

# Planning and Land Management



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# Development Review Process

Concept  
Plan Review



Staff Review



Advisory  
Board  
Review  
(if required)



Council  
Review  
(if required)



Final  
Permitting

DEVELOPMENT

# 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**

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# Merritt Mill East Multi-Family Development

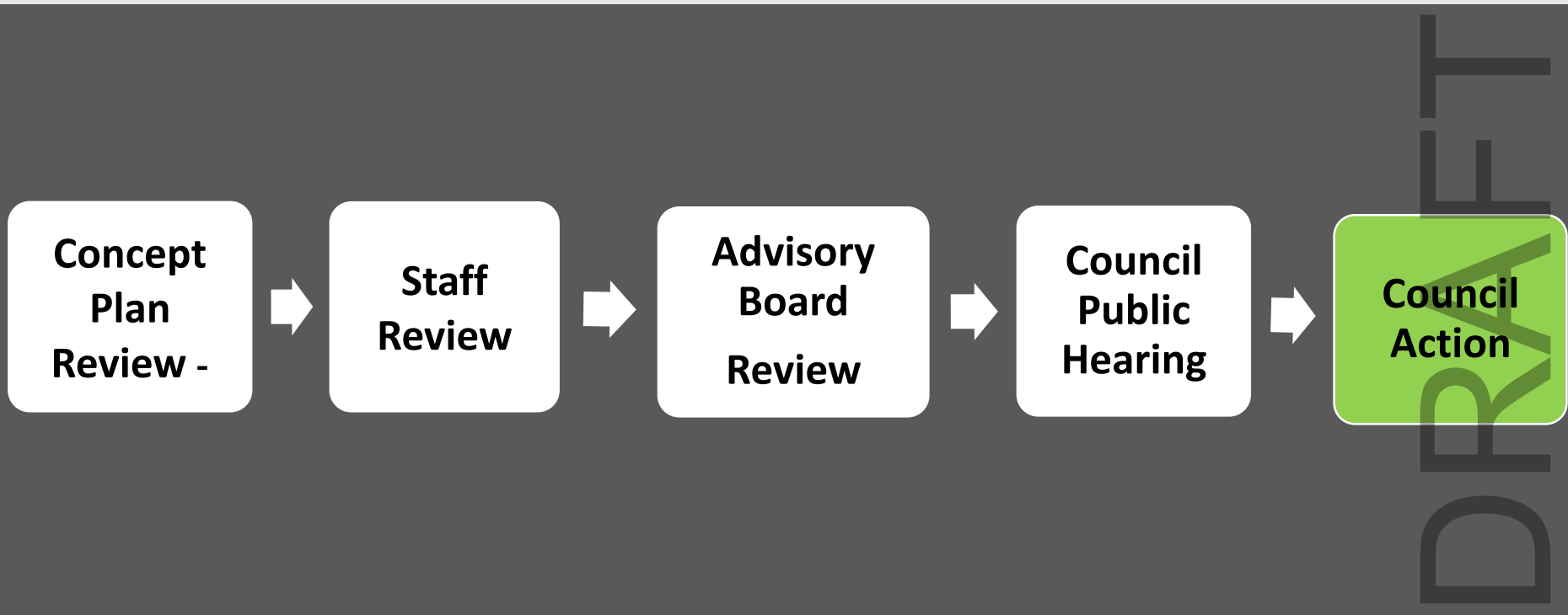
## Special Use Permit

Business  
Meeting  
April 25, 2018



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# Special Use Permit Process – Merritt Mill East



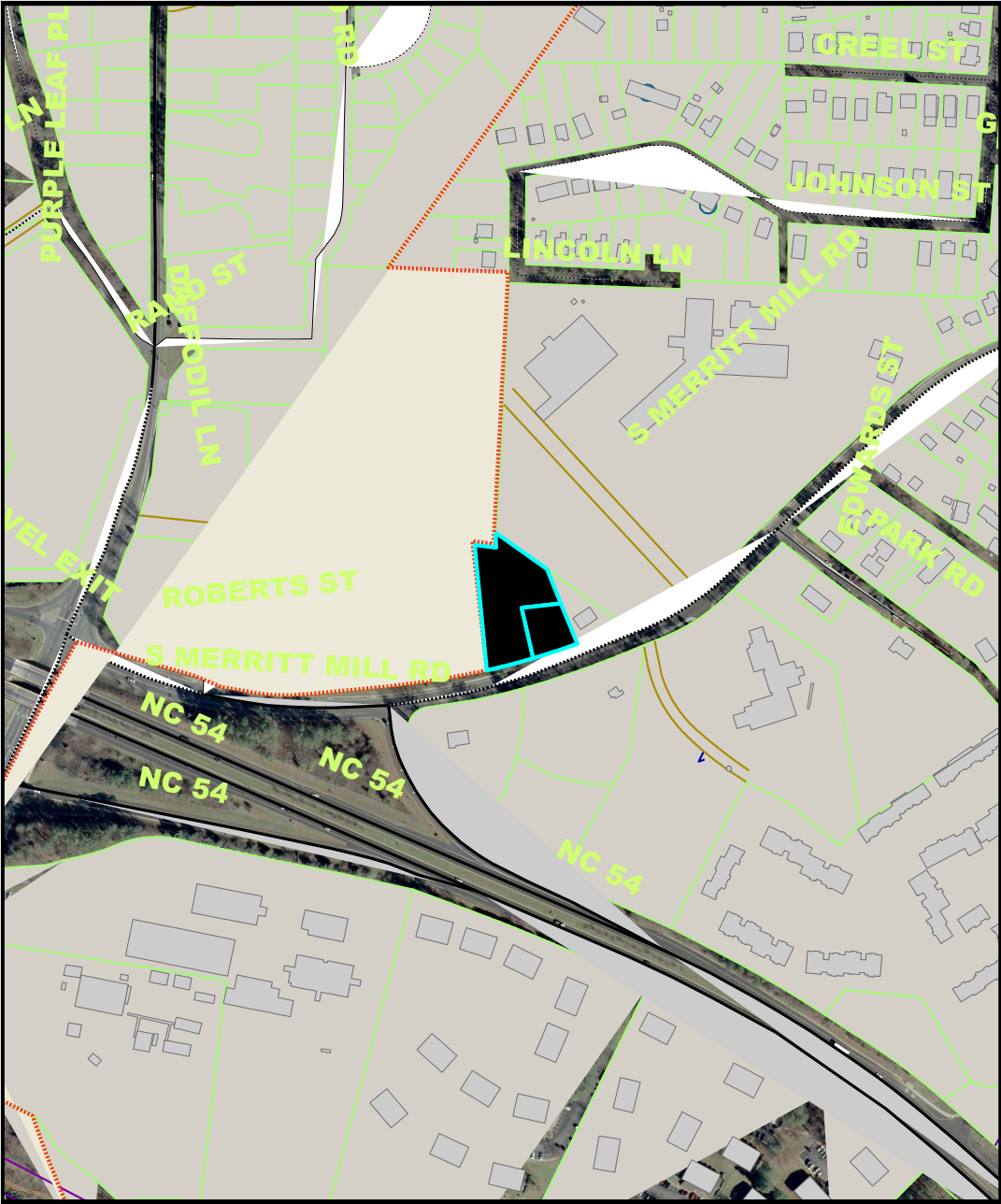
# Advisory Board Recommendations – Merritt Mill East

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<b>Board/ Commission</b>	<b>Recommendation</b>
<b>Planning</b>	<b>Approve as submitted</b>
<b>Community Design</b>	<b>Approve as submitted; Special Considerations</b>
<b>Environmental Stewardship</b>	<b>Approve as submitted; Special Considerations</b>
<b>Transportation and Connectivity</b>	<b>Approve as submitted</b>
<b>Housing</b>	<b>Approve as submitted; Special Considerations</b>



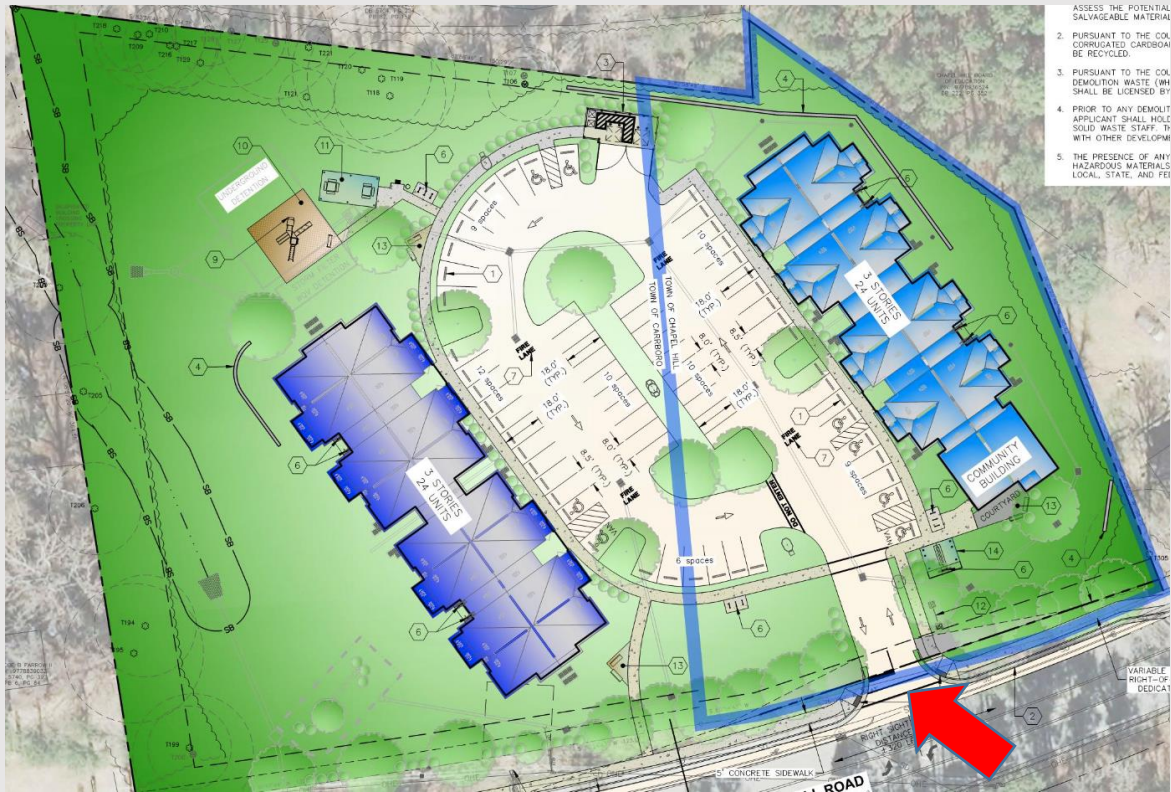
# Location – Merritt Mill East



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

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# Access and Description – Merritt Mill East



1. ASSESS THE POTENTIAL SALVAGEABLE MATERIAL
2. PURSUANT TO THE COIL CORRUGATED CARDBOARD BE RECYCLED.
3. PURSUANT TO THE COIL DEMOLITION WASTE (VW) SHALL BE LICENSED BY
4. PRIOR TO ANY DEMOLIT APPLICANT SHALL HIRE SOLID WASTE STAFF TO WITH OTHER DEVELOPM
5. THE PRESENCE OF ANY HAZARDOUS MATERIALS LOCAL, STATE, AND FEI

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

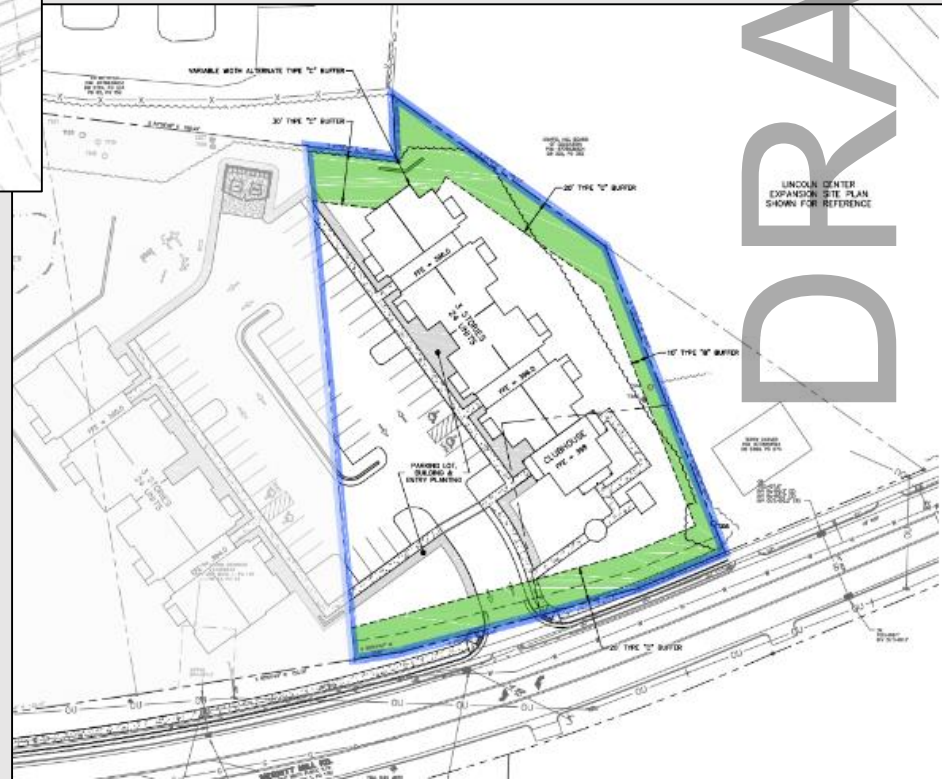
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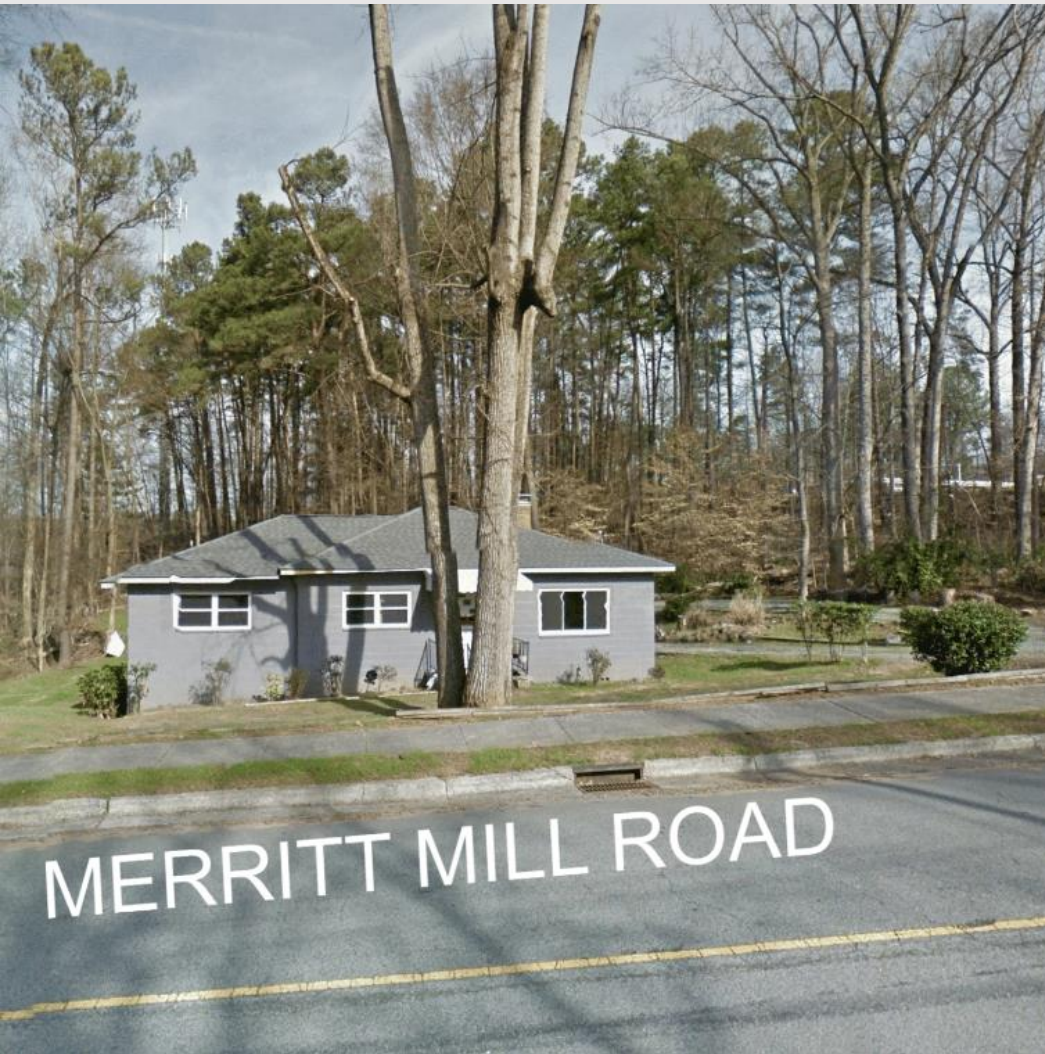
## Existing Topography



## Proposed Grading



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## Improvements:

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

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## 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 and receive evidence
- Close the Public Hearing
- Approve the Special Use Permit with adoption of Resolution

