

# Key Process Considerations

## 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

Public Hearing  
March 14, 2018



# Special Use Permit Process – Merritt Mill East

**Concept  
Plan  
Review -**



**Staff  
Review**



**Advisory  
Board  
Review**



**Council  
Public  
Hearing**

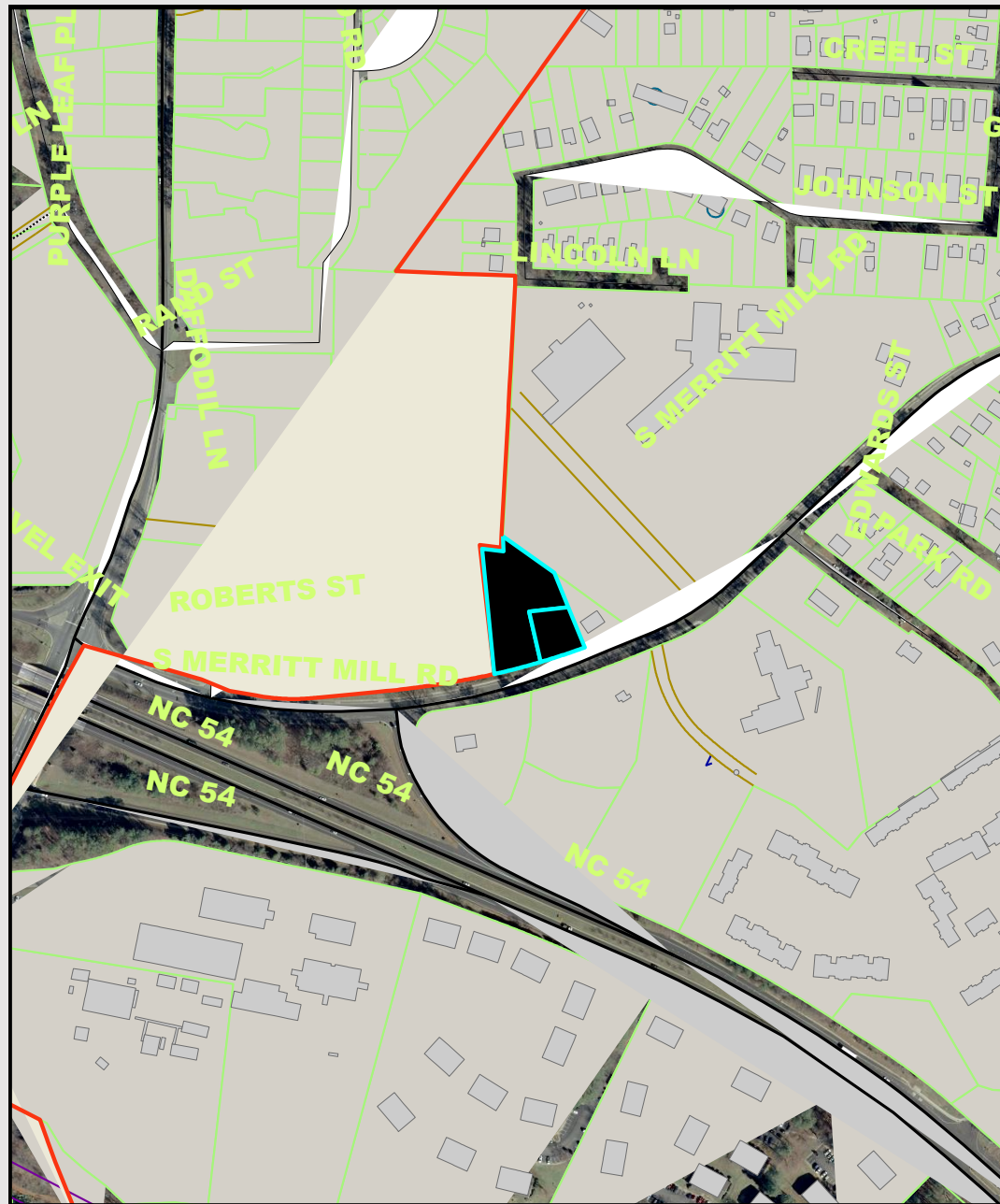


**Council  
Action**

## 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

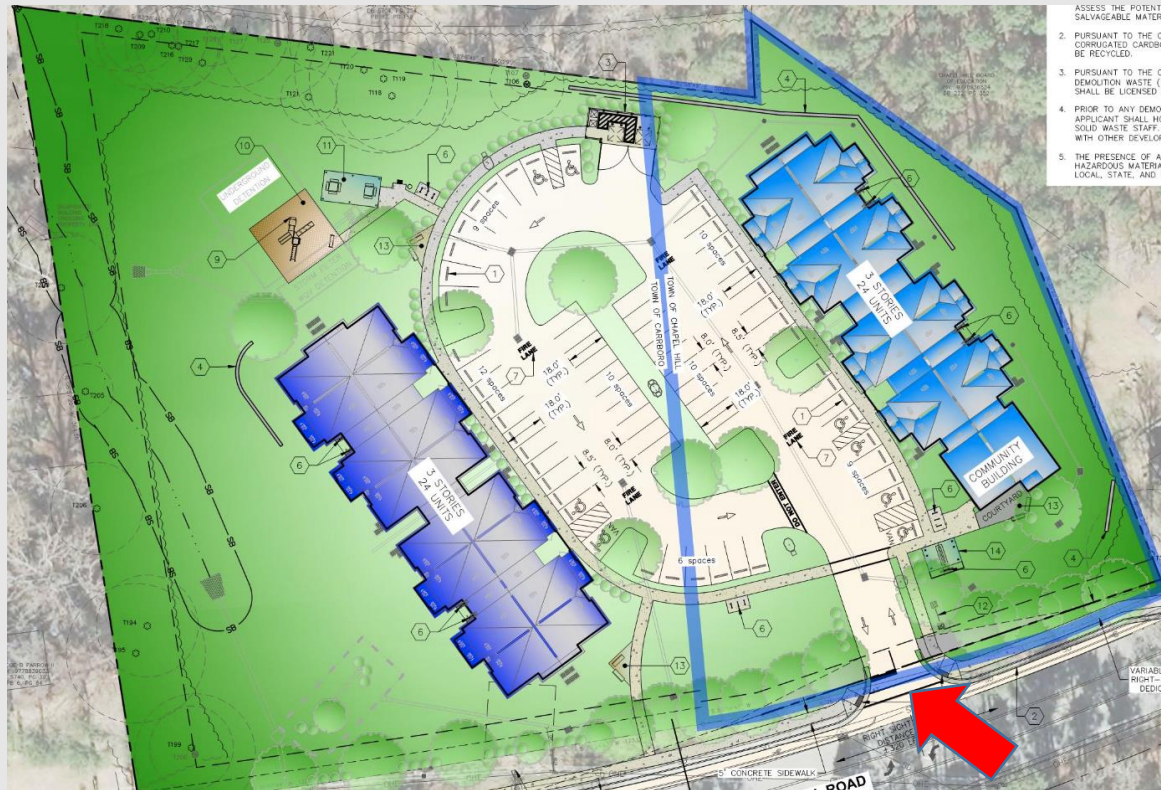
## Location – Merritt Mill East



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



# Access and Description – Merritt Mill East



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

## Existing Topography



## Proposed Grading







## Improvements:

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



## **Modifications – Merritt Mill East**

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

# Off-site Amenities – Merritt Mill East



# Recommendation –Merritt Mill East

That the Council

- Open the Public Hearing
- Receive evidence
- Recess the Public Hearing to April 25.

