

Special Use Permit Process



Development Review Process

**Concept
Plan
Review**



**Staff
Review**



**Advisory
Board
Review**



**Council
Review**



**Final
Permitting**

Special Use Permit

Quasi-judicial Decision

- **Uses process similar to court proceeding**
- **No Council discussion outside the public hearing**
- **No fixed opinions developed prior to the hearing**
- **Applicants provide testimony under oath**
- **If applicant meets four findings, Council has to issue permit**



Merritt Mill East Multi-Family Development

Special Use Permit

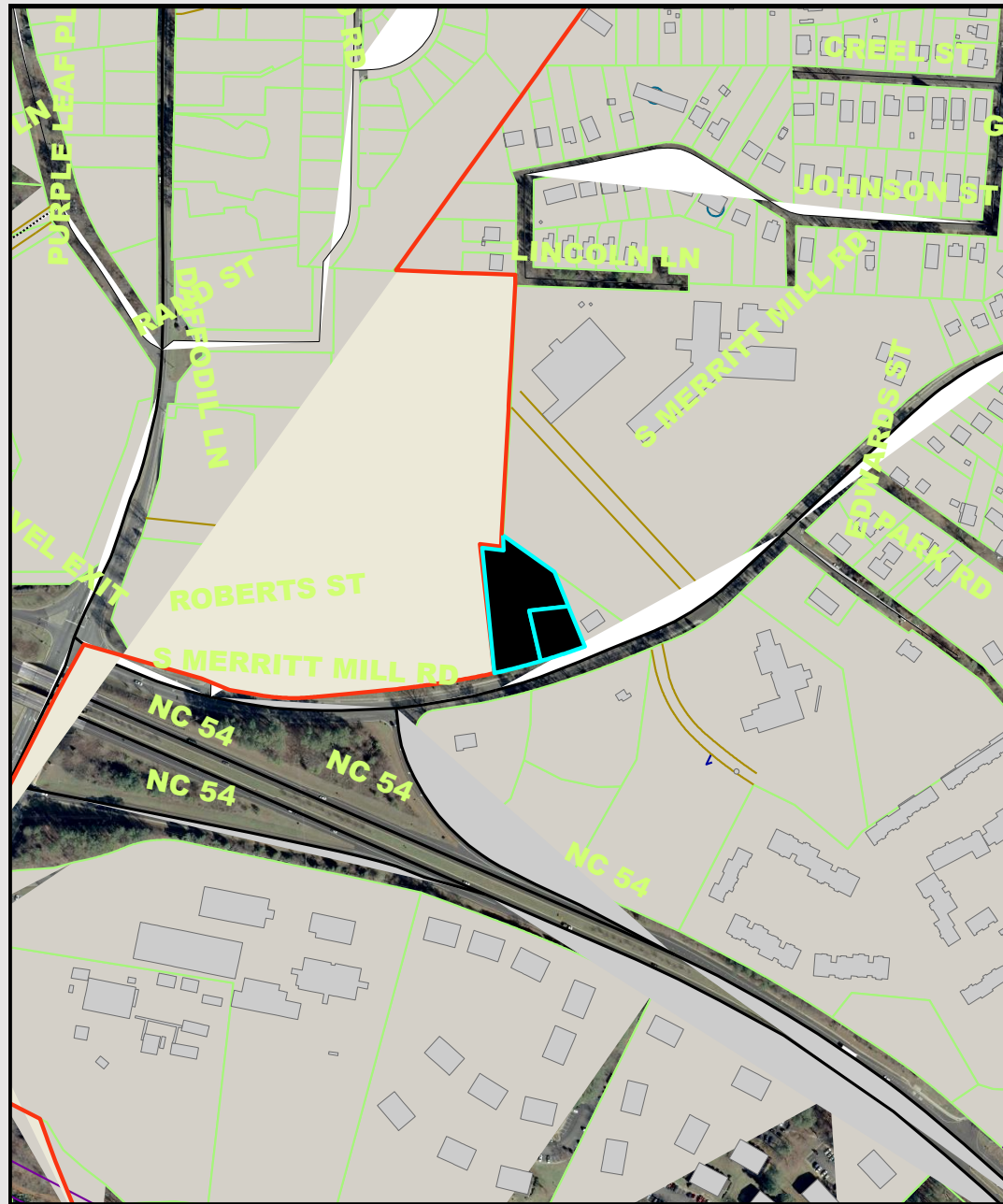
Business
Meeting
April 25, 2018



Advisory Board Recommendations – Merritt Mill East

Board/ Commission	Recommendation
Planning	Approve as submitted
Community Design	Approve as submitted; Special Considerations
Environmental Stewardship	Approve as submitted; Special Considerations
Transportation and Connectivity	Approve as submitted
Housing	Approve as submitted; Special Considerations

Location – Merritt Mill East



- **Assemblage of 2 undeveloped lots**
- **Straddles Municipal limits line**

Access and Description – Merritt Mill East

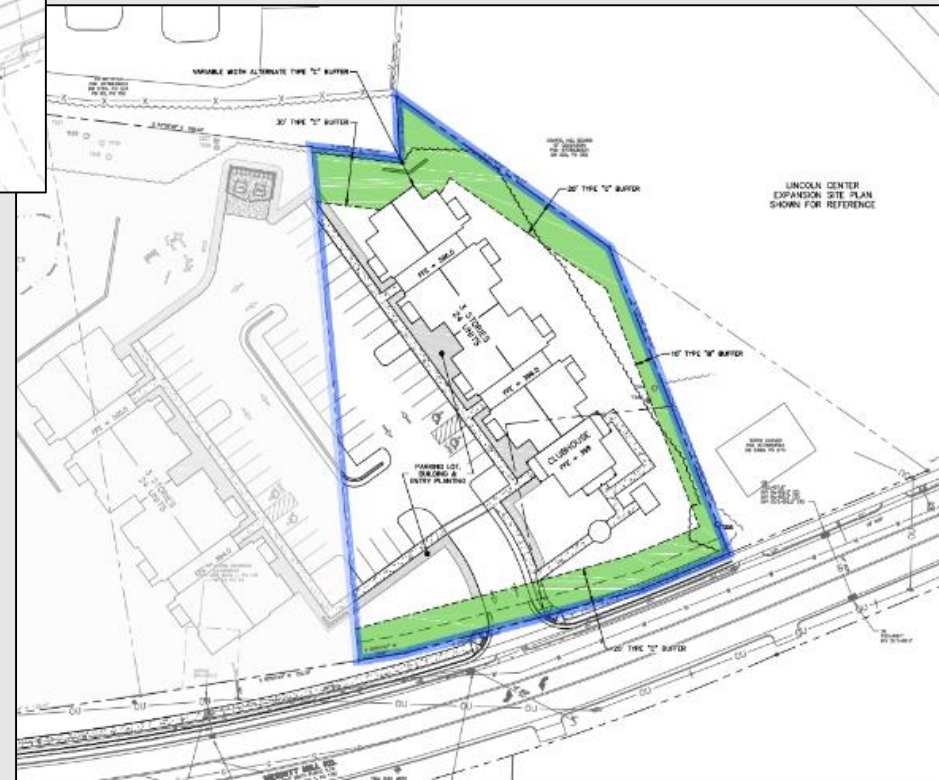


ASSESS THE POTENTIAL SALVAGEABLE MATERIAL
2. PURSUANT TO THE COL CORRUGATED CARDBOARD BE RECYCLED.
3. PURSUANT TO THE COL DEMOLITION WASTE (HW) SHALL BE LICENSED BY
4. PRIOR TO ANY DEMOLIT APPLICANT SHALL HOLD SOLID WASTE STAFF. TR WITH OTHER DEVELOPER
5. THE PRESENCE OF ANY HAZARDOUS MATERIALS LOCAL, STATE, AND FEI

- **24 1-bedroom units (3-story)**
- **Clubhouse**
- **26 Parking spaces**
- **Maximizes building area**

Grading – Merritt Mill East

Existing Topography



Proposed Grading

Adjacent Conditions – Merritt Mill East



Improvements:

- OWASA main along eastern side of Merritt Mill
- Dedicating ROW
- Adding to affordable housing

Modifications – Merritt Mill East

Modification	Requirement	Proposal
Planting Strip	5-foot planting strip between parking and building wall	Variable
Steep Slopes	No more than 25% land disturbance	More than 25% disturbance
Stormwater Management	Management on-site	Off-site on Carrboro side
Solid Waste/Recycling	Facilities on-site	Off-site on Carrboro side
Tree Canopy	30%	27%; 34% with Carrboro side
Recreation Space	2,964 Sq. Ft. on-site	2,964 sq. ft. with Carrboro side

Off-site Amenities – Merritt Mill East



Recommendation –Merritt Mill East

That the Council

- **Open the Public Hearing and receive evidence**
- **Close the Public Hearing**
- **Approve the Special Use Permit with adoption of Revised Resolution 8.**

