



CONCEPT PLAN REVIEW: 101-111 ERWIN ROAD MIXED USE DEVELOPMENT (Project #18-038)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager
 Michael Sudol, Planner II

PROPERTY ADDRESS 101 & 111 Erwin Road	DATE: October 17, 2018	APPLICANT Scott Radway, Radway Design LLC
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STAFF'S RECOMMENDATION

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed multi-family residential development and hotel expansion.

PROCESS

- The Council has the opportunity tonight to hear this applicant's presentation, receive input from the Community Design Commission, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual Council members this evening do not represent a commitment on an official position if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on August 28, 2018.
- The Housing Advisory Board reviewed a concept plan for this site on October 9, 2018.

DECISION POINTS

- A Special Use Permit (SUP) and rezoning would typically be required with the submission of a formal application. Alternatives include Conditional Zoning or a Development Agreement. Staff does not believe this project is a good candidate for a development agreement. Conditional Zoning may be a reasonable option.

Staff advised the applicant to discuss their preferred process with you tonight.

PROJECT OVERVIEW

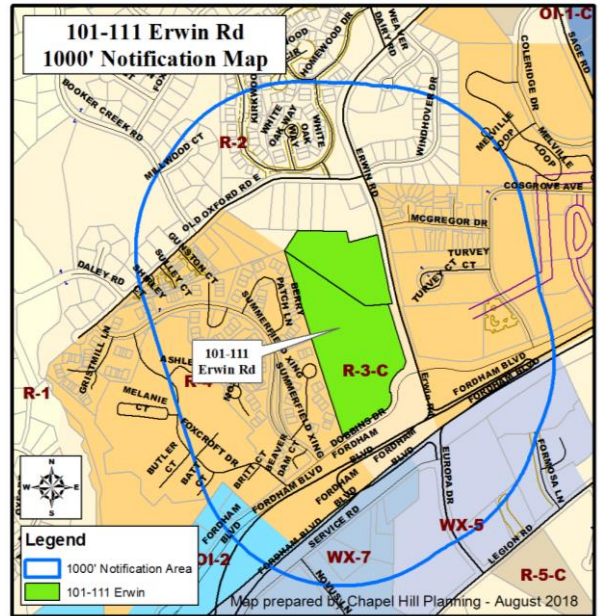
The Concept Plan, proposed for development by Summit Hospitality, LLC, includes:

- 1) A 140-dwelling unit multi-family residential project, with 15 percent affordable housing units; and
- 2) A 50-room, 5-story expansion of the existing Residence Inn Hotel.

The project includes the existing Residence Inn at 101 Erwin Road and the adjacent vacant property to the north, 111 Erwin Road. A total of 280,000 square feet (existing and proposed) are proposed, with 115,000 square feet as hotel and 165,000 square feet as residential.

The Residence Inn site at 101 Erwin Road is currently zoned Residential-3-Conditional (R-3-C), while the vacant site at 111 Erwin Road site is zoned Residential-2 (R-2). The applicant would propose a rezoning to Mixed Use-Village (MU-V) or a Conditional Use district.

PROJECT LOCATION



ATTACHMENTS

1. Resolution
2. Draft Staff Presentation
3. Application and Materials
4. Applicant Memorandum to Housing Advisory Board
5. Plan Set
6. Community Design Commission Comments From August 28, 2018
7. Housing Advisory Board comments from October 9, 2018

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR 101-111 ERWIN ROAD MIXED-USE DEVELOPMENT (2018-10-17/R-5)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for 101-111 Erwin Road, PINs 9799-48-1814 and 9799-48-0252; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on October 17, 2018 and reflected in minutes of that meeting.

This the 17th day of October, 2018.