

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: Marriott Residence Inn Hotel – Application for a Special Use Permit

Meeting Date: February 19, 2003

Recommendation: That the Council approves this application for a Special Use Permit with the adoption of Resolution B attached in the Staff Report dated January 22, 2003, subject to the following stipulation:

- That the hotel’s entrance driveway on Erwin Road be shifted as far north as possible, in order to provide greater separation for vehicles turning into this site, and those vehicles turning into the realigned Dobbins Drive.

Vote: 5 - 2

Aye: Richard Barrett, George Cianciolo, Terry Eason, Alice Ingram, Martin Rody.

Nay: Dale Coker, Polly Van de Velde

- Issues Raised:**
- 1) Several Commission members, although in favor of the hotel, questioned the need for a mix-use development on this site and preferred a proposal without an office/residential condominium component.
 - 2) Controlling stormwater runoff on site, including rate, volume and water quality was raised as a concern by members. One member stated a preference for an impervious surface parking lot.
 - 3) A Commission member noted that the architecture presented for this site was inappropriate for Chapel Hill, and emphasized a desire for architecture other than the proposed “stock model.” The member also stated that following future roadway improvements along US 15-501 and Dobbins Road, including associated tree removal, the hotel would likely be visible through the remaining vegetation.

Reason for Dissent:

Dissenting members believed that due to traffic impacts, a hotel was not an appropriate use for this site. One member was concerned about the stormwater management on site. Concerns with the proposed elevations and lack of adequate public bus service was also expressed.

Prepared by: Terry Eason, Chair, Community Design Commission *for TE.*
Gene Poveromo, Staff