



Merritt Mill East Multi-Family Development

Zoning Atlas Amendment
800 S. Merritt Mill Road

Public Hearing
March 14, 2018

DRAFT

Rezoning Recommendation – Merritt Mill East

That the Council

- open the Public Hearing, receive comments, and recess the Public Hearing to April 25.



Rezoning Process – Merritt Mill East



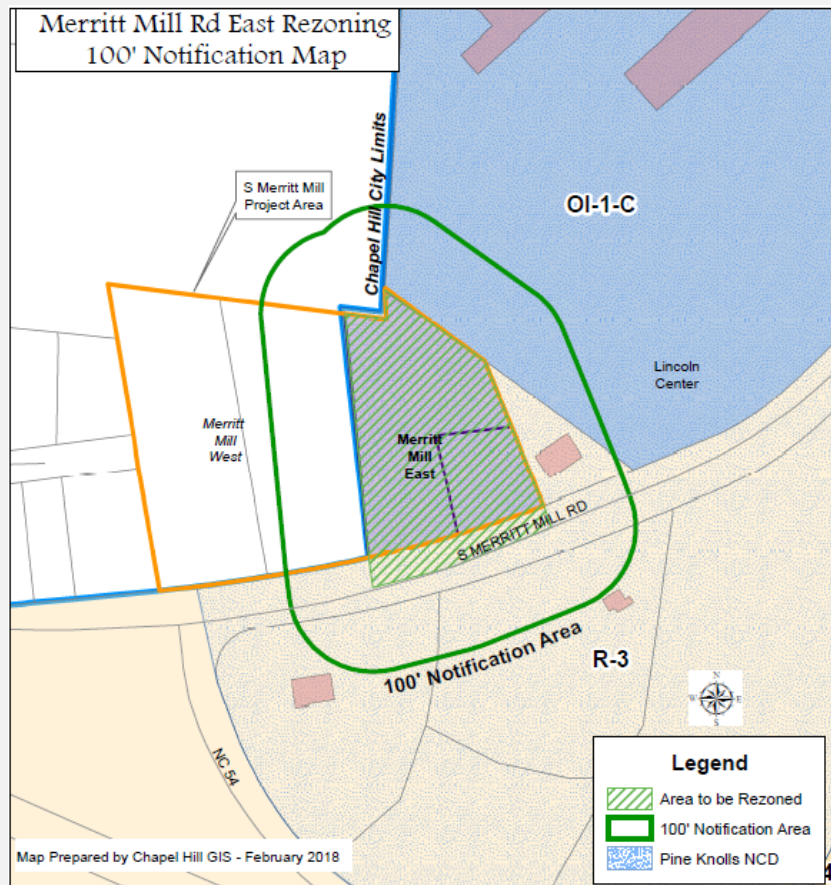
Legislative Process – Merritt Mill East

Is a discretionary process

Separate process from Special Use
Permit

DRAFT

Rezoning Area – Merritt Mill East



Existing Zoning:

- Residential – 3

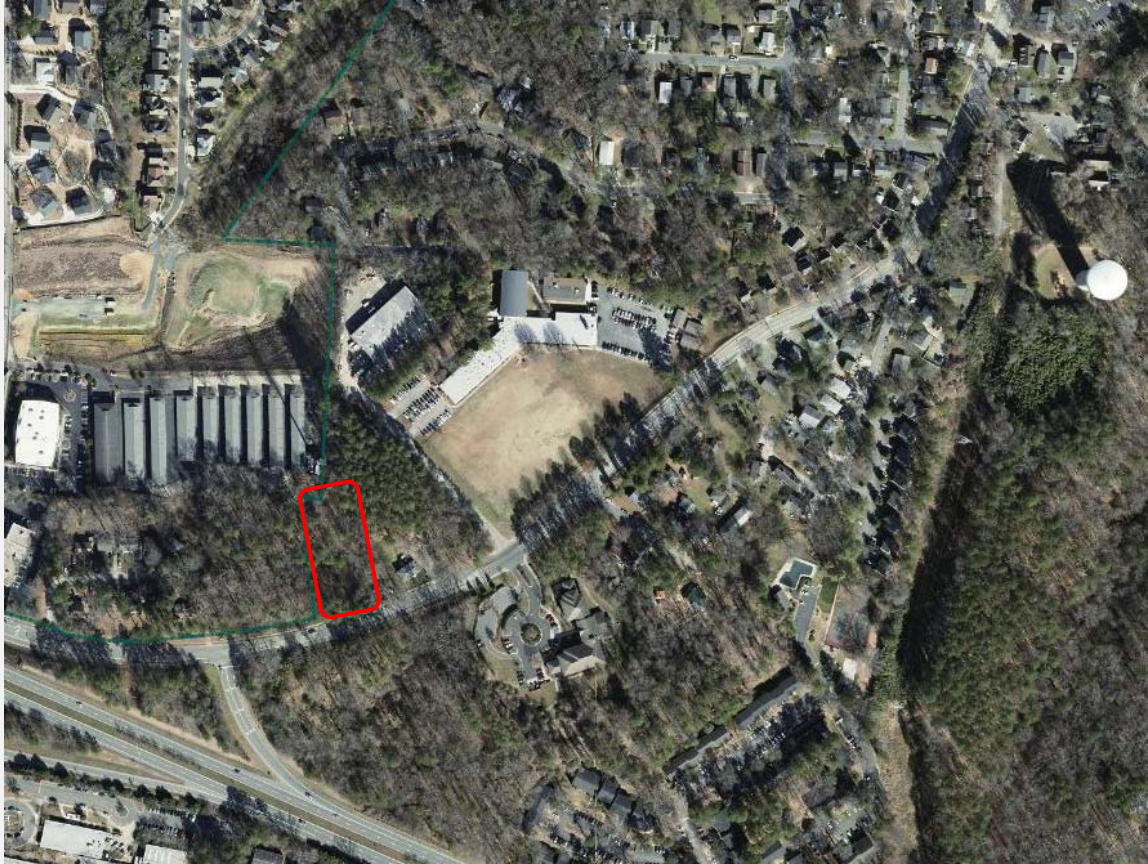
Proposed Zoning:

- Residential-Special Standards-Conditional

Accompanying Application:

- Special Use Permit

Aerial Map – Merritt Mill East



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Rezoning Recommendation – Merritt Mill East

- open the Public Hearing, receive comments, and recess the Public Hearing to April 25.



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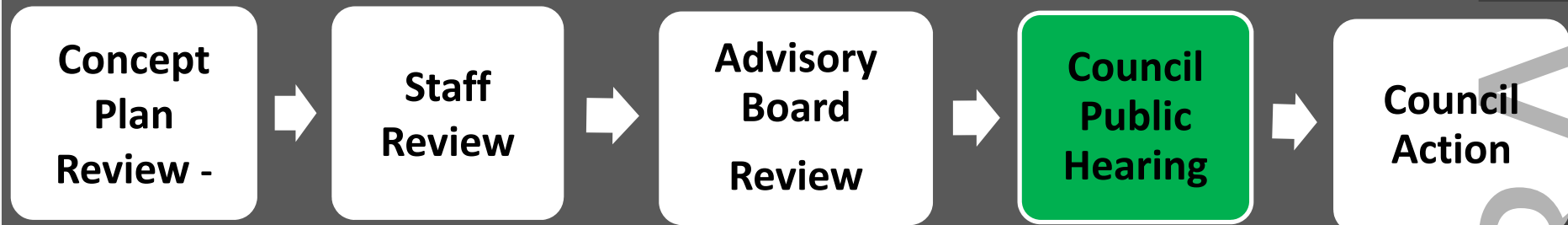
Merritt Mill East Multi-Family Development

Special Use Permit
800 S. Merritt Mill Road

Public Hearing
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Special Use Permit Process – Merritt Mill East



Quasi-Judicial Process, Special Use Permit – Merritt Mill East

- Separate process from rezoning application
- Ex Parte Communication - cannot discuss application with others

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Special Use Permit – Merritt Mill East



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Pine Knolls Neighborhood Conservation District – Merritt Mill East



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Access – Merritt Mill East



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Adjacent Conditions –Merritt Mill East

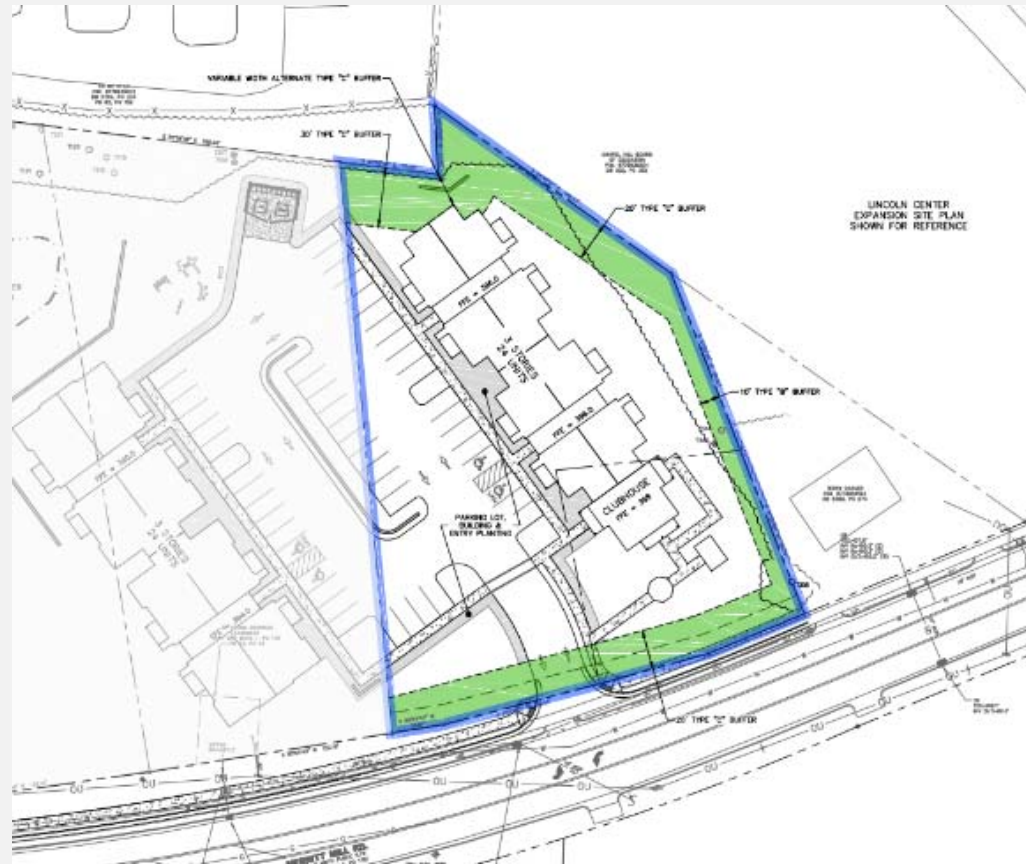


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Project Description – Merritt Mill East

- 1) In both Chapel Hill and Carrboro**
- 2) 100% Affordable**
- 3) Being reviewed together**
- 4) Rezoning**
- 5) Modifications met with both sides**
- 6) Memorandum or Understanding**

Site Plan –Merritt Mill East



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Modifications – Merritt Mill East

5-Foot Planting Strip	Variable
Steep Slopes	More than 25% disturbed
Stormwater Management	Off-site
Solid Waste/Recycling	Off-site
Tree Canopy	23%; 34% with Carrboro side
Recreation Space	Off-site

Advisory Board Recommendations – Merritt Mill East

Board/ Commission	Recommendation
Planning	Approve with conditions
Community Design	Approve as submitted
Environmental Stewardship	Approve with Special Considerations
Transportation and Connectivity	Approve with conditions

Recommendation –Merritt Mill East

That the Council

- open the Public Hearing, receive evidence and recess the Public Hearing to April 25.

