

**RADWAY & WEAVER**

Planning & Development Consultants

January 8, 2003

505 Westminster Drive  
Chapel Hill, NC 27514

Mayor Foy and  
Chapel Hill Town Council Members  
306 North Columbia Street  
Chapel Hill, NC 27516

RE: Residence Inn Mixed-Use Development Proposal

Dear Mayor Foy and Chapel Hill Council Members:

The applicant, Summit Hospitality Group, Ltd., is hereby submitting materials in support of its request for approval of a Planned Development Mixed-Use proposal for the Corner of Erwin Road and Dobbins Drive.

This application proposes:

1. To develop the hotel-office-residential project within the existing R-3[Conditional] zoning of the site, and
2. To develop the project according to all the standards and requirements of the adopted Land Use Management Ordinance that the Council is now considering.

The original application was for a rezoning to permit a Residence Inn of 120 suites in the CC (Community Commercial) zoning district. At meetings with adjoining neighbors and at Chapel Hill meetings of advisory boards, a number of people expressed serious concern about extending Commercial Zoning to Erwin Road.

To address the concerns about extending CC (Community Commercial) Zoning to Erwin Road, the applicant has modified his request and is asking for approval of a Planned Development Mixed-Use SUP in the existing R-3[C] District.

The mixed-use application requests the approval of a Residence Inn of no more than 108 suites, no more than 3,000 square feet of office, and no more than 3,000 square feet and four 1-bedroom condominium residential dwellings. One of the four dwellings will be an affordable housing unit complying with Chapel Hill's requirements for permanent affordability.

In total the amount of proposed square feet of development is 79,120 square feet. This is the amount of development permitted by the standards and requirements of the LUMO for a mixed-use proposal or any multi-family development. (It is about 600 SF less than

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a multi-family development could have developed under the existing UDO and about 10% less than the original application for hotel only.)

### Submission Materials

The submitted plan and the supporting documents have been prepared so that the proposed development will meet or exceed the standards and requirements of the LUMO that the Council has expressed its intent in adopting on January 27, 2003.

### Accompanying this letter is:

1. A project fact sheet using the standards and requirements of the 4<sup>th</sup> Draft of the LUMO as it now stands,
2. Exhibit A providing floor area ratio calculations for RCD and non-RCD lands to establish the permitted amount of floor area for the site.
3. A memorandum listing voluntary R-3[C] zoning conditions proposed by the applicant,
4. A revised Special Use Permit Statement of Justification,

In addition, the applicant wishes to provide the following information for your consideration.

### Mixed-Use at the Applicant's Site is Appropriate in the Overall Context of the Comprehensive Plan

The UDO (and LUMO) establish PD-MU requirements for ". . . complimentary groupings of residential, commercial, and office uses."

Further they provide ". . . for the development of such mixed uses at locations appropriate in terms of the Comprehensive Plan and the Major Street Plan, and in close proximity to public transportation facilities. . ."

In addition, they state, "Where such developments adjoin residential neighborhoods, it is intended that (the) arrangement of buildings, uses, open space, and vehicular access be such as to provide appropriate transition and reduce potential adverse effects."

We continue to believe that when looked at in their entirety, the Comprehensive Plan goals and objectives for non-residential development and community diversity establish that the location for the proposed mixed-use development (hotel, office, and residential uses) is an appropriate site for those uses.

Roadway Improvements of Interest

The traffic conditions affecting this site also affect this general area of Chapel Hill. Planned roadway improvements to this area of Chapel Hill are:

1. Superstreet Improvements to the Erwin Rd. ♦ US 15-501 Intersection. These improvements are scheduled for construction starting in the summer of 2004 and ending in the fall of 2005.
2. Dobbins Drive realignment ♦ Erwin Road widening are scheduled to take place in the spring and summer of next year 2003.

On Tuesday, January 8, 2003 the applicant provided the Town of Chapel Hill with a payment of \$82,550 for its share of these improvements.

As the Council may recall, the only way to have these improvements constructed this year (2003) was for the Council to authorize the applicant to provide these funds to the Town. Upon completion of the improvements to the satisfaction of the Town of Chapel Hill, this money will be released to NCDOT who will construct these improvements.

Right-of-way and easement documents needed for the construction of these improvements are almost complete.

3. Weaver Dairy Road Improvements are scheduled for later this decade, but the design has yet to be determined. A public hearing was held on November 14<sup>th</sup> by NCDOT for additional citizen and Town input about the proposed alternatives.

Each of these roadway improvement projects will improve the traffic flow on these roadways for some period of time, although estimates vary between 7-20 years depending upon the road and when the improvements are constructed.

Town of Chapel Hill Traffic Impact Assessment for Residence Inn Proposal

In the fall of 2001 and spring of 2002, the applicant provided 2 TIA reports prepared by its consultant according to the Town's requirements. Then, in the early fall of 2002 the applicant paid the Town \$7,220 for the Town to hire its own consultant to analyze the traffic situation in and around the applicant's site.

The Town's consultant examined:

1. Existing (2002) conditions,
2. Conditions at buildout (2005) of the hotel (assumes Dobbins Drive and Superstreet improvements are completed), and
3. Conditions in the US 15-501 corridor in 2025.

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After the consultant's examination of the traffic from the Residence Inn, background traffic growth, traffic from additional projects in the vicinity (approved and proposed), and the improvements identified above, the consultant has said:

"In conclusion, the additional traffic generated by the proposed Residence Inn is expected to have minimal impact to the surrounding road network with the improvements that are planned under the Superstreet design, the Dobbins Drive/Erwin Road project, and the improvements that are deemed necessary regardless of whether the site is built out."

We are happy to provide any additional information you may request to help in reaching your decision about the application.

Sincerely,



Scott Radway, AICP

CC: Gene Singleton, Summit Hospitality Group, Ltd.  
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