



TOWN COUNCIL

CONDITIONAL ZONING
10.13.2021

Residence Inn and Summit Place Townhomes

101-111 Erwin Road. Chapel Hill, NC





PROCESS





RECOMMENDATION

- Close Legislative Hearing
- Consider adopting Resolution A (Resolution of Consistency)
- Consider adopting Resolution B (Revoking Special Use Permit)
- Consider enacting Ordinance A (Approving Conditional Zoning Application)





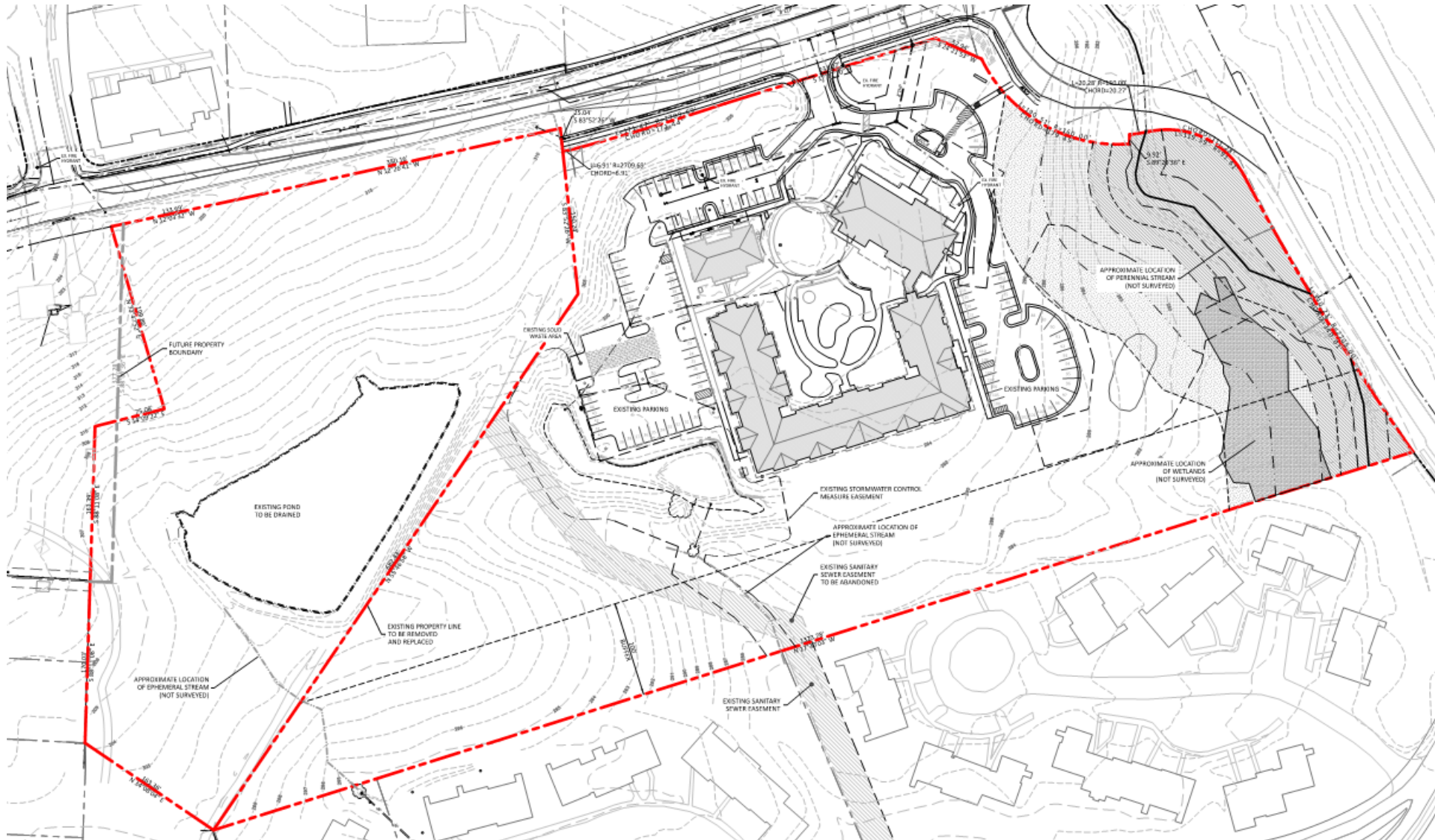
PROJECT SUMMARY

- ❑ 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



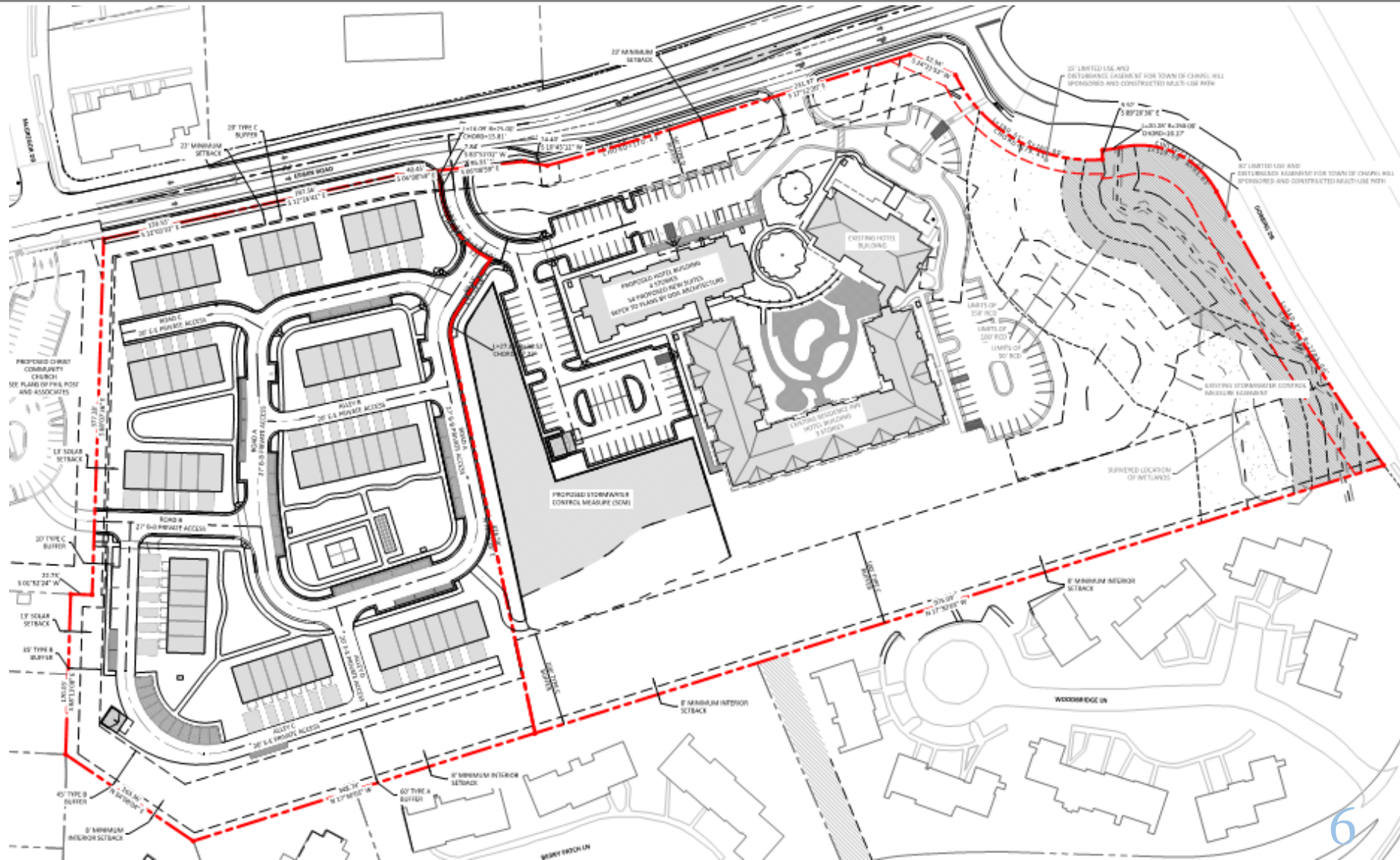


EXISTING CONDITIONS



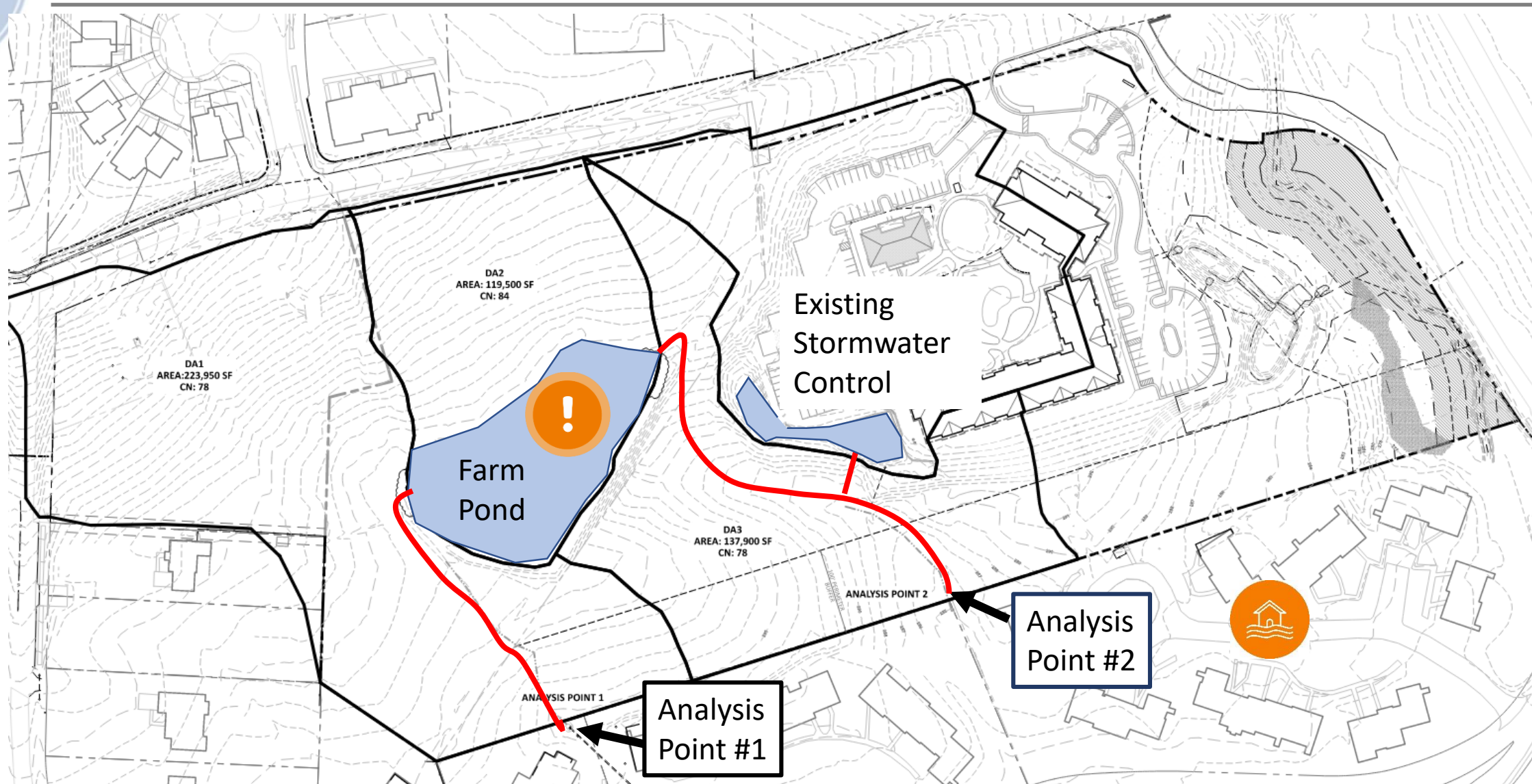


SITE PLAN





Pre-Development Drainage



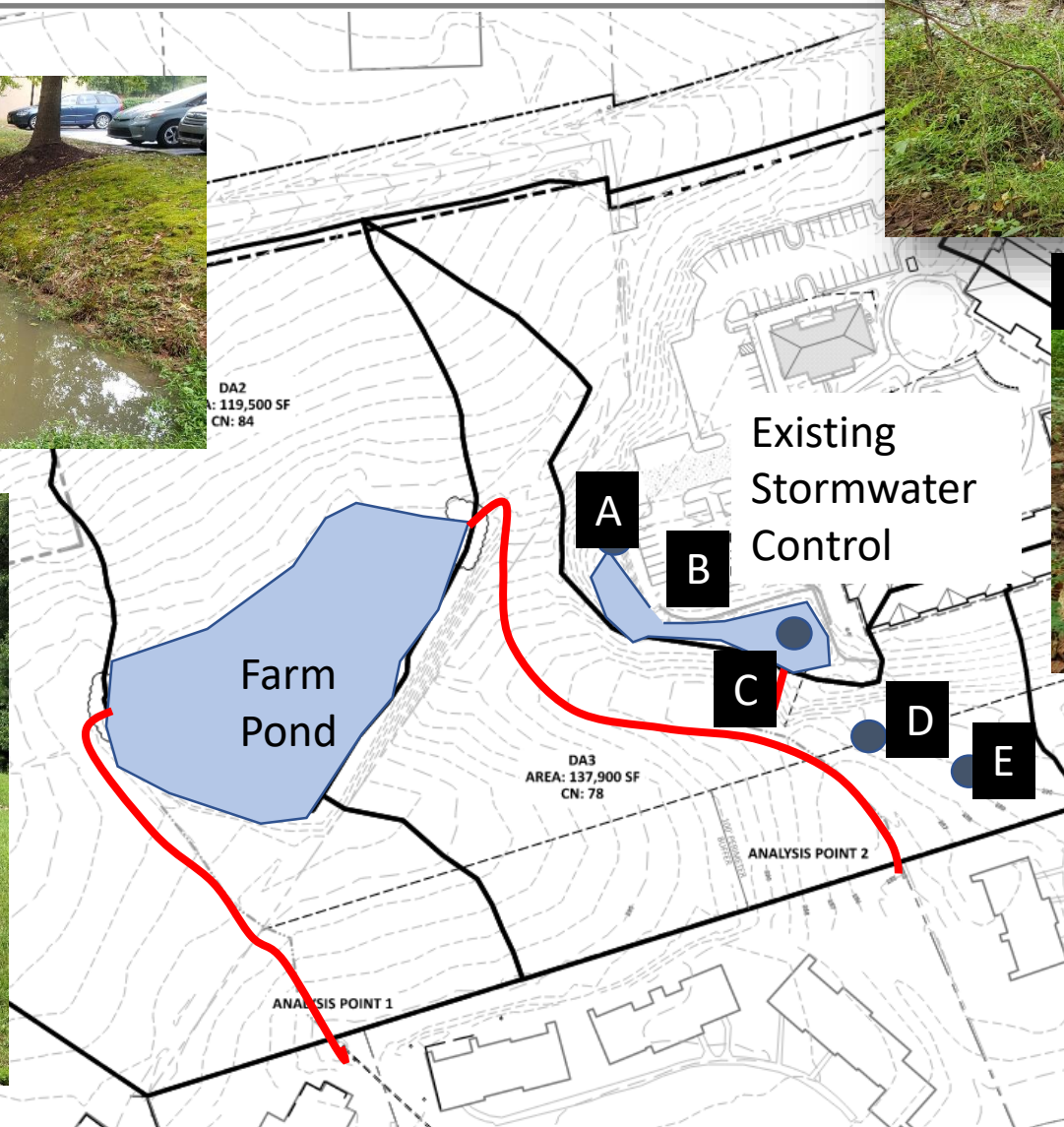


Existing Farm Pond



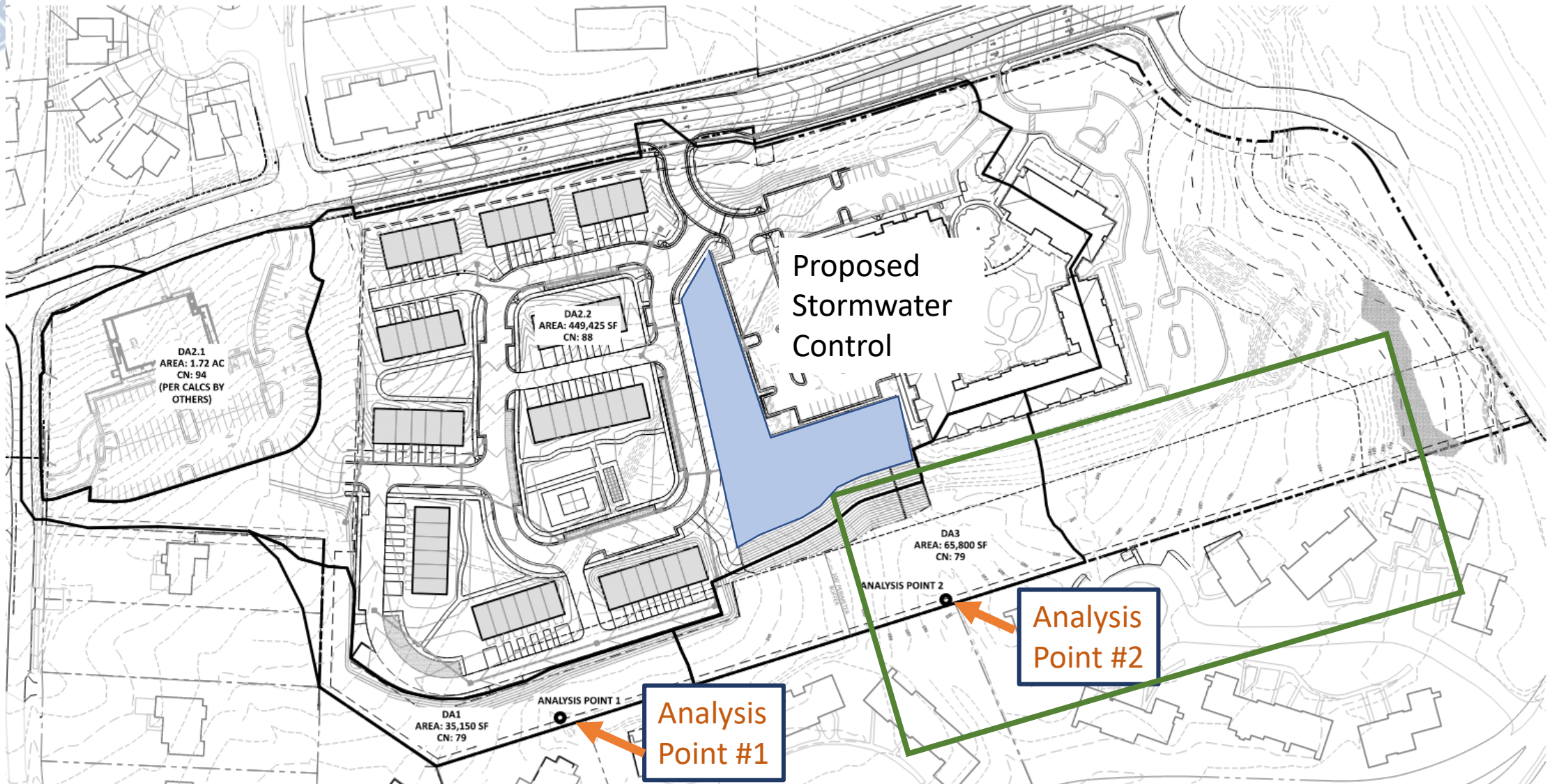


Existing Stormwater Control Measure





Post-Development Drainage





PROPOSED MODIFICATIONS

The applicant is requesting modifications to regulations:

- ~~Modify maximum parking spaces from 101 to 117 spaces~~
- Increased disturbance of steep slopes



UPDATES SINCE SEPTEMBER 1

- Parking modification no longer requested
- Updated Stormwater Impact Analysis
- Updated condition for multiuse path easement
- New condition for Landscape Buffer Encroachment
- New condition for e-bike parking



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