

# Merritt Mill Apartments Rezoning

The solution to  
homelessness is **housing.**

[www.casanc.org](http://www.casanc.org)



# Why Rezoning requested?

- Changing conditions – need for affordable units
- Achieve the purposes of the Comprehensive Plan
  - PFE.3: A **range of housing options** for current and future residents
  - PFE.4: A community that provides **access to opportunity**
  - CPE.3: A safe, vibrant and **connected (physical and person) community**
  - GA.2: A connected community that links neighborhoods, businesses and schools via greenways, **sidewalks, bike facilities and public transportation**
  - GPNS.1: Low density, green Rural Buffers that **minimize sprawl**
  - GPNS.9: Future land use, form and density that **strengthens the community, social equity, economic prosperity** and natural environment
  - TCG.4: ...and **housing for Town, University and Healthcare employees** that encourages them to reside in the community



# Merritt Mill Apartments (Entire Site)

- Total units: 48
  - 24 1-bedroom, 1-bath
  - 24 2-bedroom, 2-bath
- 66 vehicular parking spaces
- 36 bike parking spaces
- Lot size: 3 acres (2 in Carrboro, 1 in Chapel Hill)
- Highlights of the development
  - Permanent affordability
  - Fantastic location
  - High-quality design
  - Low-maintenance materials and landscaping long-term
  - Hands-on property management



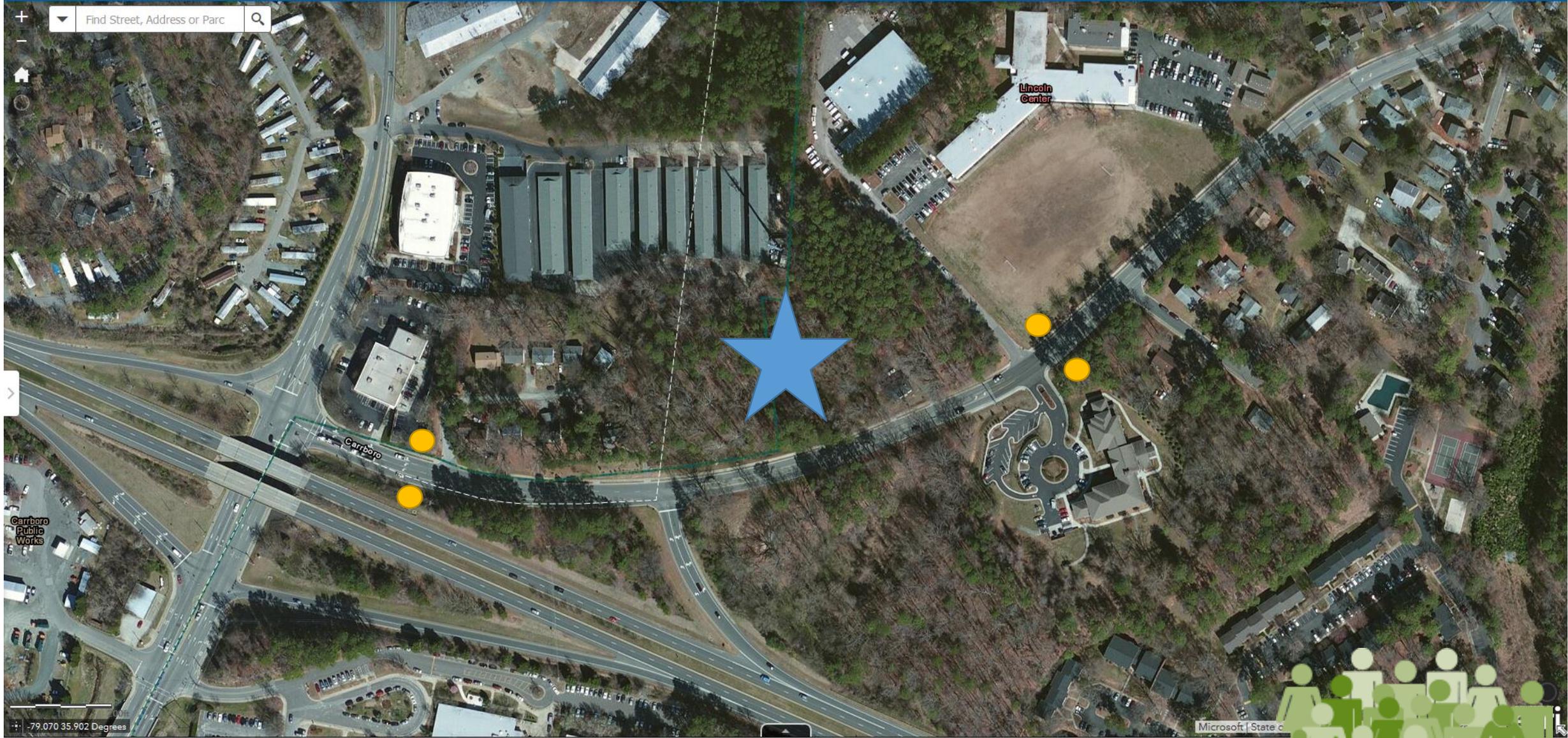
# Affordability

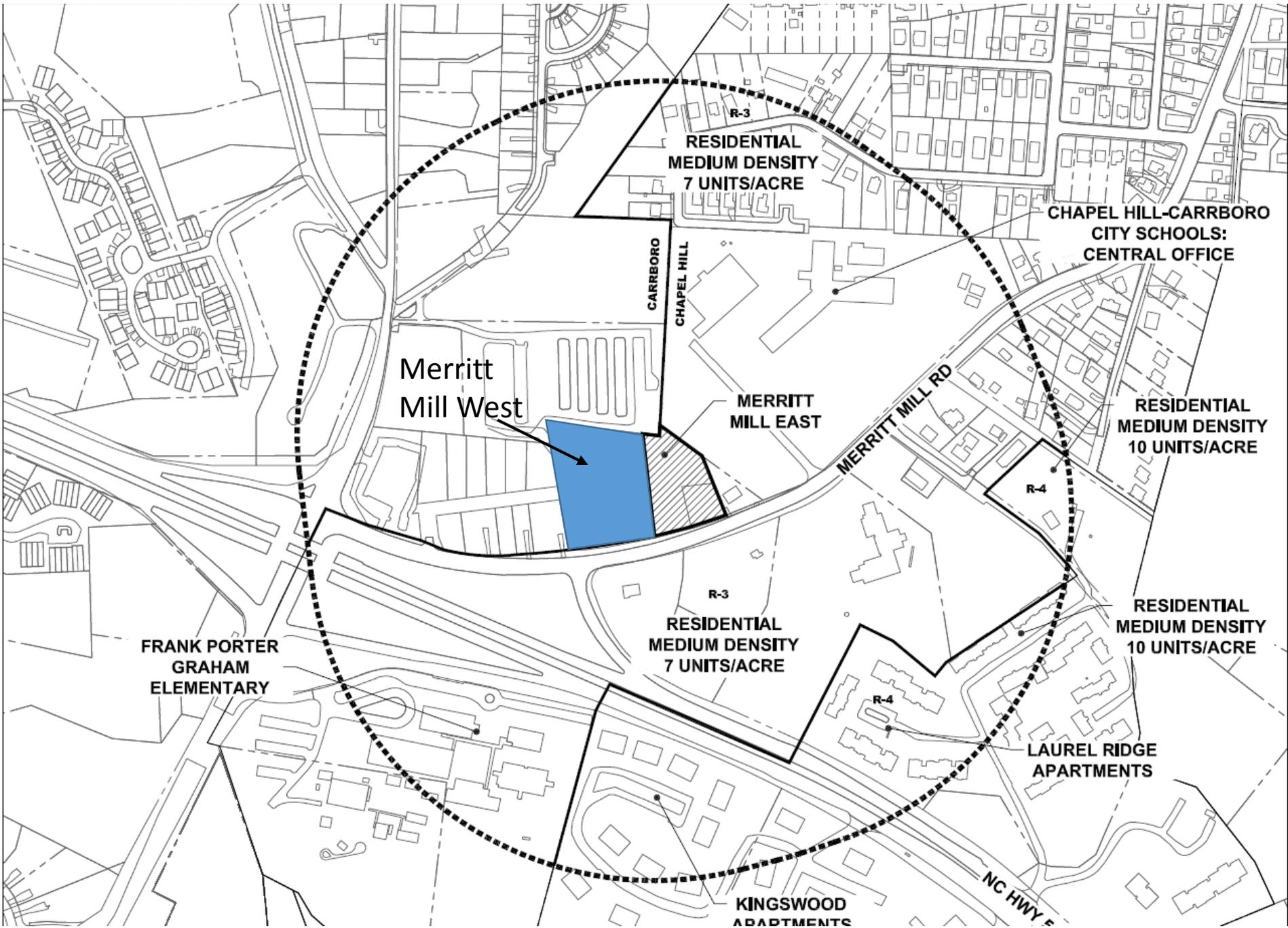
- All units affordable to households at or below 60% AMI
- Rental subsidies accepted

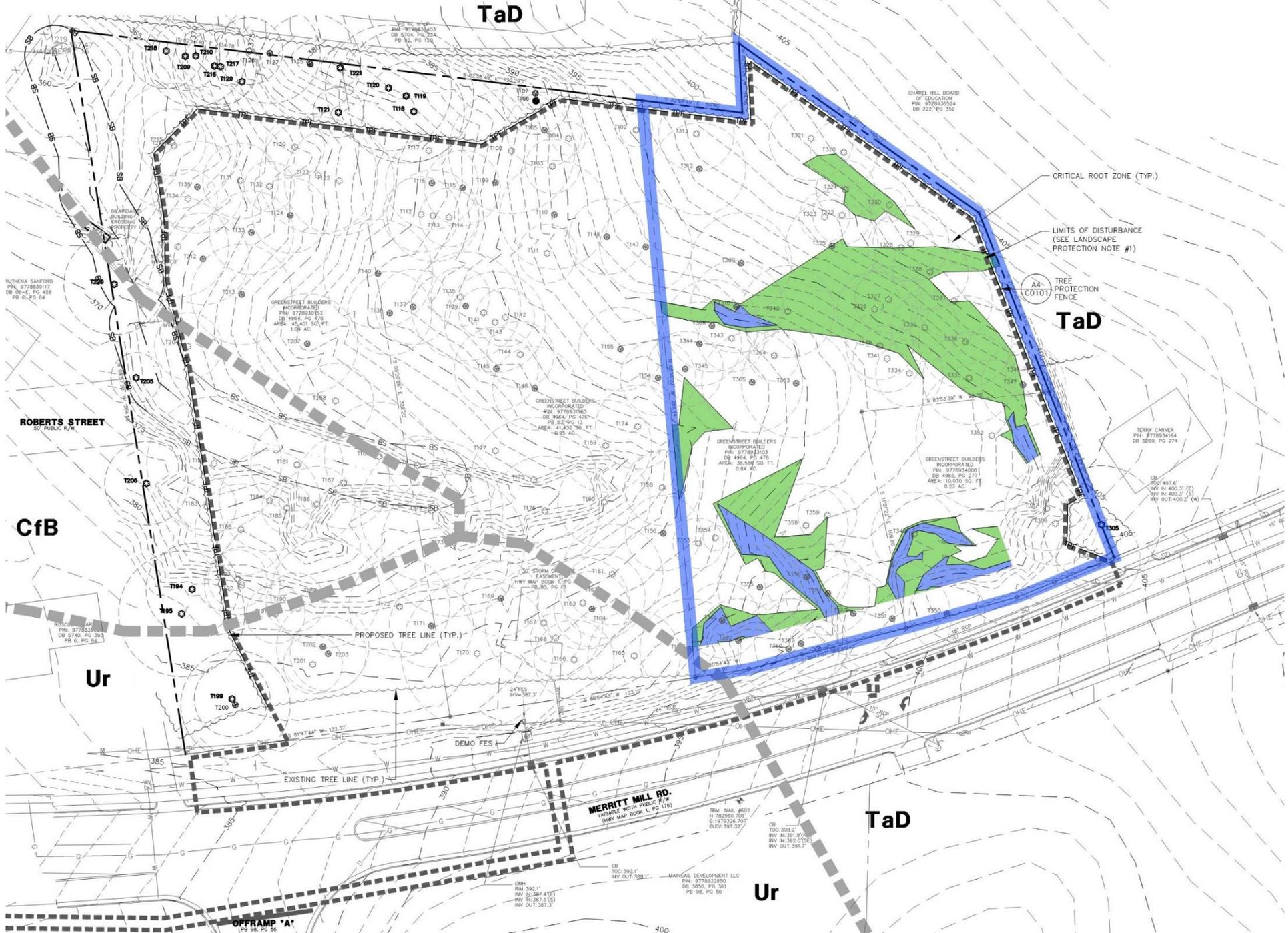
AMI	Income Range	Estimated Rent 1BR	Estimated Rent 2BR	Estimated Number of Units
30%	< \$15,400 (1 person) < \$22,000 (4 persons)	\$286	\$354	12
50%	< \$25,700 (1 person) < \$36,650 (4 persons)	\$562	\$684	8
60%	< \$30,840 (1 person) < \$43,980 (4 persons)	\$699	\$849	28



Find Street, Address or Parc







**DRAWING LEGEND**

SYMBOL	DESCRIPTION
-461-	MINOR CONTOUR
-460-	MAJOR CONTOUR
WV	WATER VALVE
⊗	FIRE HYDRANT
⊗	FIRE DEPT. CONNECTION
⊗	UTILITY POLE
⊗	WATER METER
⊗	SIGN POST
⊗	PARKING COUNT
⊗	SITE LIGHTING POST
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY LINE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
G	GAS LINE
SD	STORM DRAINAGE PIPE
---	EXISTING TREE LINE
□	SLOPES LESS THAN 15%
■	SLOPES BETWEEN 15% AND 25%
■	SLOPES GREATER THAN 25%
---	SOILS TYPE DELINEATION (SEE SOIL TYPE LEGEND)
⊗	SPECIMEN TREE SAVE
⊗	RARE TREE SAVE
---	R-SS-C REZONE AREA
---	LIMITS OF DISTURBANCE

**SOIL TYPE LEGEND**

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
TaD	TARRUS SILT LOAM (8% TO 15% SLOPES)	B
Ur	URBAN LAND COMPLEX	
CBF	CECIL FINE SANDY LOAM (2% TO 6% SLOPES)	A



**EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN**

- ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
- 2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- 3. PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE (WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS) SHALL BE LICENSED BY ORANGE COUNTY.
- 4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- 5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.



LINCOLN CENTER EXPANSION SITE PLAN SHOWN FOR REFERENCE

EXISTING SIDEWALK  
ASSHTO SIGHT DISTANCE LEFT  
(SEE NOTE #3)

VARIABLE WIDTH  
RIGHT-OF-WAY  
DEDICATION

RIGHT SIGHT LEFT SIGHT  
DISTANCE DISTANCE  
± 320 LF ± 400 LF

5' CONCRETE SIDEWALK

WILL ROAD



LINCOLN  
EXPANSION  
SHOWN IN

TERRY CARVER  
PIN: 3778934164  
DB 5269, PG 274

COMMUNITY BUILDING

3 STORIES  
24 UNITS

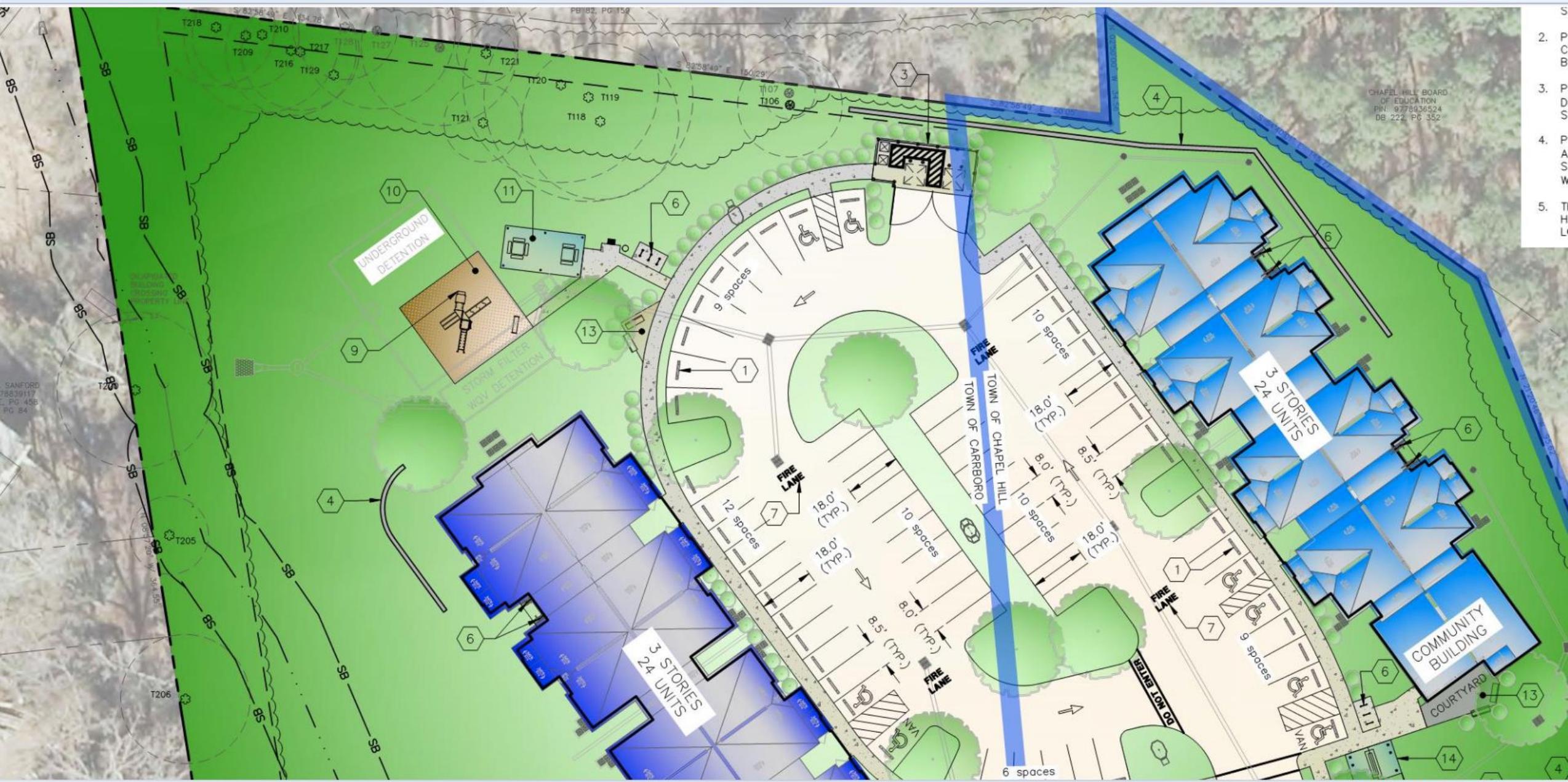
RIGHT SIGHT DISTANCE  
±320 LF

LEFT SIGHT DISTANCE  
±400 LF

MERRITT MILL ROAD  
(75'± WIDE PUBLIC RIGHT-OF-WAY)  
EX. BACK/BACK CURB

VARIABLE WIDTH  
RIGHT-OF-WAY  
DEDICATION

EXISTING SIDE  
ASSHTO SIGHT  
(SEE NOTE #)



CHAPEL HILL BOARD OF EDUCATION  
 PIN: 9778436524  
 DB: 222, PG: 352

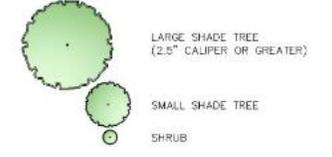
- 2. P
- C
- B
- 3. P
- D
- S
- 4. P
- A
- S
- W
- 5. T
- H
- L



- AFTER ONE YEAR.
- SPREAD AT LEAST THREE INCHES OF MULCH OVER THE ENTIRE EXCAVATION IN ORDER TO RETAIN MOISTURE AND KEEP DOWN WEEDS. AN ADDITIONAL THREE-INCH SAUCER OF MULCH SHOULD BE PROVIDED TO FORM A BASIN AROUND THE TRUNK OF THE TREE.
  - THE LOWER TRUNK OF NEW TREES SHOULD BE WRAPPED WITH BURLAP OR PAPER TO PREVENT EVAPORATION AND SUN SCALD. THE WRAPPING SHOULD REMAIN ON THE TREE FOR ONE YEAR.

CANOPY REQUIREMENTS	
PROJECT SITE AREA	46,656 SF
DEDUCTIONS:	
STORMWATER & UTILITY EASEMENTS	9,070 SF
PLAYGROUND	-930 SF
TOTAL AREA SUBJECT TO CANOPY REQUIREMENTS	36,656 SF
REQUIRED CANOPY (30%)	10,997 SF
CANOPY TO REMAIN	3,122 SF
REPLACEMENT CANOPY REQUIRED	7,875 SF
REPLACEMENT CANOPY TREES REQUIRED (EACH PROVIDES 500 SF OF CREDIT)	16 TREES
PROPOSED REPLACEMENT CANOPY TREES	14 TREES (7,000 SF)
PROPOSED CANOPY (INCL. EX. TO REMAIN)	10,122 SF (28%)

**PLANTING LEGEND**



**PLANTING NOTES:**

- THIS LANDSCAPE PLAN SHALL BE CONSIDERED PRELIMINARY. A FINAL LANDSCAPE PLAN INDICATING PLANT SPECIES, SIZE, QUANTITIES & SPACING SHALL BE SUBMITTED WITH FINAL/ZCP PLANS.
- ALL LANDSCAPING SHALL BE PER THE TOWN OF CHAPEL HILL DESIGN MANUAL.



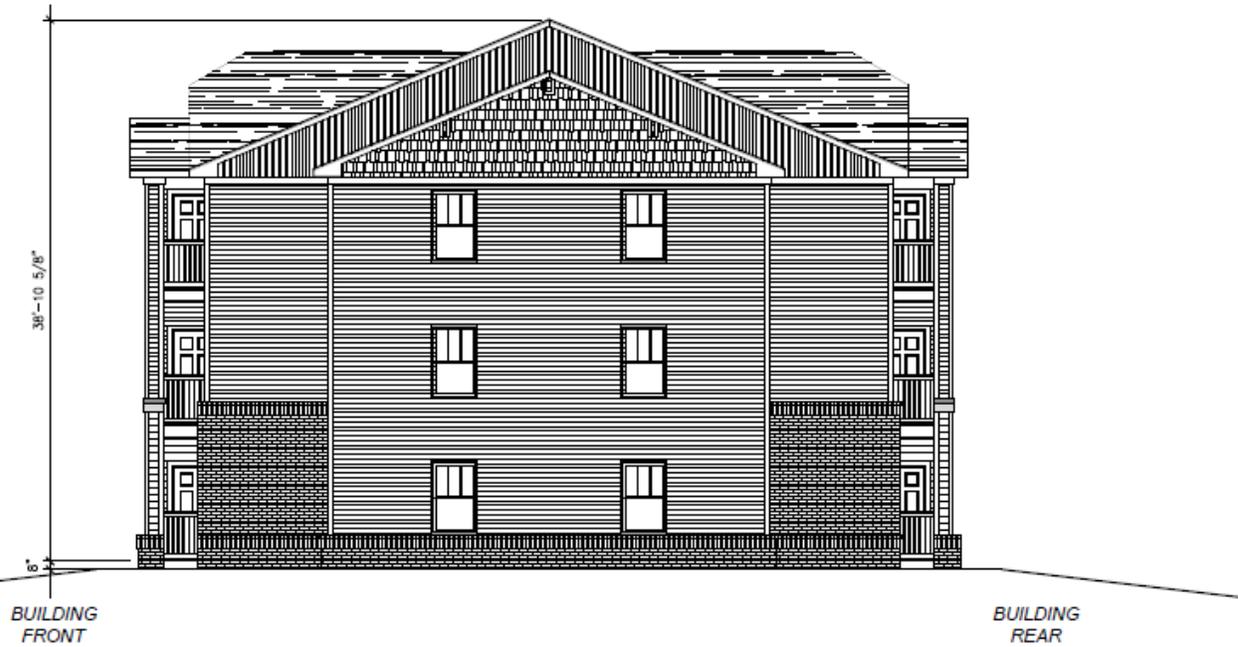


1

West Elevation

Scale: 1/8" = 1'-0"





BUILDING  
FRONT

BUILDING  
REAR

3

North Elevation

Scale:  $1/8" = 1'-0"$



BUILDING  
FRONT

BUILDING  
REAR

4

South Elevation

Scale:  $1/8" = 1'-0"$

# Environmental Stewardship

- Affordability and sprawl
- Density increased to 16 units/acre
- Urban infill – connectivity, transit ridership
- ASHRAE standards exceeded by 20%
- Public health and affordable housing
  - Stress
  - School access
  - Home environments and health
  - Walkability
- Low-maintenance landscaping and native trees

