



CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT – MERRITT MILL EAST, MULTI-FAMILY DEVELOPMENT

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES

Ben Hitchings, Director

Judy Johnson, Operations Manager

Kay Pearlstein, Senior Planner

PROPERTY ADDRESS
800 S. Merritt Mill Road

PUBLIC HEARING DATE
March 14, 2018

APPLICANT
CASA, NC

STAFF RECOMMENDATION

That the Council open tonight's public hearing and receive evidence on the Special Use Permit. When this item returns for action at the April 25, 2018 business meeting, the Town Manager will offer the Council recommendations for action based on the record of the public hearing.

ADVISORY BOARD/COMMISSIONS RECOMMENDATION

Advisory Board/Commission	Action	Notes/Edits
Housing Advisory Board	✓	• Approve with Resolution A
Planning Commission	✓	• Approve with Resolution A
Environmental Stewardship Advisory Board	✓	• Approve with Special Consideration – (see staff report)
Community Design Commission	✓	• Approve with Resolution A
Transportation and Connectivity Advisory Board	✓	• Approve with Resolution A
Legend: ✓ Approval recommended X Denial recommended Comments		

PROCESS

This item is coming forward to the Council for approval of a Special Use Permit. The Council must consider the **four findings** for approval of a Special Use Permit, including that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

DECISION POINTS

Advisory board recommendations

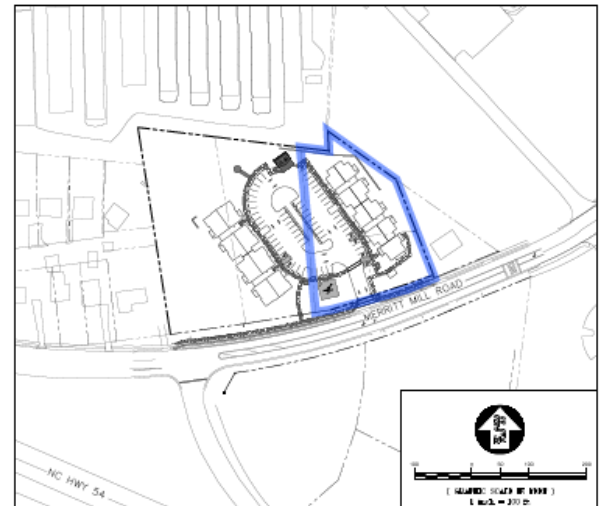
- The site straddles the Town limit line between Chapel Hill and Carrboro. The developer is proposing to meet some regulations using both sides of the site, requiring modifications.
- Modifications to Regulations for Tree Canopy coverage, Stormwater Management, Recreation Space, and Solid Waste/Recycling areas, are proposed to be met with all parcels, in both Chapel Hill and the Carrboro.
- Additional regulation modifications to the Chapel Hill site include: the 5-foot planting strip between parking areas and the building (exclusive of sidewalk), and disturbance of more than 25 percent of the steep slopes.

PROJECT OVERVIEW

The applicant proposes construction of a 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.

An assemblage of four 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 25,000 sq. ft. of floor area. A clubhouse is also proposed. A shared driveway proposes access to 26 parking spaces.

PROJECT LOCATION



ATTACHMENTS	<ol style="list-style-type: none">1. Draft Staff Presentation2. Key Considerations3. Draft Resolution A4. Draft Resolution B5. Project Summary Form6. Draft Memorandum of Understanding with Jurisdictional Compliance chart7. Advisory Board Recommendations8. Application and plan set.	