



Project Summary

Overview

Site Description	
Project Name	Merritt Mill East, Multi-Family Development (adjacent Merritt Mill West, Multi-Family Development in Carrboro's jurisdiction)
Address	800 S. Merritt Mill Road
Property Description	1.2 acres (3.22 acres with both Merritt Mill East and West parcels)
Existing	Vacant
Orange County Parcel Identifier Number	2-lot assemblage 9778-93-3103; 9778-93-4008
Existing Zoning	Residential-3 (R-3) and Pine Knolls Neighborhood Conservation District
Proposed Zoning	Residential-Special Standards-Conditional (R-SS-C)

Regulatory Land Use Intensity

Comment		Advisory Board	Status
Use/Density (Sec. 3.7)	100% on-site Affordable Housing (less than 60% of Area Median Income) Multi-Family Development allowed with a Special Use Permit; no density requirement in R-SS-C	PC	✓
Dimensional Standards (Sec. 3.8 and Sec. 6.15)	Maximum Setback Height allowed 39 ft.; Proposed setback height is 39 ft.; Maximum Core Height allowed 60 ft.; Proposed 41 ft.; No minimum land area required; Existing 51,322 sq. ft. (1.2 acres) Street setback 10' required; 50' proposed.	PC	✓
Floor area (Sec. 3.8)	Maximum of 56,454 sq. ft. allowed; 25,000 sq. ft. proposed	PC	✓
Modification to Regulations (Sec. 4.5.6)	Tree canopy; solid waste/recycling; stormwater management; recreation space, steep slopes, 5-ft. planting strip. (see details below)	PC	M

Site Design

Comment			Advisory Board	Status
Landscape Buffers	Buffer – North (Sec. 5.6.2)	No buffer required for R-SS-C	PC	✓
	Buffer – East (Sec. 5.6.2)	No buffer required for R-SS-C	PC	✓
	Buffer – South (Sec. 5.6.2)	No buffer required for R-SS-C	PC	✓
	Buffer – West (Sec. 5.6.2)	No buffer required for R-SS-C	PC	✓
	Tree Canopy (Sec. 5.7)	30% required; 27% proposed	CDC	M



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	Landscape Standards (Sec. 5.9.6)	Provided in some locations however fire dept. needs additional width for fire access and planting strip removed.	PC	M
Environment	Resource Conservation District (Sec. 3.6)	Ephemeral Stream, not subject to regulation	ESAB	✓
	Erosion Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed; Performance bond required.	ESAB	FP
	Steep Slopes (Sec. 5.3.2)	>25% slopes exist along the south and east property line. All steep slopes will be graded, exceeding the 25% land disturbance allowed.	ESAB	M
	Stormwater Management (Sec. 5.4)	Treating rate, flow, and total suspended solids on the Carrboro side.	ESAB	M
	Land Disturbance	45,000 sq. ft.	ESAB	✓
	Impervious Surface	Approx. 25,000 sq. ft. proposed (49% impervious)	ESAB	✓
	Solid Waste & Recycling	Solid waste and recycling service proposed by private service providers and located on the Carrboro side.	OCSW	M
	Jordan Riparian Buffer (Sec. 5.18)	Not applicable	ESAB	N/A
Access & Circulation	Road Improvements (Sec. 5.8)	ROW dedication for 5' sidewalk, bike lane, and new catch basin at driveway.	NCDOT	✓
	Vehicular Access (Sec. 5.8)	One access driveway off S. Merritt Mill Road shared with Carrboro.	TCAB	✓
	Bicycle Improvements (Sec. 5.8)	ROW dedication for installation of a 5' bike lane along S. Merritt Mill Rd. Tapers will be required to be approved by the Town and NCDOT prior to striping the lanes.	TCAB	✓
	Pedestrian Improvements (Sec. 5.8)	Internal sidewalks from S. Merritt Mill Road into site including solid waste/recycling and playground areas; and a painted driveway crosswalk.	TCAB	✓
	Traffic Impact Analysis (Sec. 5.9)	TIA Exemption approved- trips expected to be 291/day, less than 500 per day required for a TIA.	TCAB Staff	✓
	Vehicular Parking (Sec. 5.9)	Min. of 24 spaces, Max. of 30 spaces required; 26 proposed and 8 spaces partially in Chapel Hill and partially in Carrboro. 68 spaces proposed overall.	TCAB, PC	✓
	Bicycle Parking (Sec. 5.9)	Bicycle Parking Minimum – 6 spaces; Proposed 34 spaces. Each unit will have a locked closet for bikes and 10 parking spaces proposed in a U-rack.	TCAB, PC	✓
	Parking Lot Standards (Sec. 5.9)	Compliant with accessibility standards and Design Manual.	TCAB	✓



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Technical	Fire	New hydrant on west side of driveway – share with Carrboro; fire lane thru parking lot serves both municipalities.	Staff	
	Site Improvements	Development of a vacant lot with multi-family development including 24 apartments, parking lot with landscaping, lighting, recreation areas and crosswalks.	Staff	
	Schools Adequate Public Facilities (Sec. 5.16)	Certificate of Adequate Public Schools issued Sept. 2017	Staff	
	Inclusionary Zoning Ordinance (Sec. 3.10)	100% Affordable rental units	Staff	N/A
	Recreation Area (Sec. 5.4)	2,964 sq. ft. required; proposed are playground, covered picnic area, clubhouse, and gazebo totaling 2,964 sq. ft., meeting the recreation space requirement on both Carrboro and Chapel Hill sides.	PC	M
	Transit (Sec. 5.8)	No new bus stops proposed; stops associated with the adjacent Lincoln Center project are proposed on both sides of S. Merritt Mill Rd. approx. 400 ft. east of the site.	TCAB	
	Lighting Plan (Sec. 5.11)	Does not meet standards of LUMO Section 5.11, more than 0.3 ft. candles beyond property line along S. Merritt Mill Rd. Site Lighting also approved by the Community Design Commission.	CDC	
	Homeowners Association (Sec. 4.6)	Provide for recordation for shared amenities at Final Plans.	Staff	FP

Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	CDC	Community Design Commission
M	Seeking Modification	HAB	Housing Advisory Board
C	Requires Council Endorsement	TCAB	Transportation and Connectivity Board
FP	Required at Final Plan	ESAB	Environmental and Sustainability Board
NA	Not Applicable	OCSW	Orange County Solid Waste
PC	Planning Commission	NCDOT	North Carolina Department of Transportation