



OPEN THE LEGISLATIVE HEARING FOR MODIFICATION TO CONDITIONAL ZONING FOR COLUMBIA STREET ANNEX, 1150 S. COLUMBIA STREET (PROJECT MOD-23-1)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Britany Waddell, Director
 Judy Johnson, Assistant Director
 Jacob Hunt, Planner II

PROPERTY ADDRESS	MEETING DATE	APPLICANT
1150 S. Columbia Street	May 10, 2023	Thomas & Hutton on behalf of David L Robert (Owner) and CH Hotel Associates (Owner and Contract Purchaser)

STAFF RECOMMENDATION

That the Council open the legislative hearing, receive and provide comments on the proposed modification to the Conditional Zoning Ordinance, and continue the hearing to June 14, 2023.

PROCESS

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

Modifications to an approved Conditional Zoning Ordinance may be approved by the Town Council.

KEY POINTS

The applicant states that conditions of development approval put onto the development have resulted in a change in shape and size of the building. This has led to proposed increases in the building footprint and impervious surfaces, with proposed further expansion into the Resource Conservation District (RCD). A change in the configuration of the building has also resulted in 58-60 multifamily units instead of the approved 60.

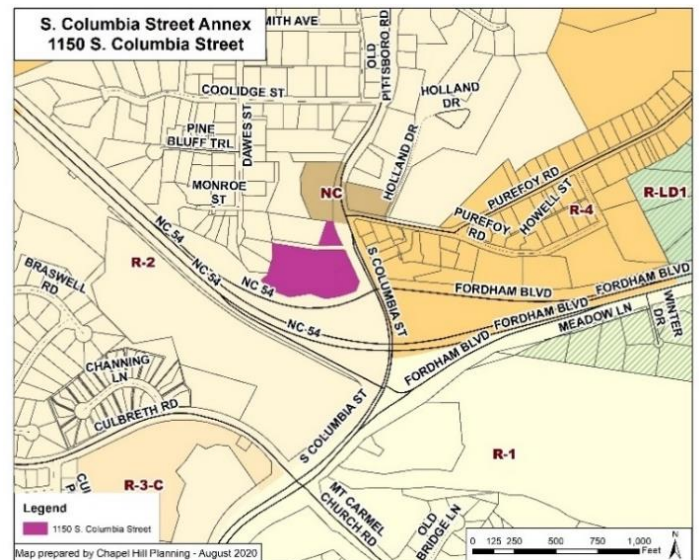
PROJECT OVERVIEW

The Columbia Street Annex project was approved by Council on March 24, 2021, for a location at the northwest corner of S. Columbia Street and the westbound on-ramp of NC 54.

Modifications to the Conditional Zoning approval include:

1. **Total Impervious:** increase approved impervious surface area from 48,950 sf to 50,985 sf for the site as a whole
2. **Impervious in RCD:** increase approved impervious surface area in the Managed Zone from 5,380 sf to 12,850 sf (33.3%), and in the Upland Zone from 13,650 sf to 14,950 sf (43.1%)
3. **Total Units:** change from a maximum of 60 units to a permitted range of 58-60 units
4. **Building Square Footage:** increase the maximum floor area from 57,000 sf to 62,188 sf

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A (Resolution of Reasonableness and Consistency)
3. Ordinance A (Approving the Application)
4. Resolution B (Denying the Application)
5. Planning Commission Recommendation
6. Draft Applicant Presentation
7. Applicant Narrative
8. Applicant Materials