



**CLOSE THE LEGISLATIVE HEARING AND CONSIDER AN APPLICATION FOR
CONDITIONAL ZONING MODIFICATION - 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	June 14, 2023	Thomas & Hutton on behalf of CH Hotel Associates (Owner)

TOWN MANAGER’S RECOMMENDATION

That the Council 1) close the legislative hearing, 2) adopt the Resolution of Reasonableness and Consistency, and 3) enact the Ordinance approving the Conditional Zoning Modification application.

NO UPDATES SINCE THE MAY 10, 2023 HEARING

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.

The Planning Commission recommended approval of the application on May 2, 2023.

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

KEY POINTS

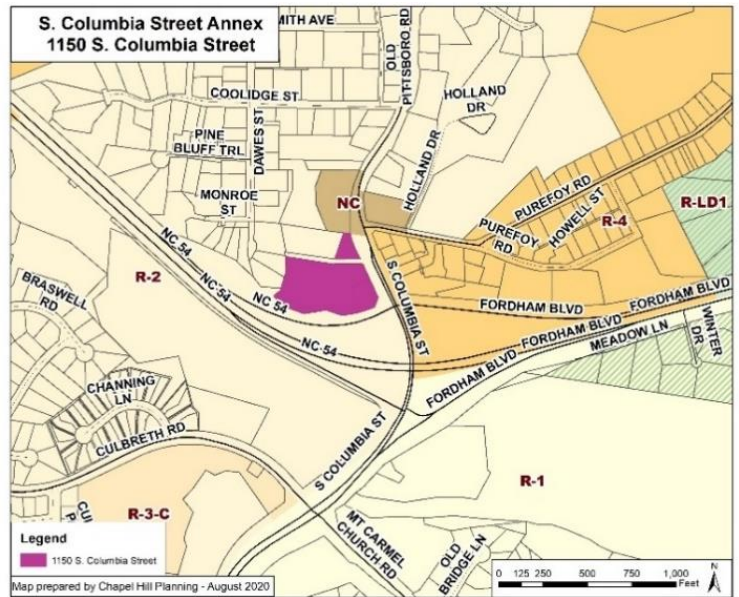
The applicant states that conditions of development approval put onto the development have resulted in a change in shape and size of the building. This has led to proposed increases in the building footprint and impervious surfaces, with proposed further expansion into the Resource Conservation District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

- Total Impervious:** increase approved impervious surface area from 48,950 sf to 50,985 sf for the site as a whole
- 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%)
- Total Units:** change from a maximum of 60 units to a permitted range of 58-60 units
- Building Square Footage:** increase the maximum floor area from 57,000 sf to 62,188 sf

PROJECT LOCATION



ATTACHMENTS

- Draft Staff Presentation
- Resolution A (Resolution of Reasonableness and Consistency)
- Ordinance A (Approving the Application)
- Resolution B (Denying the Application)
- Draft Applicant Presentation
- Applicant Narrative
- Applicant Materials