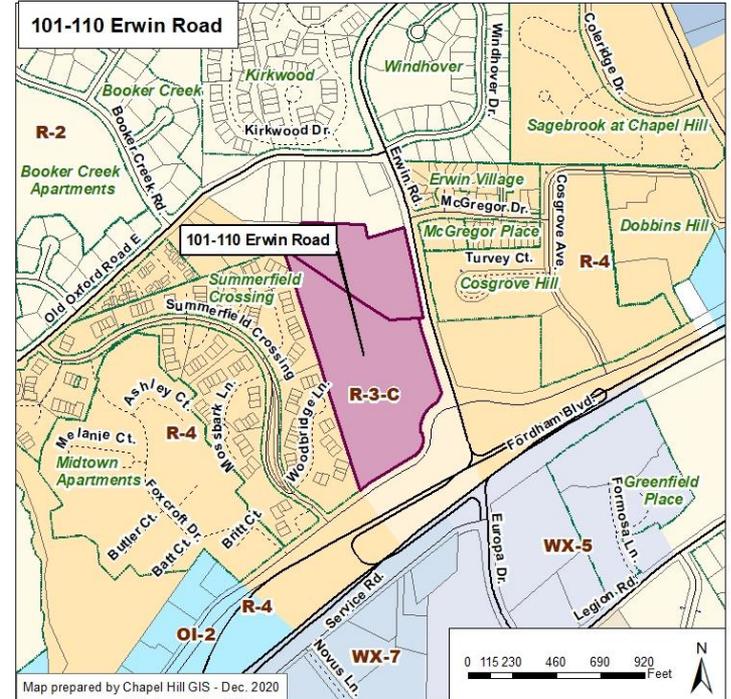




# 101-111 Erwin Road Conditional Zoning

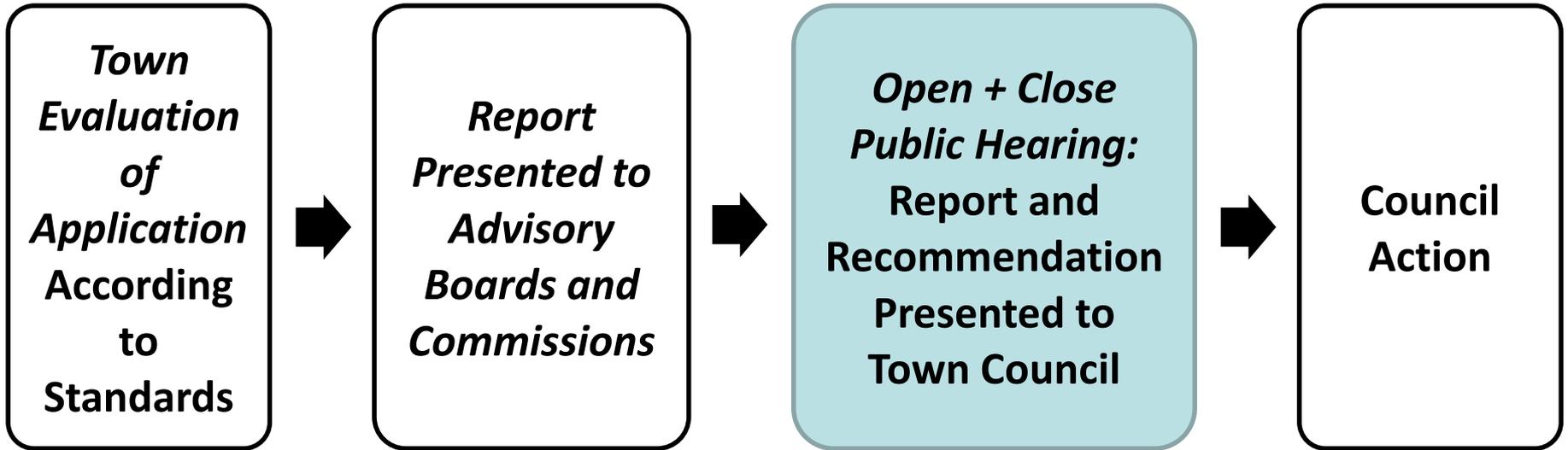
Town Council  
Public Hearing  
June 23, 2021



Tonight:

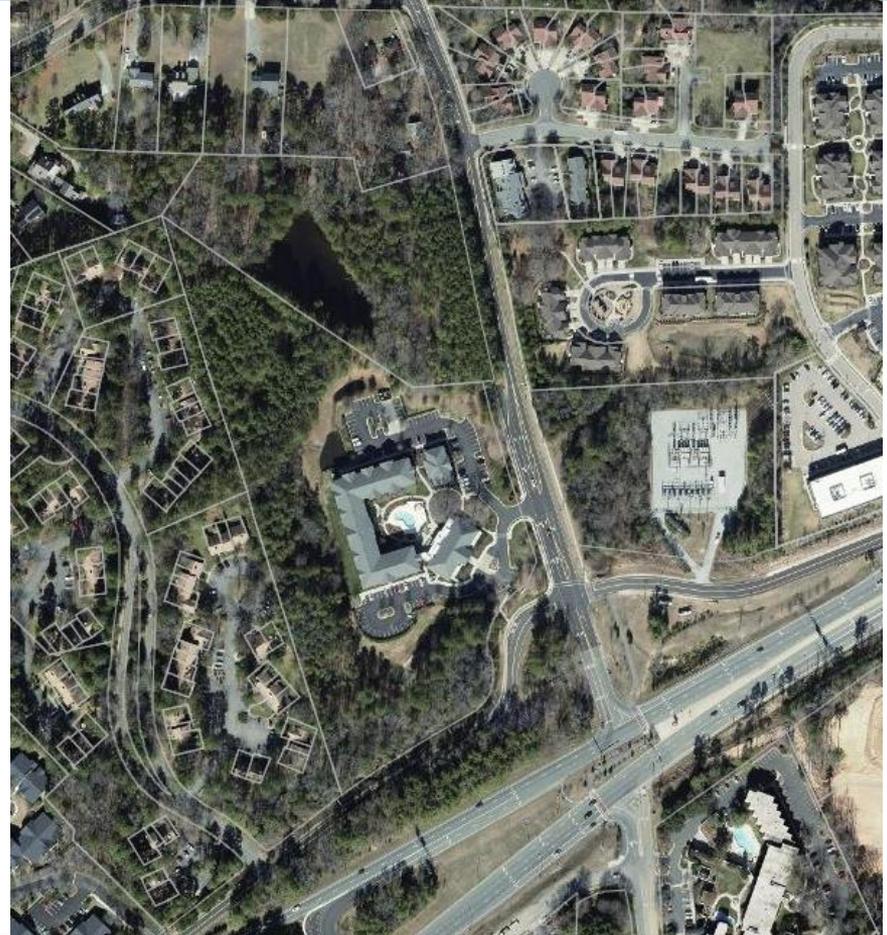
- Open the public hearing
- Receive comments
- Continue the public hearing to September 1, 2021



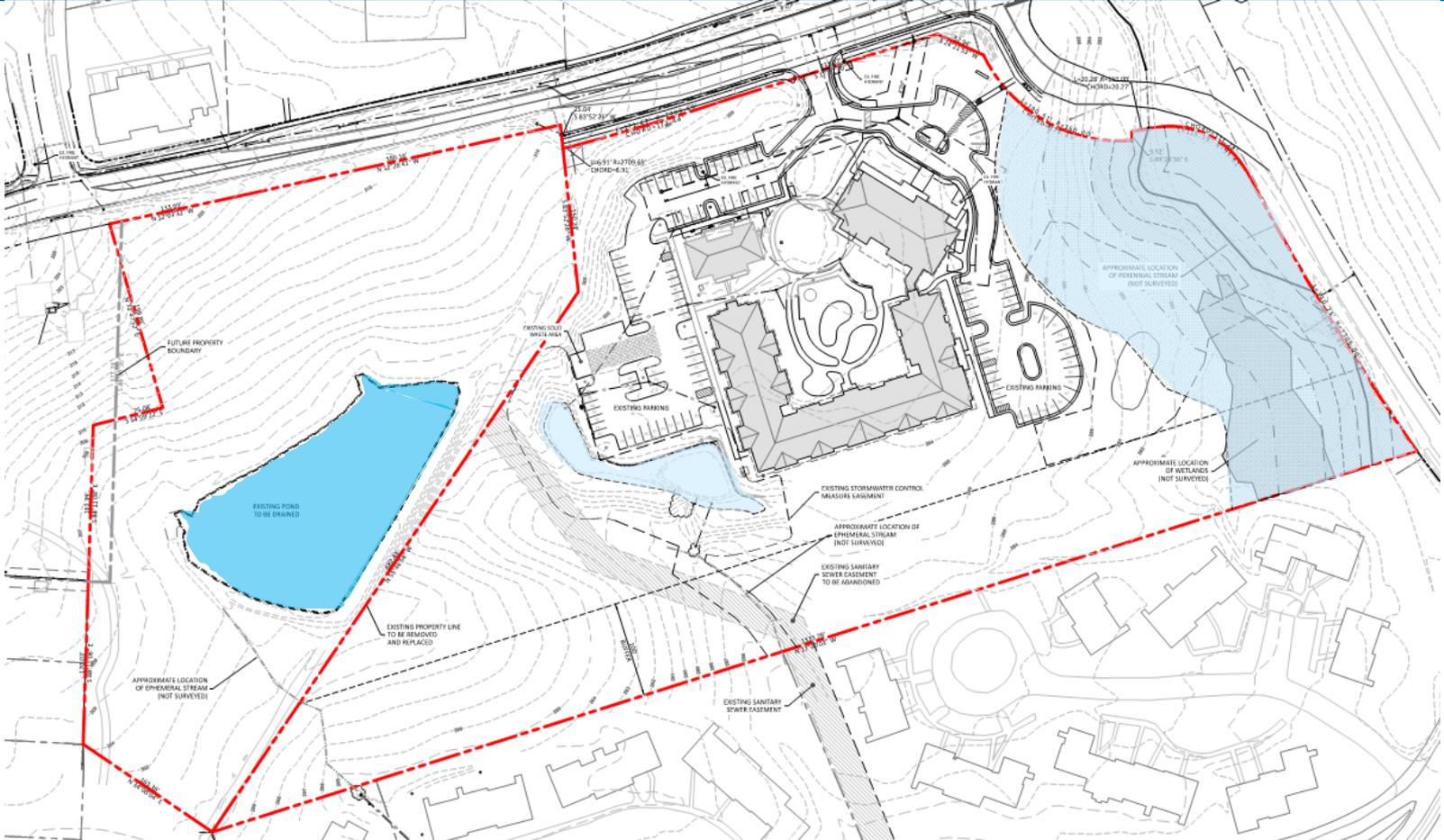


# 101-111 Erwin Road – Project Summary

- 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 condominiums

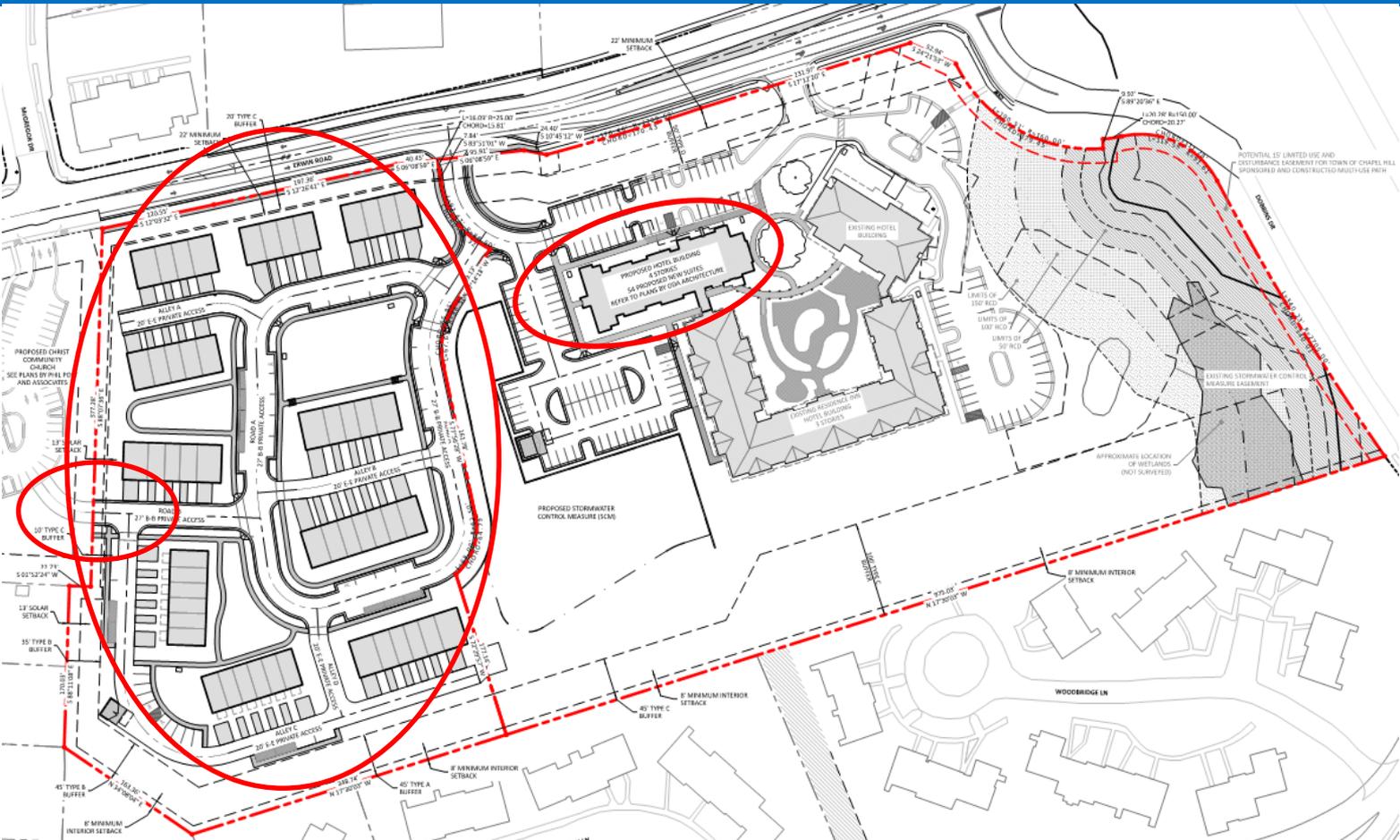


# 101-111 Erwin Road – Existing Conditions





# 101-111 Erwin Road – Site Plan



POTENTIAL TO LIMITED USE AND DISTURBANCE AGREEMENT FOR TOWN OF CHAPEL HILL SPONSORED AND CONSTRUCTED MULTITRACK PATH

- The applicant is requesting modifications to regulations:
  - Modify maximum parking spaces from 101 to 117 spaces
  - Increased disturbance of steep slopes
  - Meet active recreation area requirements with a combination of PIL, walking paths, and 50% of condominium village common areas

<b>Boards/Commissions</b>	<b>Recommendation</b>
Community Design Commission	Approval with conditions
Transportation and Connectivity Board	Approval with conditions
Housing Advisory Board	Approval with conditions
Environmental Stewardship	Approval with conditions
Stormwater Board	Approved with conditions

Tonight:

- Open the public hearing
- Receive comments
- Continue the public hearing to September 1, 2021