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February 16, 2023

Town of Chapel Hill Planning Department  
405 Martin Luther King Jr Blvd  
Chapel Hill, NC 27514

RE: CONDITIONAL ZONING PERMIT MODIFICATION APPLICATION  
1100 S Columbia Street  
Town Project File 18-039

On behalf of the developer CH Hotels Associates LLC, attached is the submittal for Limited Review for a Conditional Zoning Permit modification. The MU-V-CZD approval was originally received for this project on March 24, 2021, and recorded at Orange County Land Records on November 21, 2022.

During the final Council meetings and approvals, there were conditions put on the approval which caused the building to change shape and size. Specifically, the north building was revised to be 4 stories above the parking, and the south wing allowed to remain 5 stories above the parking. This caused the building footprint to expand, shifting the fire lane and surface parking locations. These changes altogether caused an expansion to the impervious area on site. Because so much of the project is in RCD zones, the increase affected not only the total site impervious, but impervious within the managed and upland RCD zones. It should be noted that the disturbance in the RCD has not increased. A reconfiguration of the building has solidified the unit count at 59 (one less than the maximum approval of 60 units). The building square footage also expanded to 62,188 sf of heated building area. This exceeds the original 57,000 sf building size approval.

The applicant is asking for a limited review of the project to allow for increased impervious on site and within the RCD zones, as well as a building unit count of 58-60 units and a small increase in building square footage. This request for limited review was submitted in a petition to Council presented was presented to Council January 25, 2023.

Otherwise the project is the same – parking falls within the approved limits, stream stabilization is being permitted and included in the project, buffers are planted per code except the Columbia Street buffer which is planted per the original CZD approval, and other conditions will be met. These requested modifications will not affect traffic or the report and memo already completed and submitted to the Town.

The ZCP application is already under review, and the first phase (clearing and grading) has been approved. That clearing and grading construction work is underway. The stormwater report has not been updated

for this limited review modification request, but the submittal includes the stormwater report that was most recently submitted for the ZCP application. Stormwater treatment continues to be proposed as an underground facility and will at final plan approval meet Chapel Hill requirements and the CZP approval stipulations.

Sincerely,  
Thomas & Hutton  
Wendi Ramsden RLA

A handwritten signature in blue ink, appearing to read "Wendi Ramsden", with a long horizontal flourish extending to the right.

cc. Phil Szostak – Architect, Szostak Design  
Roland Gammon – Owner, CH Properties