



Legislation Details (With Text)

File #:	20-116	Name:	
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Title:	Request for a CUP Permit Extension for the Hilton Garden Inn hotel proposed for 390 E. Main Street PURPOSE: The Board is asked to review and consider approving a request for an extension of the date when a Conditional Use Permit would otherwise expire for the Hilton Garden Inn CUP. Town staff recommends approval of the request.		

Indexes:

Code sections:

Attachments: 1. Attachment A - HGI Resolution Granting Permit Extension 2020, 2. Attachment B - HGI Permit Extension request 2020

Date	Ver.	Action By	Action	Result
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TITLE:

Request for a CUP Permit Extension for the Hilton Garden Inn hotel proposed for 390 E. Main Street

PURPOSE: The Board is asked to review and consider approving a request for an extension of the date when a Conditional Use Permit would otherwise expire for the Hilton Garden Inn CUP. Town staff recommends approval of the request.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Jeff Kleaveland, 919-918-7332

INFORMATION: Laura Van Sant, on behalf of Main Street Properties of Chapel Hill LLC, has requested a two year extension of the date on which a previously issued Conditional Use Permit (CUP) will otherwise expire (Attachment B-1).

The original permit for the project was issued on March 8 2016 (Attachment B-2) and since then two permit extensions have been issued by the Board (in two year increments) bringing the current expiration date to March 8, 2020. If this item is approved, the new expiration date will be March 8, 2022.

The permit allows for the creation of a five-story hotel located on 390 E. Main Street (PIN 9778968060).

Permit extensions are regulated by Section 15-62 of the LUO (Attachment B-10). Also attached is a permit extension worksheet (Attachment B-12); this is only needed if the Board chooses to pull the item from the consent agenda and discuss. Otherwise, the Board may simply approve the resolution approving the request (Attachment A)

Regarding construction, the applicant has finished three round of construction plan review but have paused their resubmittals. The last time construction plans were reviewed by this office was in June 2018.

As stated in the applicant's request, "Main Street Properties of Chapel Hill LLC is proceeding with due diligence and in good faith toward using this property in accordance with the CUP." (Attachment B-1).

Prior to construction authorization, the applicant will be required to hold a neighborhood pre-construction meeting whereby the construction management plan (as submitted during CUP permitting) will again be reviewed and modified as needed.

FISCAL & STAFF IMPACT: The applicant has paid the applicable fee associated with this request. No other impact is noted.

RECOMMENDATION: Town staff recommends that the Board of Aldermen adopt the attached resolution (Attachment A) approving the permit extension request. The new expiration date for the permit will be March 8, 2022.