

Merritt Mill Apartments Rezoning

The solution to
homelessness is **housing.**

www.casanc.org



Why Rezoning requested?

- Changing conditions – need for affordable units
- Achieve the purposes of the Comprehensive Plan
 - PFE.3: A **range of housing options** for current and future residents
 - PFE.4: A community that provides **access to opportunity**
 - CPE.3: A safe, vibrant and **connected (physical and person) community**
 - GA.2: A connected community that links neighborhoods, businesses and schools via greenways, **sidewalks, bike facilities and public transportation**
 - GPNS.1: Low density, green Rural Buffers that **minimize sprawl**
 - GPNS.9: Future land use, form and density that **strengthens the community, social equity, economic prosperity** and natural environment
 - TCG.4: ...and **housing for Town, University and Healthcare employees** that encourages them to reside in the community



Merritt Mill Apartments (Entire Site)

- Total units: 48
 - 24 1-bedroom, 1-bath
 - 24 2-bedroom, 2-bath
- 66 vehicular parking spaces
- 36 bike parking spaces
- Lot size: 3 acres (2 in Carrboro, 1 in Chapel Hill)
- Highlights of the development
 - Permanent affordability
 - Fantastic location
 - High-quality design
 - Low-maintenance materials and landscaping long-term
 - Hands-on property management

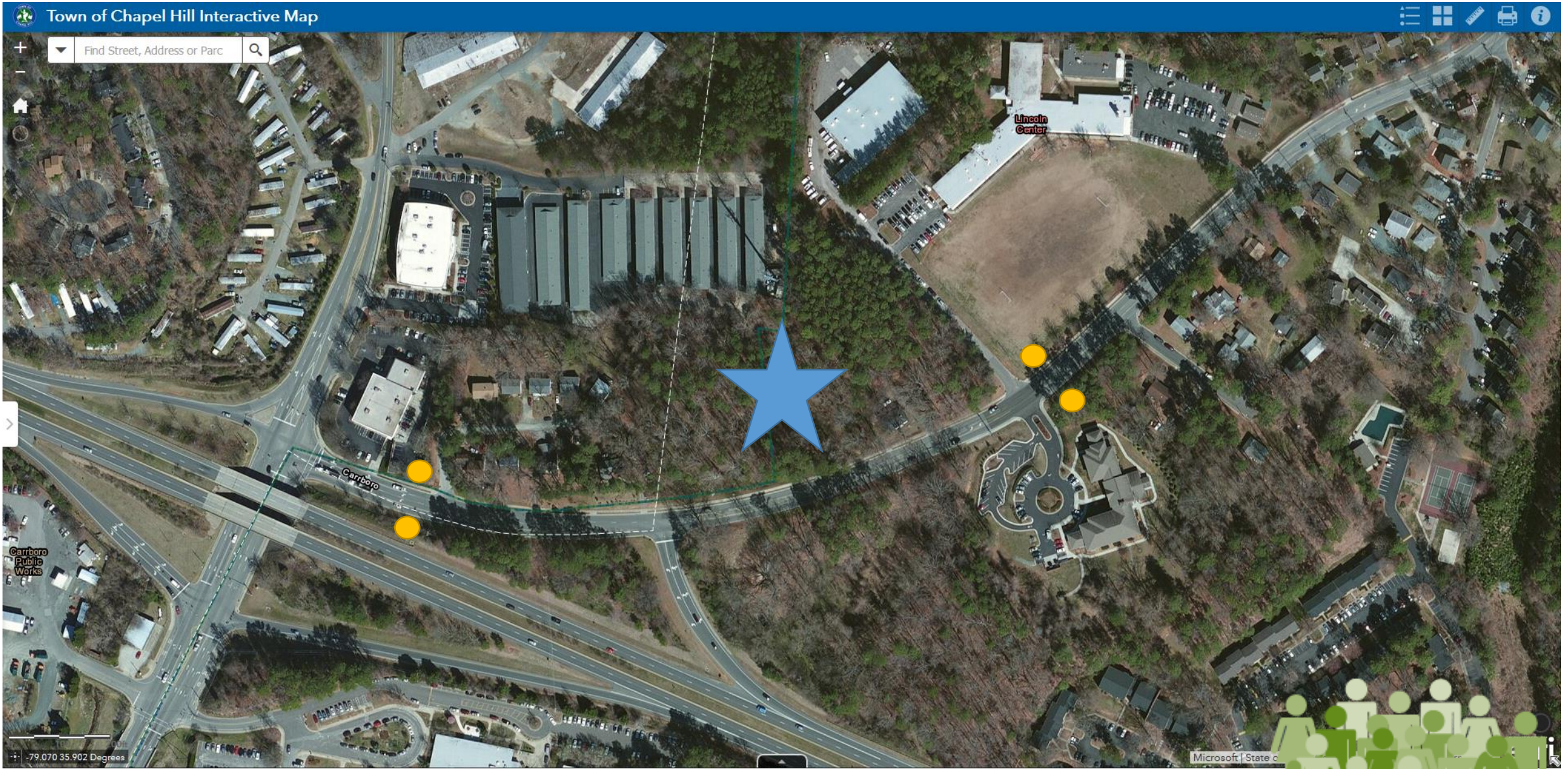


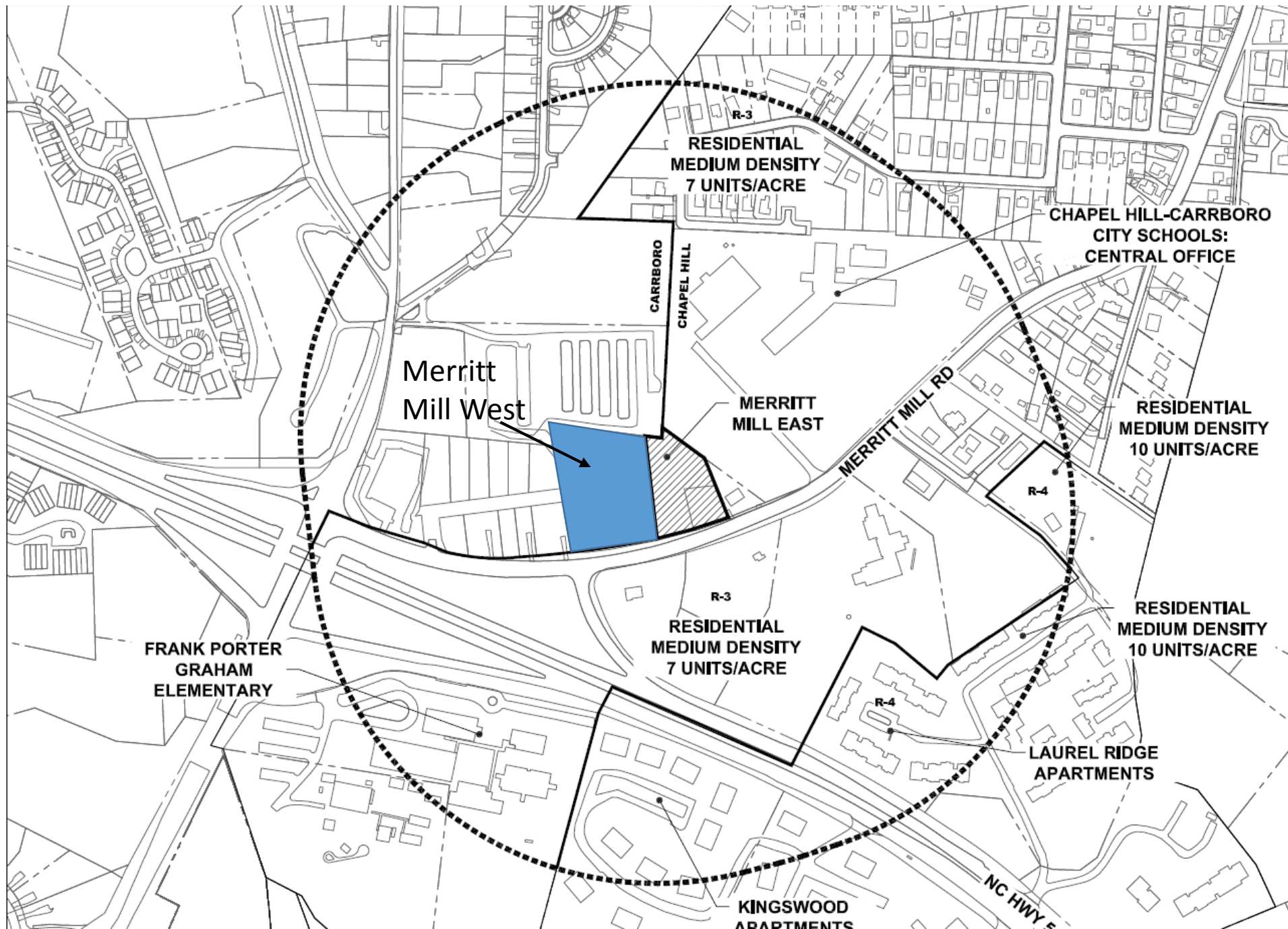
Affordability

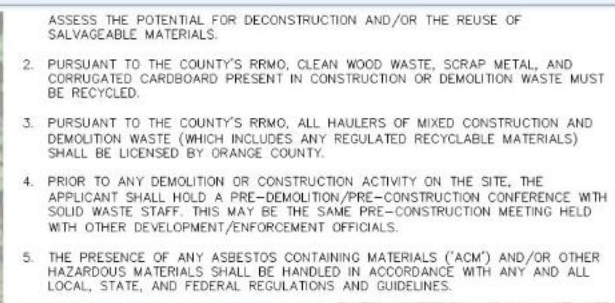
- All units affordable to households at or below 60% AMI
- Rental subsidies accepted

AMI	Income Range	Estimated Rent 1BR	Estimated Rent 2BR	Estimated Number of Units
30%	< \$15,400 (1 person) < \$22,000 (4 persons)	\$286	\$354	12
50%	< \$25,700 (1 person) < \$36,650 (4 persons)	\$562	\$684	8
60%	< \$30,840 (1 person) < \$43,980 (4 persons)	\$699	\$849	28











LINCOLN
EXPANSION
SHOWN

TERRY CARVER
PIN: 9778934164
DB 5269, PG 274

EXISTING SIDE
ASSHTO SIGHT
(SEE NOTE #)

VARIABLE WIDTH
RIGHT-OF-WAY
DEDICATION

MERRITT MILL ROAD
(75'± WIDE PUBLIC RIGHT-OF-WAY)
EX. BACK/BACK CURB



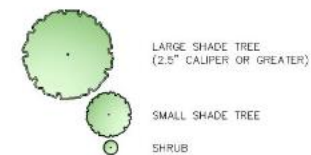


AFTER ONE YEAR.

8. SPREAD AT LEAST THREE INCHES OF MULCH OVER THE ENTIRE EXCAVATION IN ORDER TO RETAIN MOISTURE AND KEEP DOWN WEEDS. AN ADDITIONAL THREE-INCH SAUCER OF MULCH SHOULD BE PROVIDED TO FORM A BASIN AROUND THE TRUNK OF THE TREE.
9. THE LOWER TRUNK OF NEW TREES SHOULD BE WRAPPED WITH BURLAP OR PAPER TO PREVENT EVAPORATION AND SUN SCALD. THE WRAPPING SHOULD REMAIN ON THE TREE FOR ONE YEAR.

CANOPY REQUIREMENTS

PROJECT SITE AREA	46,656 SF
DEDUCTIONS:	
STORMWATER & UTILITY EASEMENTS	9,070 SF
PLAYGROUND	-930 SF
TOTAL AREA SUBJECT TO CANOPY REQUIREMENTS	36,656 SF
REQUIRED CANOPY (30%)	10,997 SF
CANOPY TO REMAIN	3,122 SF
REPLACEMENT CANOPY REQUIRED	7,875 SF
REPLACEMENT CANOPY TREES REQUIRED (EACH PROVIDES 500 SF OF CREDIT)	16 TREES
PROPOSED REPLACEMENT CANOPY TREES	14 TREES (7,000 SF)
PROPOSED CANOPY (INCL. EX. TO REMAIN)	10,122 SF (28%)

PLANTING LEGEND**PLANTING NOTES:**

1. THIS LANDSCAPE PLAN SHALL BE CONSIDERED PRELIMINARY. A FINAL LANDSCAPE PLAN INDICATING PLANT SPECIES, SIZE, QUANTITIES & SPACING SHALL BE SUBMITTED WITH FINAL/ZCP PLANS.
2. ALL LANDSCAPING SHALL BE PER THE TOWN OF CHAPEL HILL DESIGN MANUAL.



2. ALL DISTURBED AREAS TO BE STABILIZED PER NPDES CONSTRUCTION STORMWATER GENERAL PERMIT NCGD010000.
3. ALL 2:1 AND GREATER SLOPES SHALL BE MONITORED FOR EROSION AND VEGETATION RESTORED AS NEEDED.
4. PRIOR TO CO APPROVAL, ALL SCM'S WILL NEED TO BE CERTIFIED BY A LICENSED ENGINEER.

SYMBOL/ABBREVIATION			DESCRIPTION
EXISTING	PROPOSED		

		CATCH BASIN / CURB INLET
		DROP INLET
		STORM DRAINAGE MANHOLE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC LINE
		STORM DRAINAGE LINE
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		SPOT ELEVATION AT CURB
		BREAK APION
		FLARED END SECTION

DETAILS

- 

 NCDOT CATCH BASIN (TYP.)

 BALI ASSOCIATION 221 PINEVIEW AVE. SUITE 200 • WILMINGTON, NC 28403 PHONE: 704-762-1100 FAX: 704-762-1101 WWW.BALIASSOC.COM						 REGISTERED PROFESSIONAL ENGINEER CONCRETE BILLY BOB EXPIRATION DATE: 12/31/2017						 NORTH CAROLINA NOT FOR CONSTRUCTION 020612											
DATE																							
REVISIONS																							
WORK																							
OWNER INFORMATION																							
SPRINTSTREET BUILDERS, INC.																							
301 Oak Park Drive																							
CUMBER LAKE, NC 27517																							
ARCHITECT REPRESENTATIVE																							
JLCS ARCHITECTS, CASHA, NC																							
(919) 307-5429																							
FAX:																							
GENERAL CONTRACTOR																							
DATE																							
ISSUED																							
SUB SUBMITTAL #1																							
27 NOV 15																							
SUB SUBMITTAL #2																							
27 DEC 15																							
SUB SUBMITTAL #3																							
25 JAN 16																							
SUB SUBMITTAL #4																							
25 MAR 16																							
SUB SUBMITTAL #5																							
25 MAR 16																							
<div style="text-align: center;"> <h1>MERRITT MILL APARTMENTS</h1> <h2>AFFORDABLE HOUSING</h2> <p>CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA</p> <h1>SPECIAL USE PERMIT DRAWINGS</h1> </div>																							
JOB NUMBER: 116031-02																							
DATE: 18 AUG 2017																							
SCALE: AS NOTED																							
DRAWN BY: ZHC / CSEB																							

**MERRITT MILL APARTMENTS
AFFORDABLE HOUSING**
HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

SPECIAL USE PERMIT DRAWINGS

JOB NUMBER: 11603102
DATE: 18 AUG 2017
SCALE: AS NOTED
DRAWN BY: ZHC / CBB

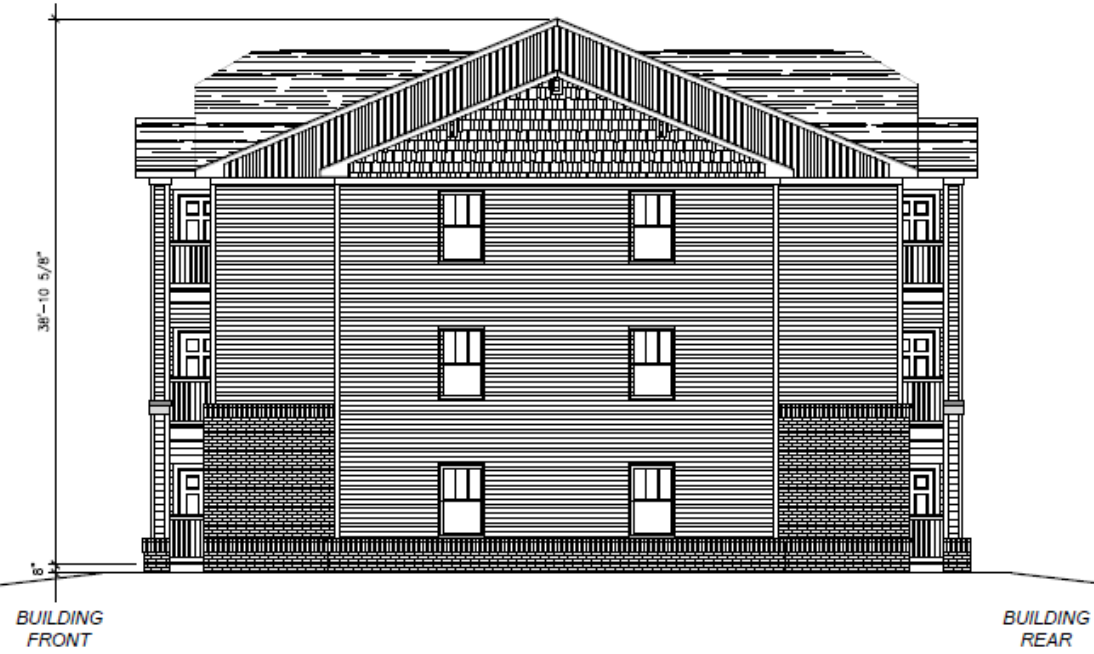


1

West Elevation

Scale: 1/8" = 1'-0"





3

North Elevation

Scale: $1/8'' = 1'-0''$



4

South Elevation

Scale: $1/8'' = 1'-0''$

Environmental Stewardship

- Affordability and sprawl
- Density increased to 16 units/acre
- Urban infill – connectivity, transit ridership
- ASHRAE standards exceeded by 20%
- Public health and affordable housing
 - Stress
 - School access
 - Home environments and health
 - Walkability
- Low-maintenance landscaping and native trees

