

Application for Special Use Permit: Merritt Mill East, Multi-Family Development, 800 S. Merritt Mill Road. (Project #17-084)

STAFF REPORT TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
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PROPERTY ADDRESS	PUBLIC HEARING DATE	APPLICANT
800 S. Merritt Mill Road	March 14, 2018	Ballentine Associates and CASA, Inc.

STAFF ANALYSIS

The applicant is asking for modifications to regulations.

STAFF RECOMMENDATION

That the, Housing Advisory Board, Environmental Stewardship Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.

PROCESS

The application for Special Use Permit is before the advisory boards seeking a recommendation to Council. The dates of the five advisory boards/commissions are:

- 1) February 13 – Housing Charge: To assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.
 - 2) February 23 - Environmental Stewardship Charge: To assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.
 - 3) February 27 – Community Design Charge: To assist the Council in guiding the Town’s vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council’s policies and review of proposed development in key areas of the community.
 - 4) February 27 - Transportation and Connectivity Charge: To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity5
- March – Planning Commission

DECISION POINTS

The proposed development requests a Modification to Regulations for the following:

- The development site straddles the Town limit line between Chapel Hill and Carrboro.
- The developer is proposing to meet regulations using both sides of the site, requiring modifications.
- Modifications to Tree Canopy coverage, Stormwater Management, Solid Waste/Recycling areas, and recreation space are proposed to be met partially on the Carrboro portion of the site.
- Additional regulation modifications to the Chapel Hill site include: the 5-foot planting strip between parking areas and the building (exclusive of sidewalk), excess of more than .3 foot-candles off-site, and steep slopes (greater than 25%) proposed on more than 25% of the slopes.

Charge: To assist the Council in achieving the Town’s Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

A rezoning application is also before the Planning Commission for recommendation to Council.

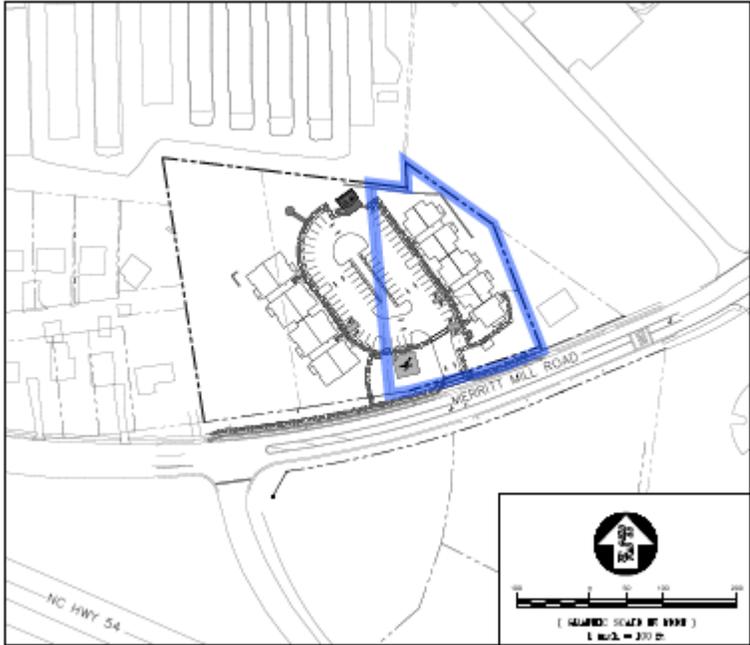
PROJECT OVERVIEW

The applicant proposes applications for multi-family development that straddles the Chapel Hill and Carrboro city limits line. Merritt Mill East, in the Chapel Hill city limits, proposes construction of 24 affordable apartment units. Merritt Mill West, in the Carrboro City limits, proposes construction of 24 affordable apartment units as well. About 1/2 of the overall development is in Chapel Hill and the other 2/3s in Carrboro. Both municipalities are reviewing the project together.

An assemblage of 4 parcels is proposed for the overall development. Two parcels within the Chapel Hill Town limits combine for 1.2 acres for construction of twenty-four 1-bedroom units in a 3-story building with 27,500 sq. ft. of floor area. A clubhouse, playground, and picnic shelter are also proposed. A shared driveway proposes access to 25 parking spaces.

The map below shows Merritt Mill East, the Chapel Hill portion outlined in blue.

PROJECT LOCATION



ATTACHMENTS

- 1. Staff Analysis
- 2. Resolution A

3. Resolution B
4. Submitted Plans
5. Project Summary Form
6. Application Form
7. Memorandum Of Understanding
8. Jurisdictional Compliance chart