

SUMMARY OF PLANNING BOARD ACTION

Subject: Marriott Residence Inn - Application for Special Use Permit, Planned Development - Mixed Use

Meeting Date: February 4, 2003

Recommendation: That the Council denies the application for the Marriott Residence Inn Special Use Permit, as recommended in the Staff Report dated January 22, 2003.

Vote: 4-3

Aye: Julie Coleman, Timothy Dempsey, Thatcher Freund, Sally Greene.
Nay: Coleman Day Gay Eddy, Nancy Gabriel.

Reasons for Dissent:

1. Mistake in the Comprehensive Lane Use Plan: Dissenting Board members stated that the proposed mixed-use, although inconsistent with the site's Low Residential Land Use designation, was an appropriate use for this site. Some members also believed that on this particular site the Low Residential land use designation is not appropriate and that the Land Use Map should be amended.

2. Visual impact less than other possible uses: Several Board members stated that the proposed project includes design elements that decrease the visual impact on surrounding neighborhoods and land uses. In particular proposed perimeter bufferyards widths, between 40 and 100 feet, exceed minimum requirements. One dissenting Board member also believed that due to topography and building placement, it is unlikely that the proposed three story hotel would be visible from US 15-501.

3. Traffic impact less than or comparable to residential development: A Board member noted that, unlike roadway connectivity sometimes included or required with residential proposals, this proposal does not include internal roadway connections to adjacent properties and therefore, the proposed mix-use could have less impact on adjacent internal residential streets. Another board member believed that a residential development of two-family structures on this site would have greater traffic impacts that the proposed use.

4. Diversity in tax base: A dissenting Board member stated that this proposal would create diversity in the community's tax base, a stated objective of the Town's Comprehensive Plan.

Prepared by:

Sally Greene, Chapel Hill Planning Board *[Signature]*
Gene Poveromo, Staff