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Memorandum

To: Mayor and Town Council of Chapel Hill
 From: Summit Hospitality Group, Ltd.
 Date: January 8, 2003

Subject: Proposed Voluntary R-3[C] Conditions
 Residence Inn Mixed-Use Application

As part of the PD-MU Special Use Permit for the Residence Inn Hotel – Mixed Use proposal at the corner of Dobbins Drive and Erwin Road, the applicant submits the following list of voluntary zoning conditions for inclusion with any Special Use Permit approved for this application. Because the property is currently zoned R-3[C] the applicant believes that these conditions can be approved by the Town Council.

Use Limitation The property shall be used for:

1. A hotel not to exceed 108 suites and the support office, guest registration, limited food service facilities, and support health and exercise facilities included as part of this Special Use Permit,
2. General office space not to exceed 3,000 square feet, and
3. No more than 4 residential condominiums dwellings not exceeding a total of 3,000 square feet.

Maximum Floor Area – The maximum amount of floor area developed shall not exceed 79,120 square feet. (This is fewer square feet of development than a multi-family development (Use Group A) would be permitted with the R-3 Conditional Zoning of the current UDO.)

Vehicular Parking – The site shall contain no more than 126 parking spaces. (This is three parking spaces more than the minimum amount of parking required by the current UDO and proposed LUMO.)

Bicycle Parking and Access – Safe bicycle access to and from the proposed hotel site will be provided and all bicycle parking required by the Town's Design Manual will be provided.

Pedestrian Access – Sidewalks connecting the internal sidewalks on the site to external sidewalks on Erwin Road and Dobbins Drive will be provided as well as a sidewalk connecting the parking areas on the southern side of the site directly to Dobbins Drive.

Impervious Surface – The maximum amount of impervious surface area on the site shall not exceed 20% of the gross lot area of the site.

Right-of-way Dedication – The applicant shall dedicate the right-of-way needed to realign Dobbins Drive and to make improvements to Erwin Road.

Construction of Road Improvements / Payment In Lieu – The applicant shall work with NCDOT and the Town of Chapel Hill to construct the improvements required by the Town of Chapel Hill and desired by NCDOT. In the case of the Dobbins Drive realignment and Erwin Road improvements, the applicant shall provide a payment in lieu to the Town for forwarding to NCDOT for the Town required improve-

ments that exceed the improvements NCDOT would otherwise make. For the "remainder" of Dobbins Drive (the approximately 340 feet of Dobbins Drive not involved in the realignment) the applicant shall either construct the improvements required by the Town of Chapel Hill or make a payment in lieu should the Town of Chapel Hill or NCDOT wish to construct these improvements.

Buffer Adjoining Summerfield Crossing – A permanent deed restricted buffer of existing vegetation a minimum of 100 feet in width shall be created along the joint property line with Summerfield Crossing.

Buffer Adjoining Erwin Road – The landscape buffer along Erwin Road shall be at least 50 feet in width for the entire frontage of the site.

Building Location and Height Limitation – No building shall be placed closer than 175 feet to the joint property line of the Marriott site and Summerfield Crossing, nor closer than 100 feet to any other property line and no building shall exceed 45 feet in height.

OWASA Sewer Connection – The hotel shall be developed so that sanitary sewer service shall not require the clearing of and use of the existing OWASA easement crossing Summerfield Crossing.

Parking Lot Lighting – Parking lot lighting shall:

1. Be designed to provide for the safe movement of hotel guests and employees,
2. Use fixtures not greater than 15 feet in height with high pressure sodium lamps,
3. Use cut-off or similar shield devices to prevent light spillage away from the parking lots, and
4. Be consistent with all Town of Chapel Hill and Duke Power lighting standards.

Building Lighting - No building mounted lighting will be placed on the sides or ends of the guest buildings where those facades face Summerfield Crossing.

Stormwater Flow and Site Disturbance – Northern Drainage Swale – The natural drainage swale passing from west to east across the northern portion of the site (and to the north of all proposed site disturbance shown on the accompanying SUP) shall be protected from encroachment during construction by tree protection fencing and other devices as approved by the Town of Chapel Hill.