



CONSIDER AN APPLICATION FOR 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, Senior Planner

PROPERTY ADDRESS 101-111 Erwin Road	MEETING DATE October 13, 2021	APPLICANT Scott Radway, Radway Design on behalf of Summit Hospitality Group, LLC (SHG, LLC) and Chapel Hill R I, LLC
---	---	--

TOWN MANAGER RECOMMENDATION

That the Council close the legislative hearing and receive the Town Manager’s recommendation and consider adoption Resolution A, the Resolution of Consistency and Reasonableness, and Resolution B, revoking the existing Special Use Permit, and enacting Revised Ordinance A, approving the Conditional Zoning application. Please see the attached revisions and technical report describing updates from the applicant.

UPDATES SINCE THE SEPTEMBER 1, 2021 LEGISLATIVE HEARING

At the September 1 Legislative Hearing, there was discussion regarding construction of a drainage swale within the 100-foot buffer between the hotel property and the adjacent Summerfield Crossing development. The plans before Council this evening are similar to those presented at the September 1 hearing. Staff anticipates that the applicant will present information tonight regarding the proposed swale. The revised plans show reduced number of parking spaces such that a modification to parking regulations is no longer requested; and provide an easement for a future multi-use path ranging from 19.1 feet to 30 feet along Dobbins Drive.

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:

- Steep slope disturbance limitations

ZONING

Existing: Residential-2 (R-2) and Residential-3-Conditional Zoning District (R-3-CZD)
Proposed: Mixed Use-Village-Conditional Zoning District (MU-V-CZD)

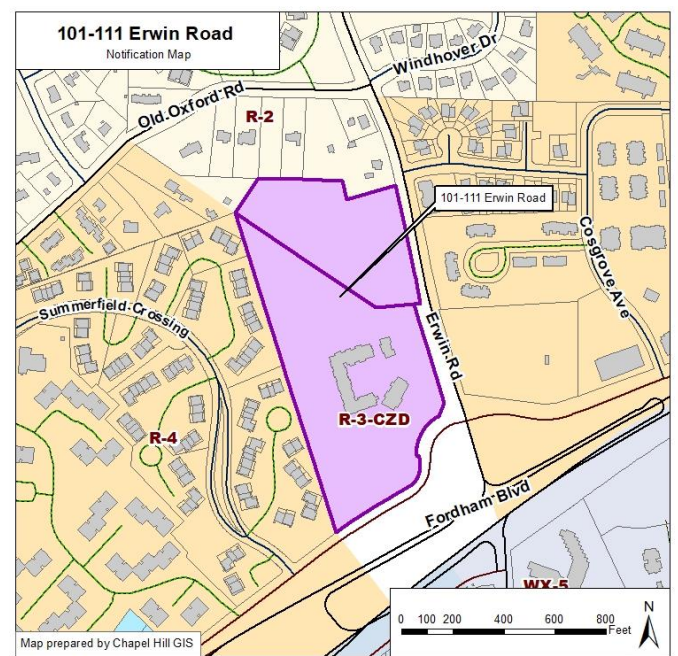
PROJECT LOCATION

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 townhouse neighborhood with 52 dwelling units, including seven affordable units. The applicant also proposes expanding 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 hotel rooms and a two-story office/residential building. The office/residential building 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 and Reasonableness
4. Resolution B (Revoking the Special Use Permit)
5. Ordinance A (Approving the Application)
6. Resolution C (Denying the Application)
7. Revised Applicant Materials



TECHNICAL REPORT

PROJECT OVERVIEW

March 23, 2003	Town Council approved a Special Use Permit for a three-story hotel building containing 108 lodging units, known as the Marriott Residence Inn Hotel.
September 12, 2018	Town Council reviewed a concept plan for 150,000 sq. ft. of floor area for two three-story buildings with 140 dwelling units.
December 29, 2020	Applicant submitted a Conditional Zoning District Permit Application for a hotel addition and development of a 52-unit townhouse neighborhood, along with a request to revoke the 2003 Special Use Permit.
June 23, 2021	Town Council opened the Legislative Hearing for consideration of the Conditional Zoning Application.
September 1, 2021	Town Council continued the Legislative Hearing to receive updates on the proposed project.

The application proposes rezoning from Residential-2 (R-2) and Residential-3-Conditional Zoning District (R-3-CZD) to a Mixed Use-Village-Conditional Zoning District (MU-V-CZD) for the site to accommodate a 52-unit townhouse neighborhood development. It also proposes adding 54 hotel rooms to the existing Residence Inn Hotel. The project seeks to develop two (2) contiguous parcels on the west side of Erwin Road, north of Dobbins Drive and Fordham Boulevard. More details about the proposed development can be found in the applicant's narrative and statement of justification.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that staff have identified, and an analysis of the project's consistency with the Comprehensive Plan and relevant Findings of Fact.

SITE CONTEXT

Staff have identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The site is adjacent to the following uses and zoning districts
 - The Residential-2 (R-2) zoning district to the north contains single-family homes.
 - The Residential-4 (R-4) zoning district to the east and west, including across Erwin Road, contains multifamily developments.

- Dobbins Drive and Fordham Boulevard are located to the south, with Walkable Mixed-Use-5 (WX-5) and Walkable Mixed-Use-7 (WX-7) zoning districts, part of the Blue Hill Form District, located to the south of Fordham Boulevard, containing various commercial uses.
- The southern parcel is zoned Residential-3-Conditional Zoning District (R-3-CZD) and contains the existing Residence Inn Hotel.
- The northern parcel is zoned Residential-2 (R-2) and contains a farm pond that the applicant proposes to drain and remove. A new stormwater basin will be constructed to serve both the hotel and the townhome development, as well as stormwater from the Christ Community Church site to the north.
- Areas of manmade steep slopes have been identified around the pond. The applicant describes the site as "sloped away from Erwin Road in a fairly uniform 8-10 percent slope from the northeast corner to the southwest corner".
- The site fronts on Erwin Road, north of its intersection with Dobbins Drive and Fordham Boulevard, and various improvements are proposed in accordance with the Traffic Impact Assessment.

PROPOSED ZONING

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning. It also allows site-specific standards to be formulated and applied as conditions through a legislative process. The Conditional Zoning application provides an opportunity to establish conditions that modify use, intensity, and development standards in order to address impacts reasonably expected to be generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A -CZD suffix would be added to the zoning district designation to incorporate the approved conditions. The applicant has proposed a Conditional Zoning district for the site, as shown on the site plan: Mixed-Use Village-Conditional Zoning District (MU-V-CZD).

The intent of the Mixed-Use Village – Conditional Zoning District (MU-V-CZD) is "to provide for the coordinated development of office, commercial, and residential uses and their necessary support functions in the vicinity of key highway intersections and transit corridors in Chapel Hill. The district is designed to facilitate stated public policies to encourage design which emphasizes lively, people-oriented environments and compatible, visually interesting development. This district provides areas where moderate scale mixed use centers can locate with an emphasis on development of a balance of residential, office and commercial uses.

It is further intended that the mixed-use districts shall encourage development within which mutually supporting residential, commercial and office uses are scaled, balanced and located to reduce general traffic congestion by providing housing close to principal destinations, and convenient pedestrian and bicycle circulation systems and mass transit to further reduce the need for private automobile usage. Mixed-use districts are intended to encourage development that allows multiple destinations to be achieved with a single trip. These standards encourage a design such that uses within a mixed-use district are

arranged in a manner that encourages internal vehicular trip capture and the development patterns that encourage walking, transit and bicycling as alternatives to automotive travel.

When such districts adjoin residential development or residential zoning districts, it is intended that arrangement of buildings, uses, open space, and vehicular or pedestrian and bicycle access shall be such as to provide appropriate transition and reduce potentially adverse effects.”¹

PROPOSED MODIFICATIONS TO REGULATIONS

- 1) Section 5.3.2(f) – Steep Slopes – Disturbance limitations:** The applicant proposes modifying the maximum disturbance area of steep slopes from 25 percent to 89 percent. The site contains 11,366 square feet of steep slopes that are subject to a disturbance limitation of 25 percent. The maximum disturbance allowed is 2,841 square feet. The applicant proposes to disturb 10,133 square feet, which is approximately 89 percent of this area, and exceeds the limit by 7,291 square feet.

Staff Comment: Staff believes the Council could find a public purpose for the increased disturbance of steep slopes, as some of the existing steep slopes are due to an existing stormwater control facility and a farm pond. The intent is to provide additional residential dwelling units, including affordable dwelling units.

Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.4.5 of the Land Use Management Ordinance. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer’s alternative is to revise the proposal to comply with the regulations.

For additional information on the proposed modifications, please refer to the applicant’s attached materials.

RESPONSES TO COUNCIL QUESTIONS

Council Question: Can the placement of a drainage swale [channel] on the hotel property within the 100 feet wide existing buffer provide additional flood relief for the owners of 108 – 118 Woodbridge Lane?

Staff Response: Yes, the proposed designed swale would capture and reroute stormwater runoff from about 75 percent of the existing upstream drainage area from impacting these properties. The captured water would be routed to the stream to the east of 108 Woodbridge Lane. Town staff would ensure the designed swale meets the requirements stipulated in the Town’s Engineering Design Manual. Staff anticipates the applicant will provide additional information this evening regarding the swale for Council’s consideration.

¹ [LUMO 3.4.6](https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART3ZODIU_SDIST_3.4CODI)

(https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART3ZODIU_SDIST_3.4CODI)

Applicant Response: Short answer is Yes. A swale could reduce the amount of stormwater flowing to the Summerfield Crossing in this area from Summit property by 75-80 percent for all storm events.

The applicant’s design team obtained additional topographic and tree survey information within the buffer and on Summerfield Crossing HOA property to study this situation as recommended by the Stormwater Management Utility Advisory Board and Town Council.

Because the Mixed Use-Village-Conditional Zoning District (MU-V-CZD) application does not propose any new development that would affect this area, we have provided a “stand-alone” study of this issue to the town stormwater staff for review. Our analysis provides a swale solution that will reduce the flow from the Residence Inn hotel property to the property line behind 108 – 118 Woodbridge Lane by approximately 75-80 percent. The swale, approximately 325 feet in length and 25 feet in width, is located no closer than 25 feet from the shared property line. Some existing trees in the buffer will need to be removed to construct the proposed low impact swale.

This swale would function independently from the already designed/proposed stormwater management system that improves conditions for the Summerfield properties located north of this location. That system exceeds town requirements for the 1, 2, 10, 25 and 100-year twenty-four hour storm events.

Council Question: Can the townhome parking be reduced to meet town standards and encourage use of alternative methods of transportation and reduce impervious surface?

Staff Response: The applicant has updated parking for the townhomes such that a modification to regulations is no longer requested.

Applicant Response: We no longer request a modification of regulations for parking for the townhome portion of the site. Our revised plan provides 97 parking spaces that meet the standards in the LUMO and Design Manual, 4 less than the maximum allowed of 101 spaces allowed. Please see table below.

- All fifty-two (52) townhomes have one parking space per townhome at the townhome
 - Forty (40) of these are garaged spaces tucked under the main living floor of the townhomes and by their design location have already reduced impervious surface dedicated to parking.
 - Twelve (12) of these are apron parking spaces at the townhomes.
- Nine (9) of the surface parking spaces are used one day per week as Orange County Recycling material pick-up locations.
- Twenty-nine (29) of the forty-five (45) surface parking spaces will be constructed as pervious pavement meeting the NC DEQ Design Standards.

	Total Parking Spaces	Impervious Surface	Pervious Pavement per NC DEQ Design Standards
52 Townhomes Parking at TH Unit	52	52	
Resident Surface Parking Behind Buildings 9 & 10	15	5	10
Loop Road Surface	21	2	19

Parking Interior Curb Location			
Loop Road Surface Parking Outside Curb Location	9	9	
Total	97	68	29

Council Question: What is the distance between the proposed homes that face Erwin Road and the road? They seem close and tall.

Staff Response: The townhomes meet the setback and height standards of the Land Use Management Ordinance (LUMO), as described by the applicant below.

Applicant Response:

- The proposed townhomes are located 30 feet from the street right of way (ROW) line.
- The minimum required setback is 22 feet from the street right of way (ROW) line.
 - On the townhome side of this ROW line there is a 5' wide sidewalk and a 25' landscaped buffer.
 - On the street side of the ROW there is an 8.5' wide tree planting lawn/buffer with canopy trees that meet Town of Chapel Hill and NCDOT requirements for spacing and sight lines.
- This configuration results in the fronts of the townhomes being 38 feet from the curb line.
- The maximum height permitted at the minimum setback line is 35'.
- The top of a townhome parapet is 26' – 30' above the elevation of Erwin Road depending upon which specific unit is being measured. [A typical 2 story house with a peaked roof reaches a height of about 30'].

	Setback from Street Line	Height
LUMO	22'	35'
Proposed Development	38'	26-28'

Council Question: Can you address the Town's request for a construction easement for a future multi-purpose path on the south side of the applicant property adjoining Dobbins Drive?

Staff Response: While Town staff would still prefer a 30-foot easement, staff have agreed to the applicant's proposal for a 19.1-foot construction easement by Erwin Road and a 30-foot construction easement further down Dobbins Drive, as specified by the exhibit below. Staff aim to incorporate the agreement into a condition prior to Wednesday's meeting.

Applicant Response: In response to the Town's request for a construction easement only along Dobbins Drive, the revised plans include one 19.1-foot wide easement area and one 30-foot easement area, as depicted below. The town staff has not yet determined if a multi-use path is possible along Dobbins Drive, but these easements provide the opportunity to do so in the future.



Under separate cover, the applicant has provided proposed easement use, access and restoration stipulations for the protection of both areas, but particularly for Easement Area A which is the front door visual setting for the existing hotel.

Council Question: Why are you proposing only two bedroom dwelling units for your affordable housing component?

Staff Response: The Inclusionary Zoning ordinance states that affordable housing units shall have a mix of bedrooms in the approximate same proportion as market rate units. However, the ordinance has flexibility built into it for negotiation between the Town Council and the developer, and is "intended to provide a structure for cooperative participation." The applicant has proposed a mix of 29 two- and 16 three-bedroom market rate units, which would equate to 4.5 two- and 2.5 three-bedroom affordable units.

Applicant Response: The applicant is proposing seven [7] two-bedroom townhomes which matches the recommendation of the Housing Advisory Board and fills an upcoming hole in the supply of ownership affordable homes.

In the past few years, the Council has approved a significant number of rental multi-family developments, but few new home ownership residential communities. These private sector

[For profit and non-profit] ownership developments are shown in the following table.

Current town approved private sector development plans with ownership affordable housing units yet to be built

Development	Type of Unit	Studio	1-BR	2-BR	3-BR	4-BR
Aura	Townhomes	-	-	-	8	-
Columbia St. Annex	Flats	4	3	-	-	-
Bridgepoint	Townhomes	-	-	-	5	-
Weavers Grove	Duplex & Townhomes*	-	-	-	76	25
Total		4	3	0	91	25

*The mix of duplex and townhome dwelling units is estimated by Habitat for Humanity to be 75% 3-BR and 25% 4-BR

Summit Place proposes to expand the type of families [households] that can access affordable dwelling units by providing 2-BR townhomes.

Council Question: What does “intermediate hazard” mean in the context of the dam removal?

Staff Response: The hazard classifications are determined based on possible damage to property, roads, utilities, and loss of life if the dam were to fail. North Carolina Administrative Code 15A NCAC 02K. 0105 has defined the three classes of dam hazard classifications. Dams are classified into low, intermediate, and high hazard dams.

On December 20, 2017, The NC Division of Energy, Mineral, and Land Resources (NCDEMLR) (now the NC Department of Environmental Quality (NCDEQ)) assigned an intermediate hazard classification to the dam in its existing condition. The state agency issued a notice of exemption from the North Carolina Dam Safety Law of 1967. This issuance allows the property owner to remove the dam and thus the farm pond with appropriate notifications and permits. Town staff have provided certain conditions to the property owner for removing the pond. These conditions include obtaining an erosion and control permit, pumping through a silt bag, establishing maximum discharge rates, disallowance of pumping within 48 hours of a rainfall event, and dissipating the water at the point of discharge.

Applicant Response: N/A

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS







Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)², the standards of the [Land Use Management Ordinance](#)³, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)⁴ and believes the proposal complies with several themes of the 2020 Comprehensive Plan:

² <http://www.townofchapelhill.org/home/showdocument?id=15001>

³ https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAU5MA

⁴ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

Comprehensive Plan Themes: The applicant has indicated that this project meets the following themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

Future Land Use Map: The Future Land Use Map (FLUM) envisions the 15-501 North Focus Area as a dynamic mix of higher-intensity uses, including places to shop and reside. The FLUM indicates a range of appropriate Primary and Secondary uses for the Sub-Area C where this site is located. Townhouses and Residences is considered a Primary Use, with Commercial/Office being a Secondary Use. The proposed townhouse community falls within the Townhouse and Residences category, and the existing hotel and proposed expansion falls within the Commercial/Office category, and the proposed rezoning aligns with the character envisioned by the FLUM. The FLUM also calls for:

- **ACTIVATED STREET FRONTAGES.** Activated street frontages are encouraged to create vibrancy and ensure pedestrian activity over time. The 15-501 North Focus Area calls for activated street frontages along 15-501. While the site does not front 15-501, the applicant proposes locating the townhouses close to Erwin Road with no off-street parking in between the street frontage and the townhouses.
- **TRANSITIONAL AREA.** Along the northern site boundary, the 15-501 North Focus Area strives for harmonious transitions to adjacent neighborhoods. Transitions can include less-intense uses, reduced height, landscape buffers, and other measures.

Staff Evaluation: North Carolina General Statute Section 160D-605 requires the Council to approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other applicable officially adopted plan when adopting or rejecting any zoning amendment.

Staff provides the following evaluation of this application’s consistency with the 2020 Comprehensive Plan and other adopted plans:

- The proposed rezoning aligns with the land use character envisioned by the FLUM. The MU-V-CZD district would allow all of the uses that the FLUM indicates are appropriate. The Conditional Zoning application proposes townhouses and a hotel expansion that would fall within the ‘Townhouse and Residences’ and ‘Commercial/Office’ categories.
- Zoning conditions would be useful to ensure that development follows FLUM guidance for the Transitional Area. Current proposal indicates two-story townhouses in the Transitional Area.

FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or

- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) To achieve the purposes of the Comprehensive Plan.

All information submitted at the public hearing will be included in the record of the hearing.

- 1) **Finding #1:** The proposed zoning amendment is necessary to correct a manifest error.

Arguments in Support: To date, no arguments in support have been submitted or identified by staff.

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that there is no manifest error in the Town's Zoning Atlas Amendment related to the project site.

- 2) **Finding #2:** The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Arguments in Support: The applicant states that the proposed townhouse and hotel expansion "and their relationship to the surrounding existing townhome development match precisely the adopted FLUM."

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary because of changing conditions in the 15-501 North Focus Area.

- 3) **Finding #3:** The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

Arguments in Support: The applicant's Statement of Consistency states that the application is in accordance with the following elements of the 2020 Comprehensive Plan:

- A range of housing options for current and future residents (A Place for Everyone.3)
- Promote a safe, vibrant, and connected (physical and in-person) community (Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Getting Around.2)
- Connect to a comprehensive regional transportation system (Getting Around.3)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (Getting Around.6)
- Low density, green Rural Buffers that exclude urban development and minimize sprawl (Good Places New Spaces.1)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Good Places New Spaces.5)
- Maintain and improve air quality and water quality, and manage stormwater to

heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (Nurturing Our Community.2)

- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (Nurturing Our Community.4)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Nurturing Our Community.8)

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.



PROJECT FACT SHEET



Overview

Site Description	
Project Name	Residence Inn – Summit Place Townhomes
Address	101-111 Erwin Road
Property Size (GLA)	770,566 sq. ft. (17.69 acres)
Existing	Existing Residence Inn hotel on southern parcel, existing farm pond on northern parcel
Orange County Parcel Identifier Numbers	9799-48-1814 and 9799-48-0252
Existing Zoning	Residential-3-Conditional Zoning District (R-3-CZD) and Residential-2 (R-2)
Proposed Zoning	Mixed-Use Village-Conditional Zoning District (MU-V-CZD)


Site Design

Topic	Comment	Status
Use/Density (Sec 3.7)	52 townhouse units and 54 hotel rooms	
Dimensional Standards (Sec. 3.8)	Comply with LUMO Section 3.8	
Floor area (Sec. 3.8)	<i>Maximum:</i> 855,187 sq. ft. <i>Proposed:</i> 211,913 sq. ft.	
Inclusionary Zoning (Sec. 3.10)	7 affordable dwelling units proposed (13 percent of total units)	
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> 20' Type "C" and 10' Type "B" <i>Proposed:</i> 35' Type "C" and shared 10' Type "C"	
Buffer – East (Sec. 5.6.2)	<i>Required:</i> 30' Type "D" <i>Proposed:</i> 20' Type "C" (reduced intensity along street frontage) and 50' Type "D"	
Buffer – South (Sec. 5.6.2)	<i>Required:</i> 30' Type "D" <i>Proposed:</i> 30' Type "D"	
Buffer - West (Sec. 5.6.2)	<i>Required:</i> 20' Type "C" <i>Proposed:</i> 60' Type "B"	
Tree Canopy (Sec. 5.7)	<i>Required:</i> 30% <i>Proposed:</i> 30%	
Landscape Standards (Sec. 5.9.6)	Application must comply	

Environment		
Resource Conservation District (Sec. 3.6)	Perennial stream located on southern portion of site; no disturbance proposed	
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 26.7% (7,271 sq. ft. total)	M
Stormwater Management (Sec. 5.4)	1 acre stormwater management facility to treat both parcels, as well as runoff from Christ Community Church site to the north	
Land Disturbance	363,425 sq. ft. (8.34 acres)	
Impervious Surface (Sec. 3.8)	267,125 sq. ft. (34.7% of gross land area)	
Solid Waste & Recycling	Applicant requests curbside solid waste collection	
Jordan Riparian Buffer (Sec. 5.18)	No disturbance proposed	
Access and Circulation		
Road Improvements (Sec. 5.8)	Improvements in accordance with TIA findings including: <ul style="list-style-type: none"> • New primary entrance between existing hotel entrance and McGregor Drive • Existing hotel entrance to become right-in/right-out • Internal vehicular and pedestrian connections 	
Vehicular Access (Sec. 5.8)	Primary access will be a new entrance on Erwin Road between the existing hotel entrance and McGregor Drive	
Bicycle Improvements (Sec. 5.8)	Bicycle lanes proposed along Erwin Road frontage; Multi-use easement along Dobbins Drive	
Pedestrian Improvements (Sec. 5.8)	Internal sidewalk connections throughout the site, as well as along connection to Christ Community Church site to the north	
Traffic Impact Analysis (Sec. 5.9)	TIA Executive Summary attached	
Transit (Sec. 5.8)	Bus shelter pad to be installed for future bus shelter construction	
Bicycle Parking (Sec. 5.9)	<i>Required:</i> 26 spaces <i>Proposed:</i> 71 spaces	
Parking Lot Standards (Sec. 5.9)	97 parking spaces for Summit Place Townhomes and 139 parking spaces for Residence Inn Hotel	
Technical		
Fire	Meet Town Standards	
Site Improvements	54 hotel rooms and 52 townhomes with associated parking	

Recreation Area (Sec. 5.5)	<i>Required:</i> 12,224 sq. ft. <i>Proposed:</i> 13,089 sq. ft. (comprised of a payment-in-lieu, sports courts, and sports support area)	
Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	Required at Final Plans	FP
Adequate Public Schools (Sec. 5.16)	Certificate of Adequacy of Public Schools (CAPS) required at Final Plans	FP

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan
NA	NA