

## **MEMORANDUM**

**TO:** Chapel Hill Planning Board  
Chapel Hill Transportation Board  
Chapel Hill Bicycle and Pedestrian Advisory Board  
Chapel Hill Community Design Commission

**FROM:** Gene Poveromo, Development Manager  
Judy Johnson, Senior Planner

**SUBJECT:** Applications for Zoning Atlas Amendment and Special Use Permits – The Southern Village Hotel and Apartments, 1020-1100 US 15-501 South (Project Nos. 12-097, 12-098, 12-099, 12-100, and 12-101)

**DATE:** May 22, 2013 Community Design Commission  
May 23, 2013 Transportation Board  
May 28, 2013 Bicycle and Pedestrian Advisory Board  
June 4, 2013 Planning Board

### **DESCRIPTION OF THE APPLICATIONS**

This memorandum describes the five requests related to the proposed Southern Village Hotel and Apartments:

1. an application for Zoning Atlas Amendment for 4.14 acres of land from Residential-2 (R-2) and Residential-5-Conditional (R-5-C) to Mixed Use-Village Arterial (MU-V Arterial);
2. an application for a Special Use Permit to construct a hotel and in a second phase, an apartment building. The proposal entails constructing a 130 room hotel, approximately 78,117 square feet of floor area, and 90 parking spaces to be located at 1020-1100 US 15-501 South. The apartment building would be approved with a future Special Use Permit Modification;
3. an application for Master Land Use Plan Modification for the Southern Village, to amend the boundary in order to transfer 1.8 acres of land area to the Southern Village Hotel development site;
4. an application for a Special Use Permit Modification for the Southern Village Apartments Special Use Permit to amend the boundary of the permit and eliminate a portion of the 50' Type B landscape buffer; and
5. an application for a Special Use Permit Modification to the Southern Village-Village Core to modify the use category floor area limitations.

We recommend that advisory boards and commissions make recommendations to Council on the following: 1) Southern Village Hotel and Apartments Special Use Permit application; 2) Southern Village Apartments Special Use Permit Modification application; 3) Southern Village Master Land Use Plan Modification application; and 4) Southern Village-Village Core Special Use Permit Modification. We also recommend that the Planning Board make a recommendation

on the Southern Village Hotel and Apartments Zoning Atlas Amendment application, as mandated by the Ordinance.

These applications are proposed to be considered at the Council's public hearing, tentatively scheduled for Monday, September 16, 2013.

### **ZONING ATLAS AMENDMENT**

The Southern Village Hotel and Apartments Zoning Atlas Amendment application proposes to rezone the 4.14-acre site from Residential-2 (R-2) and Residential-5-Conditional (R-5-C) to Mixed Use-Village Arterial (MU-VA).

Zoning determines the type and intensity of uses and development that are allowed on a piece of land. The proposed use is allowed in the proposed zoning district. The applicant seeks to rezone the site to allow more development intensity of floor area, density, and height, afforded by the Mixed Use-Village (MU-V) zoning district.

### **SPECIAL USE PERMITS**

The Southern Village Hotel and Apartments Special Use Permit application proposes to redevelop the site, demolishing three existing single-family dwelling unit and to construct a 6-story hotel with 130 lodging units, and 78,117 square feet of floor area, and parking for 90 vehicles with a future phase to include an apartment building.

A separate Southern Village Apartments Special Use Permit Modification application is proposing amending the boundary and transferring 1.8 acres of land area to the Southern Village Hotel site as well as to eliminate a portion of the 50' Type B landscape buffer.

A third Special Use Permit Modification for the Southern Village-Village Core proposes to modify the floor area limitations for the different land use categories to give more flexibility Village Core.

### **MASTER LAND USE PLAN**

The modification to the Southern Village Master Land Use Plan application proposes to amend the boundary and transfer 1.8 acres of land area to the Southern Village Hotel site.

### **RECOMMENDATIONS**

Attached for your consideration are a draft public hearing memorandum on the rezoning proposal, and a staff reports on the Southern Village Hotel and Apartments Special Use Permit application, the Southern Village Apartments Special Use Permit Modification application, the Southern Village-Village Core Special Use Permit Modification, and the Southern Village Master Land Use Plan Modification application. We recommend that the advisory boards receive comments, consider the attachments associated with the applications, and make recommendations to the Town Council on the four applications. Your recommendations will be

part of the Council's consideration at the public hearings, tentatively scheduled for Monday September 16, 2013

### **RECOMMENDATION ON REZONING APPLICATION**

We recommend that the Planning Board make a recommendation to the Council on the rezoning proposal.

### **ATTACHMENTS**

1. Draft Public Hearing Memorandum on the rezoning application, with attachments
2. Staff Report on the Southern Village Hotel and Apartments Special Use Permit, with attachments
3. Staff Report on the Southern Village Apartment Special Use Permit Modification, with attachments
4. Staff Report on the Southern Village Master Land Use Plan Modification, with attachments
5. Staff Report on the Southern Village-Village Core Special Use Permit Modification, with attachments