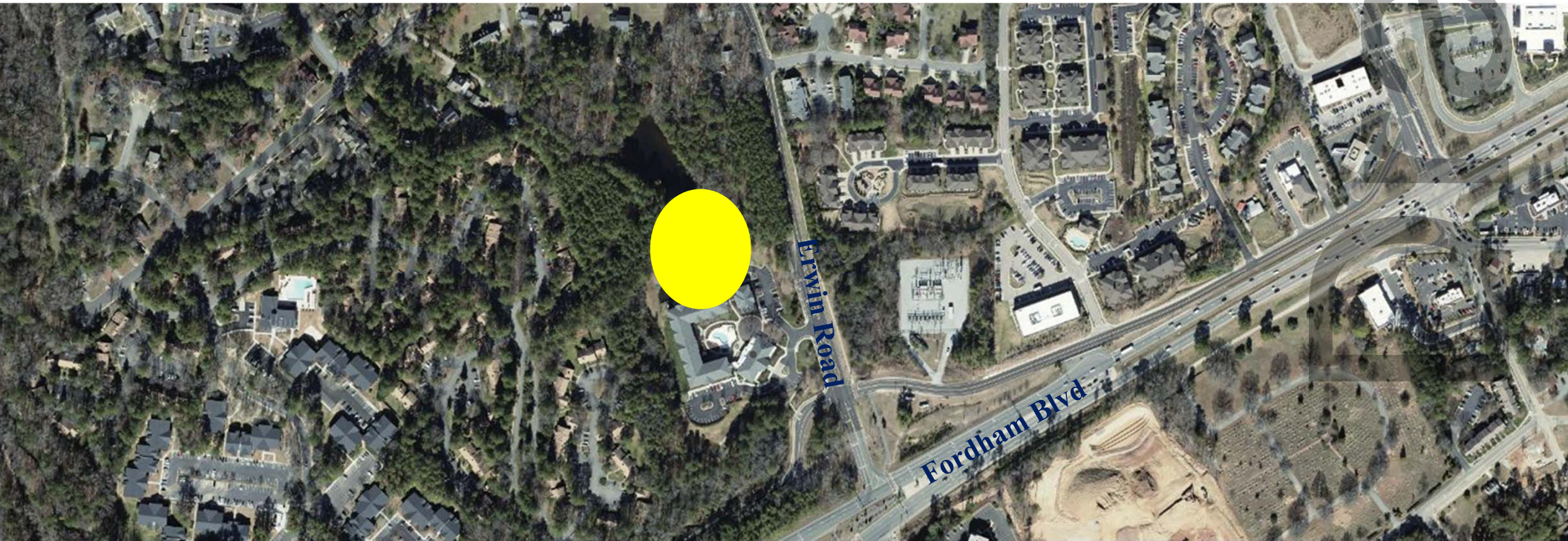


TOWN COUNCIL

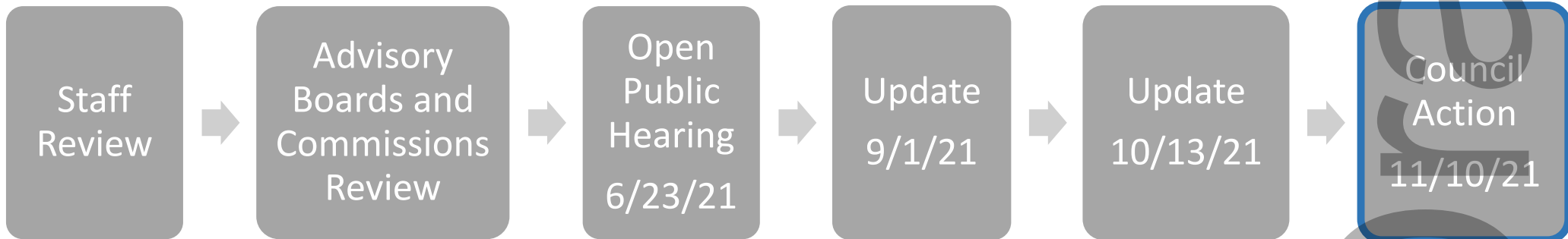
CONDITIONAL ZONING
2021.11.10

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





PROCESS





RECOMMENDATION

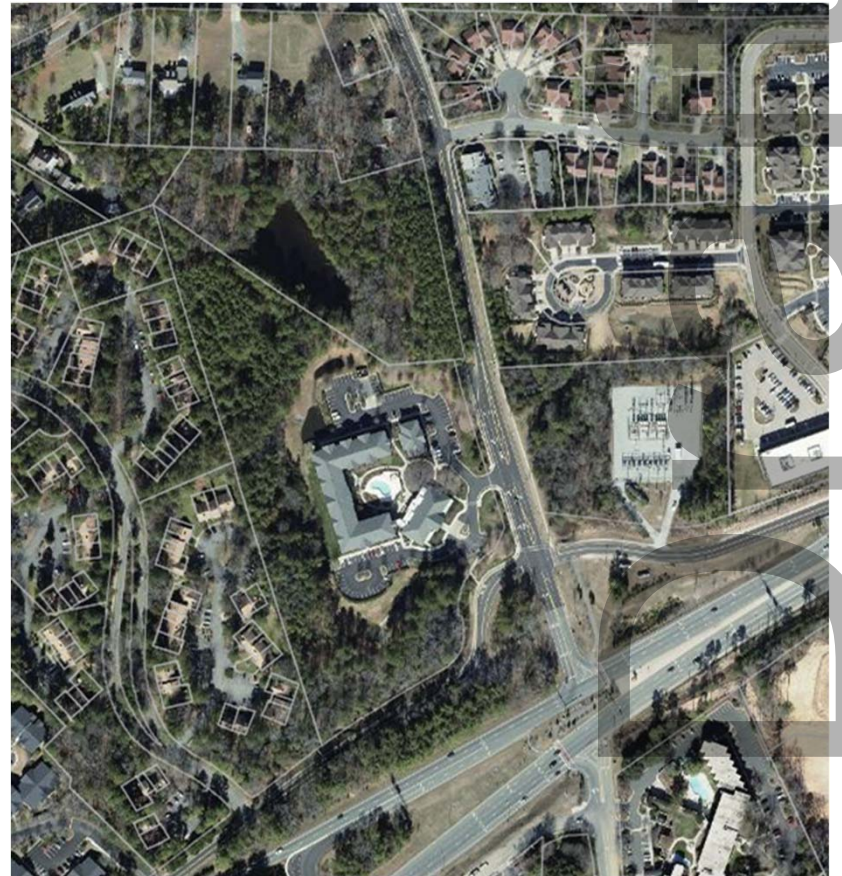
- Close Legislative Hearing
- Adopt Resolution A (Resolution of Consistency and Reasonableness)
- Adopt Resolution B (Revoking Special Use Permit)
- Enact Ordinance A (Approving Conditional Zoning Application)





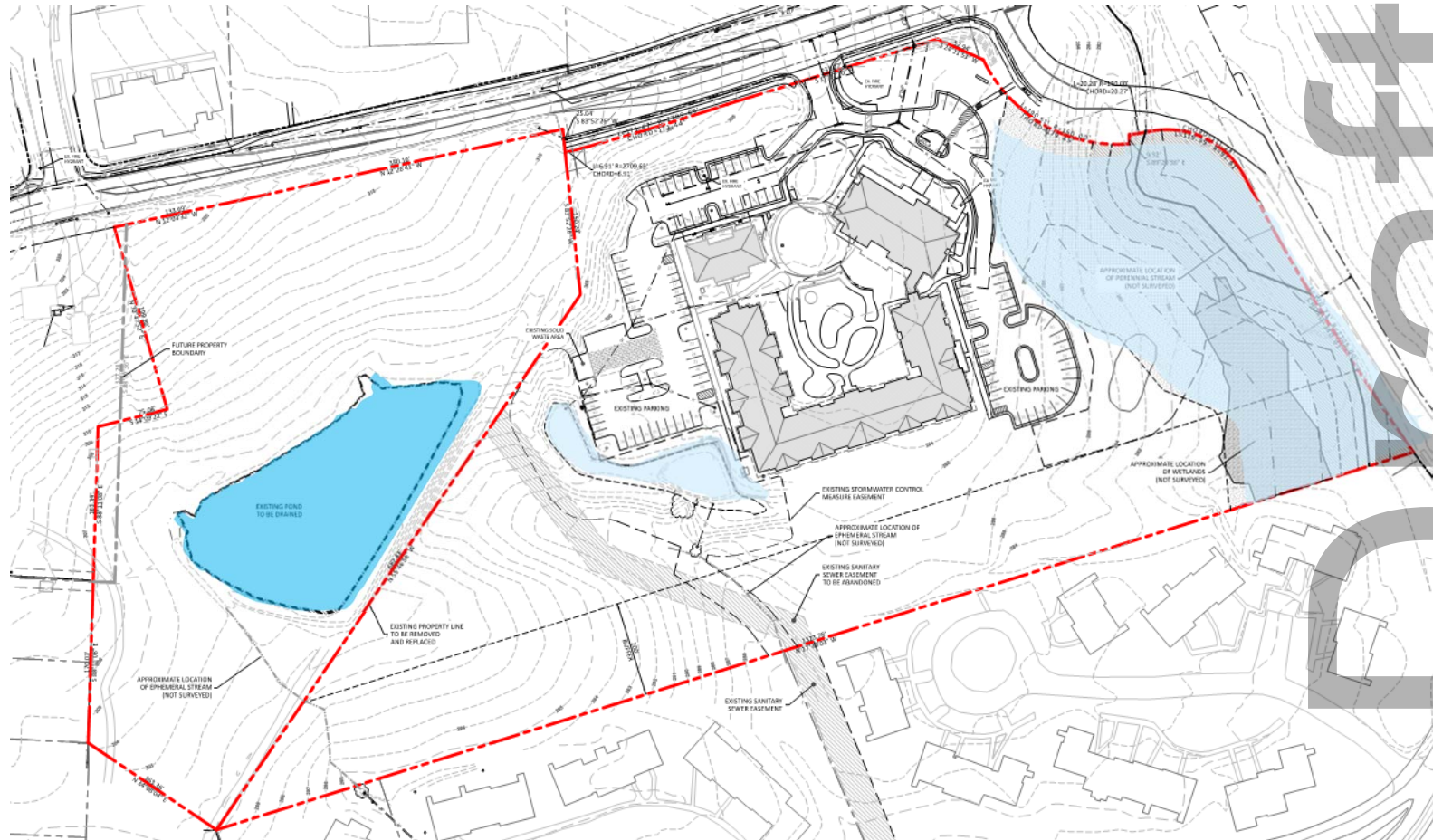
PROJECT SUMMARY

- ❑ 17.7-acre site
- ❑ Conditional Zoning
- ❑ Currently R-3-CZD and R-2
- ❑ Proposing MU-V-CZD
- ❑ Existing Residence Inn
- ❑ Construct additional 54 hotel rooms and 52 townhomes





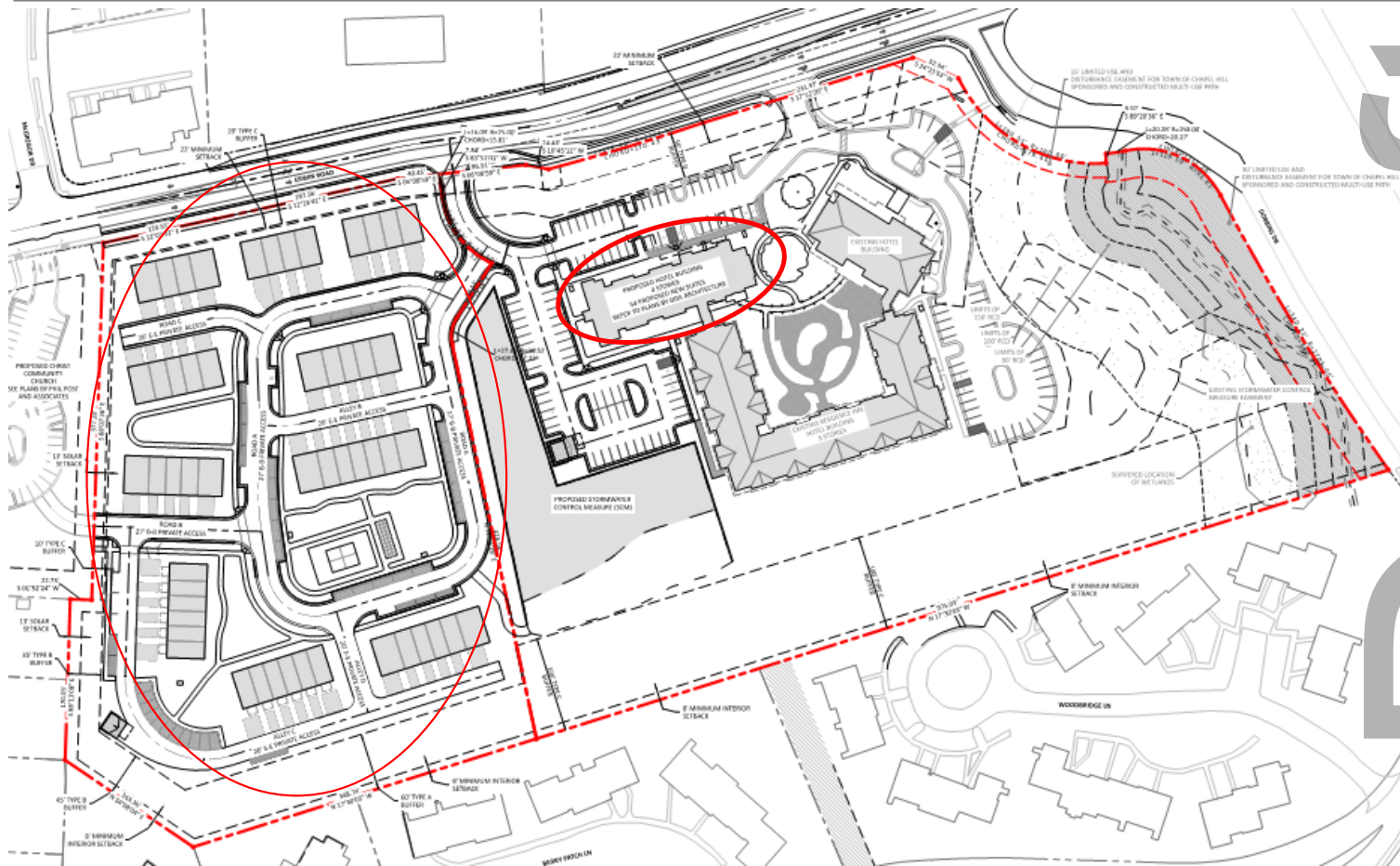
EXISTING CONDITIONS



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SITE PLAN



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PROPOSED MODIFICATIONS

The applicant is requesting modifications to regulations:

- Increased disturbance of steep slopes

Draft



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

Draft



RECOMMENDATION

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

