



ON-GOING LEGISLATIVE HEARING: CONDITIONAL ZONING APPLICATION FOR RESIDENCE INN AND SUMMIT PLACE TOWNHOMES LOCATED AT 101-111 ERWIN ROAD (PROJECT #20-082)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Becky McDonnell, Planner II

PROPERTY ADDRESS 101-111 Erwin Road	MEETING DATE September 1, 2021	APPLICANT Scott Radway, Radway Design on behalf of Summit Hospitality Group, LLC (SHG, LLC) and Chapel Hill R I, LLC
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STAFF RECOMMENDATION
 Staff recommends that the Council continue discussing the item and recess the legislative hearing to October 13, 2021. Please see the attached revisions and memorandum describing updates from the applicant.

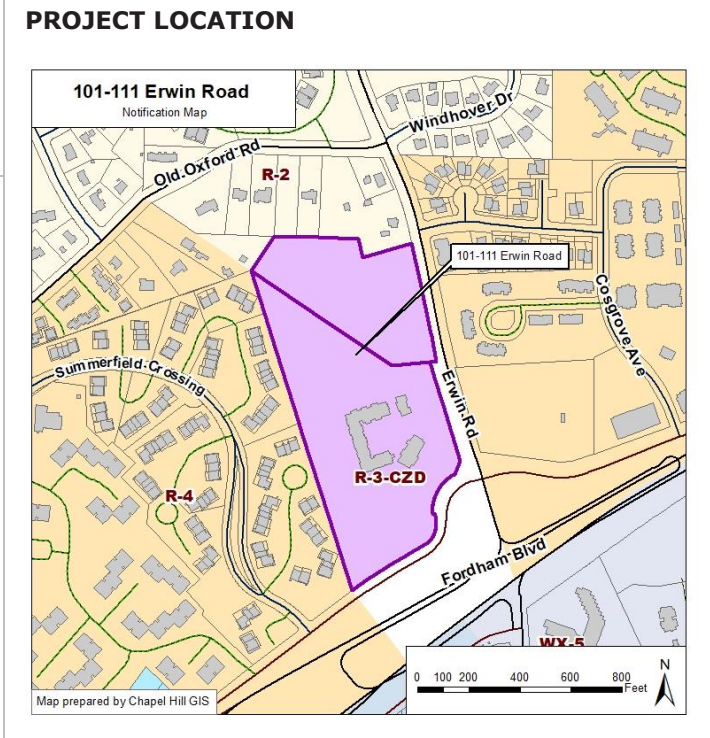
UPDATES SINCE THE JUNE 23, 2021 PUBLIC HEARING
 The applicant modified the application to reduce the amount of impervious surface; reduce the amount of parking; modify the stormwater management systems to provide a greater reduction in discharge; modify the central portion of the townhouse design; modify the buffer widths between the project site and the existing townhome development; and modify the recreation area provided. The applicant no longer requests modifying regulations for recreation.

PROCESS
 Conditional Zoning is a legislative process that allows the Council to review the rezoning application for consistency with the Comprehensive Plan.

DECISION POINTS
 The proposed development requests a Modification to Regulations for the following:

- Off-street parking
- Step slope disturbance limitations

ZONING
Existing: Residential-3-Conditional Zoning District (R-3-CZD)
Proposed: Mixed-Use Village-Conditional Zoning District (MU-V-CZD)



PROJECT OVERVIEW
 The Residence Inn Hotel has a Special Use Permit, approved in 2003. The applicant proposes abandoning this SUP and applying a Mixed-Use Village Conditional Zoning District (MU-V-CZD) to the entire site.
 The applicant proposes to develop a condominium neighborhood with 52 dwelling units, including 7 affordable units, as well as expand the existing Residence Inn Hotel by adding 54 hotel rooms.
 The site currently consists of two parcels totaling 770,566 sq. ft. (17.7 acres). The northern 6.1-acre parcel will accommodate the Summit Place Townhomes and contains an existing farm pond. The southern 11.6-acre parcel contains the existing Residence Inn Hotel with 108 existing hotel rooms, and a two-story office/residential building that will be replaced by a four-story building with the 54 new hotel rooms.

ATTACHMENTS

1. Technical Report and Project Details
2. Draft Staff Presentation
3. Resolution A, Resolution of Consistency
4. Ordinance A (Approving the Application)
5. Resolution B (Revoking the Special Use Permit)
6. Resolution C (Denying the Application)
7. Revised Applicant Materials