



**CONSIDER AN APPLICATION FOR A MODIFICATION TO CONDITIONAL REZONING FOR 800 MERRITT MILL ROAD**

**STAFF SUMMARY**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Colleen Willger, Planning Director  
 Judy Johnson, Assistant Planning Director  
 Anya Grahn, Principal Planner

<b>PROPERTY ADDRESS</b> 800 S. Merritt Mill Road	<b>DATE</b> November 2, 2022	<b>APPLICANT</b> Jess Brandes, CASA on behalf of Merritt Mill Apartments, LLC
---	---------------------------------	--

**TOWN MANAGER’S RECOMMENDATION**

That the Council 1) close the legislative hearing, 2) receive the Town Manager’s recommendation, 3) consider adopting the Resolution of Consistency and Reasonableness, and 4) consider enacting the Ordinance approving the Conditional Zoning Modification application.

**UPDATES SINCE THE OCTOBER 19, 2022 LEGISLATIVE HEARING**

No change

**PROCESS**

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. Modifications to an approved Conditional Zoning Ordinance may be approved by the Town Council.

**DECISION POINTS**

Town staff understands that the North Carolina Department of Transportation (NCDOT) plans to repave Merritt Mill Road in the next year and engaged Town staff to design the lane allocations to include bicycle lanes on both sides of the street. Since the proposed NCDOT improvements would include bicycle lanes, CASA requests modifying the Conditional Zoning Ordinance to remove two stipulations related to constructing a bicycle lane along the project’s Merritt Mill Road frontage. Removing this requirement would save the project more than \$200,000.

**PROJECT OVERVIEW**

The site straddles the Town limit line between Chapel Hill and Carrboro. The 2018 Special Use Permit entitles 24 affordable dwelling units within the 1.2-acre Chapel Hill portion of the site. An additional 24 units were approved within the Carrboro’s jurisdiction. The project is under construction with an estimated completion date of early 2023.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Staff Presentation
2. Resolution A, Resolution of Consistency and Reasonableness
3. Ordinance A (Approving the Application)
4. Resolution B (Denying the Application)
5. Applicant Materials