



CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT - MERRITT MILL EAST, Multi-Family Development

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
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PROPERTY ADDRESS 800 South Merritt Mill Road	PUBLIC HEARING DATE March 14, 2018	APPLICANT Ballentine and Associates, Inc. for CASA, NC
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RECOMMENDATION:

That the Council 1) close the public hearing; 2) adopt the Resolution of Consistency with the Comprehensive Plan; and 3) Enact Ordinance A to rezone the property from Residential-3 (R-3) to Residential-Special Standards-Conditional (R-SS-C).

UPDATES SINCE PUBLIC HEARING

The applicant is asking for a rezoning from Residential-3 (R-3) to Residential-Special Standards-Conditional (R-SS-C) to construct a 100% affordable multi-family development. The proposed development is in two municipal jurisdictions, the Towns of Chapel Hill and Carrboro.

PROCESS

The zoning designation of a property determines the range of land uses and development intensities permitted on the property. Article 4.4 of the Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:

- a) to correct a manifest error in this chapter; or
- b) because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- c) to achieve the purposes of the Comprehensive Plan."

DECISION POINTS

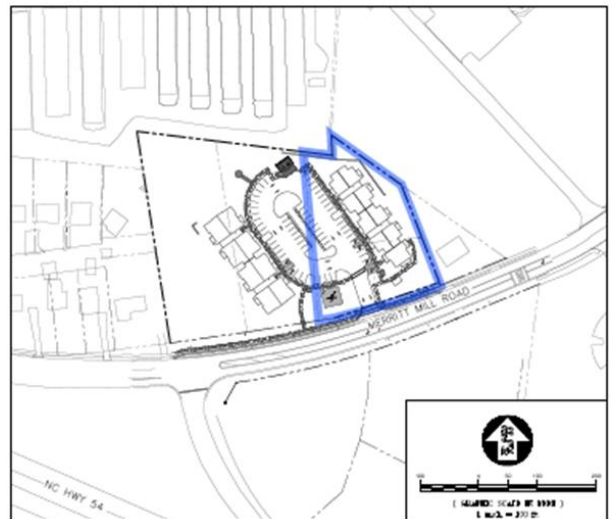
In Chapel Hill, a rezoning may be requested either as a general use rezoning, conditional use, or conditional rezoning. A conditional use rezoning request is to allow development and uses only with approval of a Special Use Permit. This proposed rezoning is to a conditional use district, with an accompanying Special Use Permit.

The Council has the discretionary authority to approve or deny a rezoning request. The specific proposal in the accompanying Special Use Permit application is related to the rezoning request. We believe it is appropriate for the Council to consider a specific Special Use Permit proposal on that application in tandem with a rezoning hearing. If the Council does not find the Special Use permit proposal to be an acceptable use of the property, we would recommend that the Council not approve the rezoning request.

PROJECT OVERVIEW

The applicant proposes applications for multi-family development that straddle the Chapel Hill and Carrboro town limits line. Merritt Mill East, in the Chapel Hill town limits, proposes construction of 24 affordable 1-bedroom apartment units. Merritt Mill West, in the Carrboro town limits and abutting the Chapel Hill site, proposes construction of 24 affordable 2-bedroom apartment units; 48 apartment units overall. About 1/3 of the overall development is in Chapel Hill, and the other 2/3s is in Carrboro. The applicant proposes an assemblage of four parcels for the overall development, two in Chapel Hill and two in Carrboro. Carrboro has recently approved the portion of the project within its jurisdiction.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution of Consistency with the Comprehensive Plan
3. Ordinance (Approving the Rezoning)
4. Resolution B (Denying the Rezoning)
5. Applicant Materials