

From: Roger Stancil
Sent: Tuesday, March 13, 2018 10:12 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Loryn Clark; Ben Hitchings; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Council Questions: Item 4 and 5: Merritt Mill East

Council Question: Has the owner/resident of the single family home adjacent to this proposed development been contacted about this idea?

Staff Response: *Yes. The property adjacent to the CASA project to the north is 742 S. Merritt Mill Road. The house is a rental property. Staff sent two postcards regarding the project to the property owner – one notifying the owner of the rezoning (sent to all adjacent property owners), and one notifying the owner of the Special Use Permit (sent to all properties within 1,000 feet). We understand that the Town of Carrboro also sent postcards out to property owners and occupants within 500 ft. of the Carrboro portion of the project.*

Council Question: On p. 87, in the Memo of Understanding, section F, I believe "not" was omitted. Shouldn't it read "... including but NOT limited to ..."?

Staff Response: *That is correct. The word "not" should be added to the Memo of Understanding on page 87 in the following sentence. "The Town of Chapel Hill and the Town of Carrboro have determined that it is mutually beneficial to establish a cooperative and coordinated approach to implementation of their respective ordinance requirements, including but not limited to stormwater management requirements, recreation space, tree canopy coverage, and recycling/solid waste management requirements." The Memo of Understanding will be finalized during Final Plans and this correction will be made at that time.*

AGENDA ITEM #4: REZONING

Council Question: How many reserved spaces would there be for tenants? How many visitor spaces?

CASA Staff Response: *Spaces will not be reserved/marked for tenants or visitors. CASA does not assign parking at any of its developments. Assuming all of the 60% and 50% units have one car (36 spaces), half of the 30% units have 1 car (6 spaces), and half of the 60% units have a second car (14 spaces), tenants would need 56 spaces. These assumptions are based on similar CASA developments. That would leave 10 spaces for visitors.*

Council Question: The proposed resolution re: the application for Zoning Atlas Amendment indicates that this development will not provide housing to full-time students. From this and the statement of justification, it sounds like part-time students would be eligible to live here. Does this mean graduate students (not undergraduates) would be eligible to rent on the property?

CASA Staff Response: *CASA does not intend for this project to be student housing. We will not direct our marketing to students and will, for example, market to our current waiting list of over 300 Orange County households first. The tax credit program does not permit households made up of full-time students except for a few exemptions. Part-time students and households in which one member is a full-time student are allowed. So yes, a part-time graduate student who applied and met the income requirement would be eligible.*

Council Question: In its statement of justification, the applicant indicates its commitment to providing adequate screening and buffers to accommodate privacy in relation to homes to the east and west sides of the site. What kind of screening and buffers does the applicant have in mind?

CASA Staff Response: *We are proposing to maintain a small strip of existing tree cover. Additionally, there is a retaining wall separating the one-story house to the east from the one-story community building. Additional fast-growing plantings may be installed to provide further screening if needed. We're maintaining a wider strip of existing tree buffer on the west (Carrboro) side of the site.*

Resolution A also includes a stipulation for an evergreen landscape screen to the adjacent single-family home.

AGENDA ITEM #5: SUP

Council Question: This is a rezoning paired with an SUP. What is the fine line we, as Town Council members, have to walk since the SUP portion is quasi-judicial and forbids things like ex parte communications while the rezoning is legislative and allows for such communications?

Planning Staff Response: *Technically, questions associated with the rezoning could potentially be discussed outside the hearing, such as appropriate uses for the property. From a practical standpoint, it may be difficult to have a conversation without touching on issues that are also part of the SUP, so we would recommend not having any ex parte communication on either item outside the public hearing.*

Council Question: The applicant requested that the five-foot planting area be reduced to allow safe emergency fire access. Under the CDC's special considerations, did the CDC say anything responsive to applicant's response that this five-foot planting be reduced?

Staff Response: *The CDC asked the applicant to consider moving the building back a few additional feet to allow the 5-foot planting strip to be maintained. With a three-story building, a fire truck with aerial apparatus (stabilizer "arms") is required to be no closer than 10 feet and no further than 30 feet from the face of the building. In order to meet the Fire Code, the five-foot planting strip was either reduced or eliminated in order to also accommodate the five-foot sidewalk and parking spaces and be between 10 and 30 feet from the building.*

Council Question: At what stage would the Memorandum of Understanding with Carrboro, CASA and Chapel Hill be presented for approval?

Staff Response: *The Memorandum of Understanding would be finalized during the Final Plans stage working with Carrboro and Chapel Hill and CASA attorneys. The MOU was not anticipated for further Council approval. However, if the Council would like to review the MOU prior to recordation, staff could work to see if the Carrboro Aldermen would also like to review the document prior to issuance of a Certificate of Occupancy.*

Council Question: Are there situations in which TIAs can be conducted even if a proposal would yield less than 500 trips or otherwise would fall within a TIA exemption?

Staff Response: *The Town's Traffic Engineer has provided the following information: TIA Exemptions are not always granted even if the daily vehicle trips are less than 500. This is because of:*

- Ongoing traffic issues in the area/near the proposed development*
- Land Use Type and Peak Hour Trips*
- Access and Circulation of the proposed development*
- Less trip generation studies available for the proposed land use type*

Council Question: What would be inside the community building that would be designated recreational space?

Staff Response: *The clubhouse will include a multi-purpose room with movable tables and chairs, a kitchenette, a computer lab and a covered porch and courtyard. Residents could use the space as needed for larger gatherings, to hold celebrations, etc.*

Council Question: From the map on P. 60, it looks as though the playground will be on the Chapel Hill parcel, not on the Carrboro parcel. If so, then which parcels exactly will the patio, picnic areas and seating areas will be on?

Staff Response: *The applicant has relocated the patio, picnic areas, seating, and playground to the rear of the lot on the Carrboro side of the property, mostly to get the playground away from the Merritt Mill Road frontage. The attached*

revised site plan shows the new location of these facilities. Recreation space on the Chapel Hill side is the clubhouse (see response above).

Council Question: Would the three-party Encroachment Agreement pertain to a sidewalk up and down Merritt Mill Road? How long would that sidewalk be?

Staff Response: *New sidewalk is proposed along the Merritt Mill East property frontage. An existing sidewalk in front of the adjacent single-family house will connect to the new CASA sidewalk. Carrboro will be constructing a sidewalk on its portion of the development. The Special Use Permit for the redevelopment of Lincoln Center also included a stipulation for dedication of additional right-of-way for sidewalk and bike lanes along their frontage. This will create connected a continuous sidewalk from beyond the municipal service line to beyond the Pine Knolls subdivision.*

Council Question: Part of the recommendations by the Environmental Stewardship Advisory Board included the encouragement of the Town to extend bike facilities north of the project site on Merritt Mill Road. Do bike facilities refer to bike lanes?

Staff Response: *Yes, bike facilities include bike lanes.*