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**RADWAY and WEAVER**

Planning and Development Consultants

505 Westminister Drive  
Chapel Hill, NC 27514**Memorandum**

To: Rob Wilson, Principal Planner  
 From: Scott Radway, AICP  
 Date: November 12, 2002  
 Subject: Proposed Residence Inn Hotel – Amended Application

On behalf of the applicant, Summit Hospitality Group, Ltd. we are proposing that the Hotel – Office – Residential Mixed Use Development meet the existing floor area requirements of the R-3 (Conditional) zoning district for the separate use group A and B uses.

The square feet permitted in total – 54,312 - are shown on the previous calculations on Exhibit B submitted last week and is already distributed, I believe, to the Planning Board.

Specifically we are proposing the following uses and quantities.

Residential	3,000 SF	4 dwellings – 1 to be affordable restricted
Office	3,000 SF	
Hotel	48,312 SF	80 guest suites

On site parking

The required parking for the activity shown above is a minimum of 92 parking spaces. The current plan shows 126 spaces.

Land Use Intensity Standards

We believe that any modifications to the site plan for the activity proposed will increase compliance with outdoor space and livability space requirements and the plan will exceed the minimum town standards of the current ordinance for all items.