



# Project Summary

## Overview

Site Description	
Project Name	Rosemary East, Multi-Family Development (adjacent Rosemary West, Multi-Family Development in Carrboro's jurisdiction)
Address	800 S. Merritt Mill Road
Property Description	1.2 acres (3.22 acres with both Rosemary East and West parcels)
Existing	Vacant
Orange County Parcel Identifier Number	2-lot assemblage 9778-93-3103; 9778-93-4008
Existing Zoning	Residential-3 (R-3) and Pine Knolls Neighborhood Conservation District
Proposed Zoning	Residential-Special Standards-Conditional (R-SS-C)

## Regulatory Land Use Intensity

Design/LUMO Standards		Comment	Advisory Board	Status
Sec. 3.7	Use/Density	100% on-site Affordable Housing (less than 60% of Area Median Income) Multi-Family Development allowed with a Special Use Permit; no density requirement in R-SS-C	PC	
Sec. 3.8 and Sec. 6.15	Dimensional Standards	Maximum Setback Height allowed 39 ft.; Proposed setback height is 39 ft.; Maximum Core Height allowed 60 ft., Proposed 60 ft, No minimum land area required; Existing 51,322 sq. ft. (1.2 acres)	PC	
Sec. 3.8	Floor area	Maximum of 56,454 sq. ft. allowed; 27,500 sq. ft. proposed	PC	
Sec. 4.5.6	Modification to Regulations	Tree canopy; solid waste/recycling; stormwater management; 5-ft. planting strip, and steep slopes.	PC	<b>M</b>

## Site Design

Design/LUMO Standards		Comment	Advisory Board	Status	
Landscape	Sec. 5.6.2	Buffer - North	No buffer required	PC	



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	Sec. 5.6.2	Buffer - East	No buffer required; Resoltuion A includes a stipulation for evergreen landscape buffer adjacent to single-family house.	PC	
	Sec. 5.6.2	Buffer – South	No buffer required	PC	
	Sec. 5.6.2	Buffer - West	No buffer required	PC	
	Sec. 5.7	Tree Canopy	30% required; 20% proposed	CDC	<b>M</b>
	Sec. 5.9.6	5-Foot Planting Strip	Provided in some locations however fire dept. needs additional width for fire access and planting strip removed.	PC	<b>M</b>
Environment	Sec. 3.6	Resource Conservation District	None; Ephemeral Stream, not subject to regulation	ESAB	
	Sec. 5.3.1	Erosion Control	More than 1 acre of land disturbance proposed (2.5 acres), so performance bond required.	ESAB	FP
	Sec. 5.3.2	Steep Slopes	>25% slopes exist along the north south, and east property lines. Approx. 12 ft. of steep slopes are proposed between the street and clubhouse. Approximately 2,000 sq. ft. of steep slopes. A retaining wall is proposed to support the steep slopes. None of the steep slopes are proposed to be disturbed.	ESAB	<b>M</b>
	Sec. 5.4	Stormwater Management	Treating rate, flow, and total suspended solids on the Carrboro side.	ESAB	<b>M</b>
		Land Disturbance	45,000 sq. ft. (1+ acre)	ESAB	
		Impervious Surface	Approx. 27,500 sq. ft. proposed (48.71% impervious)	ESAB	
		Solid Waste & Recycling	Solid waste service proposed by private service provider and proposed to be shared and located on the Carrboro side	OCSW	<b>M</b>



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	Sec. 5.18	Jordan Riparian Buffer	Not applicable	ESAB	N/A
Access & Circulation	Sec. 5.8	Road Improvements	ROW dedication for 5' sidewalk and new catch basin at driveway.	NCDOT	✓
	Sec. 5.8	Vehicular Access	One access driveway off S. Merritt Mill Road shared with Carrboro.	TCAB	✓
	Sec. 5.8	Bicycle Improvements	ROW dedication for installation of a 4' bike lane along S. Merritt Mill Rd.	TCAB	✓
	Sec. 5.8	Pedestrian Improvements	Internal sidewalks from S. Merritt Mill Road into site including solid waste/recycling and playground areas; and a painted driveway crosswalk.	TCAB	✓
	Sec. 5.9	Vehicular Parking	Min. of 24 spaces, Max. of 30 spaces required; 25 proposed and 8 spaces partially in Chapel Hill and partially in Carrboro.	TCAB, PC	✓
	Sec. 5.9	Bicycle Parking	Bicycle Parking Minimum – 6 spaces; Proposed 34 spaces. Each unit will have a locked closet for bikes and 6 parking spaces proposed in a U-rack.	TCAB, PC	✓
	Sec. 5.9	Parking Lot Standards	Compliant with accessibility standards and Design Manual.	TCAB	✓
Technical		Fire	FDC on west side of driveway – share with Carrboro side; fire lane thru parking lot.	Staff	✓
		Site Improvements	Development of a vacant lot with multi-family development including 24 apartments, parking lot with landscaping, lighting, recreation areas and crosswalks.	Staff	✓
	Sec. 5.16	Schools Adequate Public Facilities	Certificate of Adequate Public Schools issued Sept. 2017	Staff	✓
	Sec 3.10	Inclusionary Zoning Ordinance	N/A 100% Affordable rental units	Staff	N/A



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	Sec 5.5	Recreation Area	2,964 sq. ft. required; proposed are playground, covered picnic area, clubhouse, and gazebo. @,964 sq. ft. proposed	PC	
	Sec. 5.8	Transit	No new bus stops proposed; stops proposed with Lincoln Center on both sides of S. Merritt Mill Rd. approx. 400 ft west of the site.	TCAB	
	Sec. 5.11	Lighting Plan	Meets standards of LUMO Section 5.11, no more than .3 ft. candles allow off-site. Lighting fixtures also approved by the Community Design Commission.	CDC	
	Sec 4.6	Homeowners Association	A Homeowners Association that includes the entire site.	FP	

## Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	CDC	Community Design Commission
<b>M</b>	Seeking Modification	HAB	Housing Advisory Board
<b>C</b>	Requires Council Endorsement	TCAB	Transportation and Connectivity Board
<b>FP</b>	Required at Final Plan	ESAB	Environmental and Sustainability Board
<b>NA</b>	Not Applicable	OCSW	Orange County Solid Waste
<b>PC</b>	Planning Commission	NCDOT	North Carolina Department of Transportation