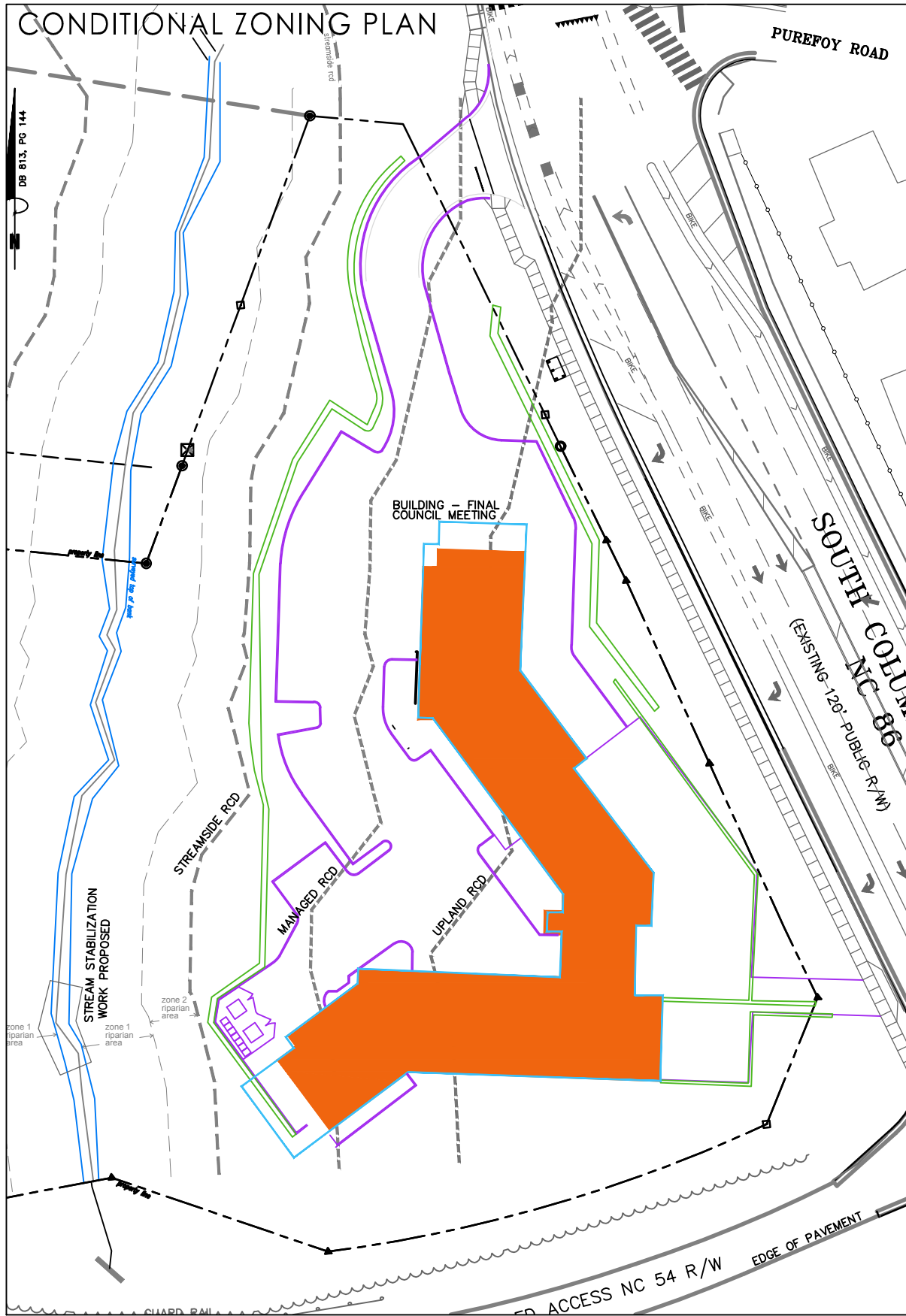
CH Hotel Associates LP continue to advance the Columbia Street project forward with the goal of provide much needed housing in central Chapel Hill. The Council's approval of a limited scope review for the major modification application will support the project's timely advancement toward that goal.

Thank you for considering this petition.

Sincerely,



Wendi Ramsden  
Project Manager



**CONDITIONAL ZONING APPROVAL**  
 Plans and narratives reviewed by Town  
 Maximums in approval document  
 Building Footprint: 14,076 sf, max 60 units  
 Managed RCD Zone Impervious:  
 5,380 sf requested / approved  
 Upland RCD Zone Impervious:  
 13,650 sf requested/approved  
 Total Impervious: 48,950 sf

**CONDITIONAL ZONING APPROVAL**  
 Represented in Plans at final Council Meeting  
 Building Footprint: 15,340 sf, max 60 units  
 Managed RCD Zone Impervious:  
 12,450 sf  
 Upland RCD Zone Impervious:  
 14,170 sf  
 Total Impervious: 48,950 sf

**CURRENT REQUEST AT ZCP REVIEW**  
 Building Footprint: 18,426 sf, 59 units  
 Managed RCD Zone Impervious:  
 12,350 sf requested  
 Upland RCD Zone Impervious:  
 14,875 sf requested  
 Total Impervious: 50,000 sf

**ELEMENTS CHANGED BETWEEN CZ/ZCP**  
 Building Footprint: increase 4,350 sf, reduction 1 unit  
 North building height - reduced by 1 story  
 Managed RCD Zone Impervious:  
 6,970 sf increase requested  
 Upland RCD Zone Impervious:  
 1,225 sf increase requested  
 Overall site impervious increase: 1,050 sf

**ELEMENTS UNCHANGED BETWEEN CZ/ZCP**  
 -Disturbed area unchanged  
 -No development related disturbance or impervious in streamside RCD zone  
 -Stream stabilization designed and under permit review  
 -All site impervious treated for volume and nutrient reduction

