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RADWAY & WEAVER

Planning & Development Consultants

November 5, 2002

505 Westminister Drive
Chapel Hill, NC 27514

Chapel Hill Planning Department
 Chapel Hill Planning & Transportation Board Members
 Town of Chapel Hill
 306 North Columbia Street
 Chapel Hill, NC 27516

RE: Residence Inn Mixed-Use Proposal

Dear Staff and Advisory Board Members:

Accompanying this letter is a memorandum providing information pertaining to the applicant's proposal to replace the Community Commercial (Conditional) rezoning and SUP request with a Planned Development – Mixed Use (PD-MU) / Special Use Permit application within the existing R-3 Conditional residential zoning district.

The major change is that rezoning is no longer sought and that the total amount of development proposed has been reduced by 7% to 79,700 SF. (Details are in the memo.)

Which Ordinance Governs?

As of today, the existing ordinance governs and the site has been designed using all the current design standards.

Because we do not know when the new LUMO will be adopted, its effective date, or all of its regulations, we do not know if this application will be acted upon before or after the LUMO is adopted. We have been assuming for some time that the new ordinance would be adopted prior to this application being voted upon. Based upon the current schedule for adoption and discussion we believe that the new ordinance will be in place before any Council action is taken on this application.

If we are subject to the new ordinance, several standards affecting this site and plan might be changed. These standards and their effect seem to be:

1. **RCD**. No doubt the RCD dimensions will be changed and this will affect the site by pushing the proposed development further to the north and west on the site.
2. **Floor Area**. The current floor area ratio in the R-3 district for residential uses is .162 and for office/hotel it is .107. The proposed floor area ratio in the LUMO is .162 for any use in the R-3 district. We are proposing that the mixed-use proposal use the .162 floor area ratio.

3. **Parking.** The changes to the parking standards would place a cap on total parking permitted on the site, but would establish 120 spaces as the minimum whether the use is hotel only or mixed-use as proposed.

Based upon these potential changes and differences, we are requesting that the PD-MU application be considered in the following manner.

Request for PD-MU/SUP and Modified PD-MU/SUP

We request that the PD-MU/SUP be reviewed and acted upon as a new SUP with a concurrently processed Modified PD-MU/SUP. The reason for this process is to permit the applicant to develop 79,700 square feet of building activity on the site. This is the same amount of activity that would be permitted a residential use and the same amount of activity apparently to be permitted in the new LUMO.

If the new LUMO is adopted and made effective prior to a decision on this application, there may be no need for a Modified PD-MU/SUP and that request would be withdrawn.

Conformance with the Comprehensive Plan

Please note that a part of this modified request is a revised Special Use Permit Statement of Justification. We ask you to read carefully the statements with regard to all the findings required, particularly Finding #4 discussing the conformance of the application with the "... general plans for the physical development of the Town. ..."

We look forward to your consideration of this request.

Sincerely,

Scott Radway, AICP

cc: Gene Singleton, Summit Hospitality Group, Ltd.
Encl (3) Memo to Advisory Boards
Revised SUP Justification Statement
Revised Site Plan (1 B/W – 1 Color)