



APPROVE REQUEST FOR LIMITED SCOPE REVIEW OF A CONDITIONAL ZONING MODIFICATION APPLICATION FOR PERRY PLACE, 800 SOUTH MERRITT MILL ROAD

SUMMARY REPORT TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Colleen Willger, Director
 Judy Johnson, Assistant Director
 Anya Grahn, Principal Planner

PROPERTY ADDRESS 800 South Merritt Mill Road	BUSINESS MEETING DATE October 12, 2022	APPLICANT CASA, on behalf of Merritt Mill Apartments, LLC
--	--	---

STAFF RECOMMENDATION

That the Council consider adopting Resolution A, limiting the scope of the modified Conditional Zoning application.

OVERVIEW

The applicant petitioned the Council at the September 28, 2022 meeting requesting a limited scope review of the proposed Conditional Zoning application.

BACKGROUND

The project at 800 S. Merritt Mill Road received a Zoning Atlas Amendment and Special Use Permit (SUP) approval on April 25, 2018. The approval rezoned the property to Residential-Special Standards-Conditional (R-SS-C) and approved construction of 24 affordable apartment units. The Town of Carrboro also approved construction of an additional 24 affordable units on the abutting property to the west as part of the total project. The project is under construction and is nearing completion.

CASA, the project developer, recently learned that the North Carolina Department of Transportation (NCDOT) is planning improvements to Merritt Mill Road. These improvements would include restriping the street to remove the center turn lane and instead provide five-foot bicycle lanes on both side of the street. The restriping of the street would not occur until 2023 well after the completion of the apartment complex.

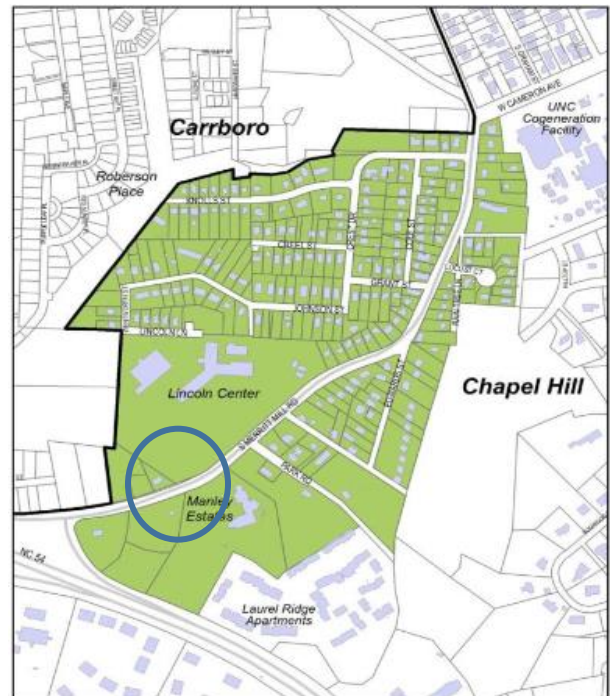
The SUP approved in 2018 includes two stipulations requiring CASA to construct a five-foot bicycle lane and related curb and guttering along the project frontage on Merritt Mill Road prior to receiving a Certificate of Occupancy for the project. With the upcoming NCDOT project, CASA’s petition requests removal of two stipulations in their approval. All other stipulations would remain as is.

DECISION POINTS

The Council can limit the scope of their review of the proposed Conditional Zoning Modification application if they choose.

The attached resolution would limit the scope of the Conditional Zoning Modification to the two stipulations related to the bicycle lane and curb and gutter along the project frontage as well as limit the advisory board review to the Planning Commission.

PROJECT LOCATION



ATTACHMENTS

1. Resolution
2. Petition dated September 27, 2022