



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING – RESIDENCE INN – SUMMIT PLACE LOCATED AT 101-111 ERWIN ROAD (PROJECT 20-082)

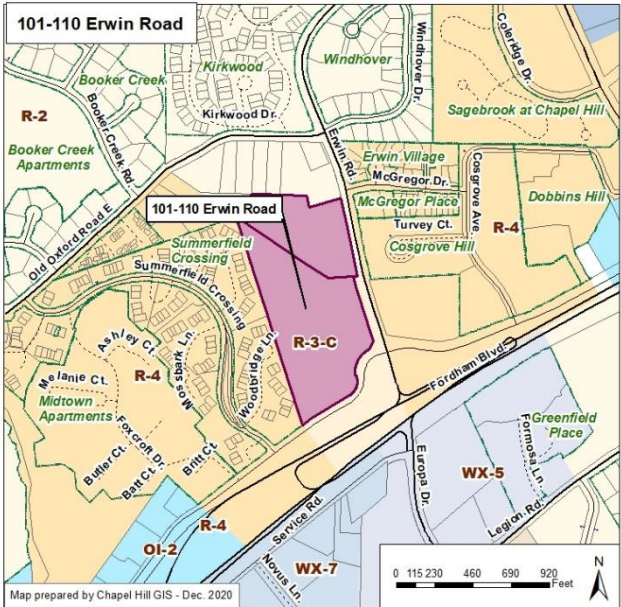
SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Colleen Willger, Director

Judy Johnson, Assistant Director

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PROPERTY ADDRESS 101-111 Erwin Road	MEETING DATE(S) May 25, 2021 –TCAB, and CDC June 8, 2021 – ESAB June 10, 2021 – HAB June 15, 2021 – Planning Commission	APPLICANT Scott Radway, Radway Design on behalf of Summit Hospitality Group, LLC
STAFF RECOMMENDATION That the Transportation and Connectivity Advisory Board, Community Design Commission, Environmental Stewardship Advisory Board, Housing Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.		
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.	DECISION POINTS The proposed development requests a Modification to Regulations for the following: <ul style="list-style-type: none"> • Off-street parking • Steep slope disturbance limitations • Recreation standards 	
PROJECT OVERVIEW <p>The applicant is proposing to develop a condominium neighborhood with 52 dwelling units, including 7 affordable units, as well as construct an additional 54 hotel rooms for the existing Residence Inn Hotel.</p> <p>The Residence Inn Hotel has an existing Special Use Permit, approved in 2003. The applicant proposes abandoning this SUP and applying a Mixed-Use Village Conditional Zoning District (MU-V-CZ) to the entire site.</p> <p>The site currently consists of two parcels; the northern 6.1 acre parcel will accommodate the Summit Place Townhomes and contains an existing farm pond. The southern 11.61 acre parcel contains the existing Residence Inn Hotel with 108 existing hotel rooms, and a two-story office/residential building that will be replaced by a four-story building with the 54 new hotel rooms.</p> <ul style="list-style-type: none"> • Existing Zoning: Residential-3-Conditional Zoning District (R-3-CZD) • Proposed Zoning: Mixed-Use Village-Conditional Zoning District (MU-V-CZD) • Total Site: 771,371 sq. ft. (17.71 acres) 	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> 1. Project Details Table 2. Resolution A, Resolution of Consistency 3. Ordinance A (Approving the Application) 4. Resolution B (Denying the Application) 5. Applicant Materials 	



















PROJECT FACT SHEET


Overview

Site Description	
Project Name	Residence Inn – Summit Place Townhomes
Address	101-111 Erwin Road
Property Size	771,371 sq. ft. (17.71 acres)
Existing	Existing Residence Inn hotel on southern parcel, existing farm pond on northern parcel
Orange County Parcel Identifier Number	9799-48-1814 and 9799-48-0252
Existing Zoning	Residential-3-Conditional Zoning District (R-3-CZD)
Proposed Zoning	Mixed-Use Village-Conditional Zoning District (MU-V-CZD)


Site Design

Topic	Comment	Status
Use/Density (Sec 3.7)	52 townhomes and 54 hotel rooms	✓
Dimensional Standards (Sec. 3.8)	Comply with LUMO Section 3.8	✓
Floor area (Sec. 3.8)	<i>Maximum:</i> 925,645 sq. ft. <i>Proposed:</i> 211,913 sq. ft.	✓
Inclusionary Zoning (Sec. 3.10)	7 affordable dwelling units proposed (13% of total units)	✓
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> 20' Type "C" and 10' Type "B" <i>Proposed:</i> 35' Type "C" and shared 10' Type "C"	✓
Buffer – East (Sec. 5.6.2)	<i>Required:</i> 30' Type "D" <i>Proposed:</i> 20' Type "C" (reduced intensity along street frontage) and 50' Type "D"	✓
Buffer – South (Sec. 5.6.2)	<i>Required:</i> 30' Type "D" <i>Proposed:</i> 30' Type "D"	✓
Buffer - West (Sec. 5.6.2)	<i>Required:</i> 20' Type "C" <i>Proposed:</i> 45' Type "B" and variable width Type "D"	✓
Tree Canopy (Sec. 5.7)	<i>Required:</i> 30% <i>Proposed:</i> 30%	✓
Landscape Standards (Sec. 5.9.6)	Application must comply	✓

Environment		
Resource Conservation District (Sec. 3.6)	Perennial stream located on southern portion of site; no disturbance proposed	
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 26.7% (7,271 sq. ft. total)	M
Stormwater Management (Sec. 5.4)	1 acre stormwater management facility to treat both parcels, as well as runoff from Christ Community Church site to the north	
Land Disturbance	386,100 sq. ft. (8.8 acres)	
Impervious Surface (Sec. 3.8)	275,950 sq. ft. (35.4% of gross land area)	
Solid Waste & Recycling	Applicant requests curbside solid waste collection	
Jordan Riparian Buffer (Sec. 5.18)	No disturbance proposed	
Access and Circulation		
Road Improvements (Sec. 5.8)	Road improvements proposed consistent with TIA: <ul style="list-style-type: none"> - New primary entrance between existing hotel entrance and McGregor Drive - Existing hotel entrance to become right-in/right-out - Internal vehicular and pedestrian connections 	
Vehicular Access (Sec. 5.8)	Primary access will be a new entrance between the existing hotel entrance and McGregor Drive	
Bicycle Improvements (Sec. 5.8)	Bicycle lanes proposed along Erwin Road	
Pedestrian Improvements (Sec. 5.8)	Internal sidewalk connections throughout the site, as well as along connection to Christ Community Church site to the north	
Traffic Impact Analysis (Sec. 5.9)	TIA Executive Summary attached	
Transit (Sec. 5.8)	Bus shelter pad to be installed for future bus shelter construction	
Bicycle Parking (Sec. 5.9)	<i>Required:</i> 12 spaces <i>Proposed:</i> 13 spaces	
Parking Lot Standards (Sec. 5.9)	Applicant requests 117 parking spaces for Summit Place Townhomes and 149 parking spaces for Residence Inn Hotel	M
Technical		
Fire	Meet Town Standards	
Site Improvements	54 hotel rooms and 52 townhomes with associated parking	

Recreation Area (Sec. 5.5)	<i>Required:</i> 12,224 sq. ft. <i>Proposed:</i> 13,356 sq. ft. (comprised of a payment-in-lieu, internal site walking paths, and 50% of common areas)	M
Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	Required at Final Plans	FP
Adequate Public Schools (Sec. 5.16)	Certificate of Adequacy of Public Schools (CAPS) required at Final Plans	FP

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan
NA	NA