



OPEN THE PUBLIC HEARING: APPLICATION FOR ZONING ATLAS AMENDMENT - MERRITT MILL EAST, MULTI-FAMILY DEVELOPMENT, (Project #17-084)

**STAFF REPORT**

**TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES**

Ben Hitchings, Director  
Judy Johnson, Operations Manager  
Kay Pearlstein, Senior Planner

**PROPERTY ADDRESS**

800 South Merritt Mill Road

**PUBLIC HEARING DATE**

March 14, 2018

**APPLICANT**

CASA, NC

**RECOMMENDATION**

That the Council open the Public Hearing, receive public comment, and continue the public hearing to April 25, 2018. Please see the Planning Commission's recommendation.

**ZONING REQUEST**

CASA is a nonprofit organization dedicated to ending homelessness by providing permanent affordable housing. They officially changed their name a few years ago from Community Alternatives for Supportive Abodes, to CASA and they are asking for a rezoning from Residential-3 (R-3) to Residential-Special Standards-Conditional (R-SS-C) to construct a 100% affordable multi-family development. The proposed development is in two municipal jurisdictions, the towns of Chapel Hill and Carrboro.

**PROCESS**

The applicant is requesting a rezoning with an accompanying Special Use Permit. In Chapel Hill, a rezoning request can proceed as either a general use rezoning or a rezoning paired with a Special Use Permit. A third option -- conditional zoning -- is slated to take effect April 1, 2018. A general use rezoning request allows several kinds of different land uses. A rezoning paired with a Special Use Permit limits the type of development and uses as authorized by a Special Use Permit. Conditional zoning consists of a rezoning with site-specific conditions.

The 2020 Comprehensive Plan and Land Use Plan show the area as Medium Density Residential. This Rezoning proposal will require a Special Use Permit (see accompanying Special Use Permit memorandum). This site is located in the Pine Knolls Neighborhood Conservation District.

**PROJECT OVERVIEW**

The applicant proposes applications for multi-family development that straddle the Chapel Hill and Carrboro city jurisdictional line. Merritt Mill East, in the Chapel Hill city limits, proposes construction of 24 affordable 1-bedroom apartment units. Merritt Mill West, in the Carrboro City limits and abutting the Chapel Hill site, proposes construction of 24 affordable 2-bedroom apartment units for a total of 48 apartment units overall. The development includes an assemblage of four parcels -- two in Chapel Hill and two in Carrboro. The municipalities are reviewing the project together.

The two parcels within the Chapel Hill Town limits combine to form 1.2 acres for construction of 24 1-bedroom units in a 3-story building with 25,000 sq. ft. of floor area. The applicant also proposes a clubhouse, playground, and picnic shelter. A shared driveway proposes access to 25 parking spaces.

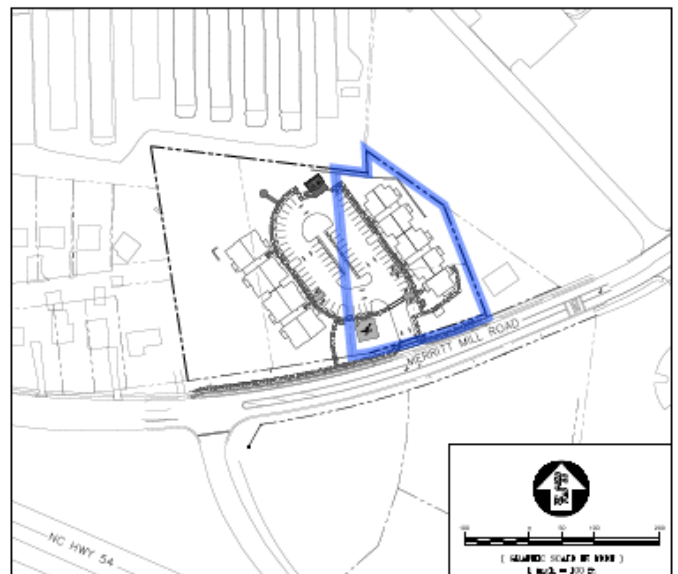
**DECISION POINTS**

The Council has the discretionary authority to approve or deny a rezoning request. The specific proposal in the accompanying Special Use Permit application is related to the rezoning request and we believe it is appropriate for the Council to consider the two together. If the Council does not find the Special Use permit proposal to be an acceptable use of the property, we would recommend that the Council not approve the rezoning request.

The Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:

- to correct a manifest error in this chapter; or
- because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- to achieve the purposes of the Comprehensive Plan.

**PROJECT LOCATION**



<b>ATTACHMENTS</b>	<ol style="list-style-type: none"><li>1. Draft Resolution of Consistency with the Comprehensive Plan</li><li>2. Draft Ordinance (Approving the Rezoning)</li><li>3. Draft Resolution B (Denying the Rezoning)</li><li>4. Planning Commission Recommendation</li><li>5. Applicant Materials</li></ol>
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