

Developer's Program

CASA plans to construct affordable housing on two parcels located on Merritt Mill Rd in Chapel Hill, NC. PIN's are 9778933103 & 9778934008. The entire site is currently hardwood timber. The property is 1.1 acres and there are no existing structures on site. The adjoining properties are low density residential. The current zoning is R-3 and CD-4. The proposed zoning is R-SS-C. Proposed construction will create 24, two bedroom units; two structures 12 units each. The proposed parking lot will contain 34 total parking spaces including 2 van accessible, handicapped spaces. Merritt Mill East will be a parallel project to Merritt Mill West. Merritt Mill West will also be affordable housing units located on adjoining property located in Carrboro. In order to reduce the amount of land disturbance and preserve the maximum amount of hardwoods, the Merritt Mill East proposed parking lot will share a driveway with Merritt Mill West parking lot. This site driveway access will be located on S. Merritt Mill Rd.

The entire site drains to the adjoining property in Carrboro, NC. In order to meet stormwater requirements, a stormwater control measure(SCM) will be implemented on the Carrboro property. Landscaping around the SCM and on the entire project combined will be provided with two goals in mind; to meet Town design manual requirements, and to provide an attractive, well-maintained landscape feature.

Refuse and recycling will be provided adjacent to the parking lot, designed and installed to town standards, and placed in an appropriate location to maximize ease of access.

All utilities will be designed and constructed to town standards.

Statement of Compliance with Town Design Guidelines

The site is located near the intersection of Merritt Mill Rd & NC 54 exit ramp. The buildings have been designed to be congruous with the existing architectural elements as well as to enhance the appearance of the structure from street and neighboring views.

As noted in the Developer's Program, the project will include a stormwater control measure, which will be designed to meet the Town Guidelines.

The new parking lot has been setback from Merritt Mill Rd. preserving many of the large hardwood trees along Merritt Mill Frontage. Landscaping will be bolstered to comply with the Town's landscape buffer requirements.

Vehicular and pedestrian access and circulation will be provided to accommodate the needs of the housing units. New parking areas will be designed to meet current Town standards, while walkways will be designed to create continuous routes from each building to parking areas. In addition, bicycle