

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING

800 and 802 Merritt Mill Road



PETITIONER: CASA NC

DATE: 14 Feb 2018

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-7.5 to R-2-CU zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Jess Brandes, CASA NC CASA
 ADDRESS: 624 West Jones Street, Raleigh, NC 27603
 TELEPHONE #: (919)754-9960 ext. 420
2. INTEREST IN PROPERTY(IES):
Owner's representative Boyer
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: The project site consists of 4 existing lots on Merritt Mill Road. 2 of the lots are inside the Town of Carrboro zoning jurisdiction, while the other 2 are in Chapel Hill). Both Carrboro lots are currently zoned R-7.5.
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - a. OWNER: Greenstreet Builders, Inc.
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE 0.95 ac. PARCEL: 9778931183
 SUBDIVISION NAME: _____ FRONTAGE 123.19' DEPTH: +/- 308'
 EXISTING STRUCTURES AND USES:
There are no existing structures on site.
 - b. OWNER: Greenstreet Builders, Inc.
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE 1.04 ac. PARCEL: 9778930153
 SUBDIVISION NAME: _____ FRONTAGE 132.37' DEPTH: +/- 347'

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EXISTING STRUCTURES AND USES :
There are no existing structures on site.

c. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES :

d. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES :

5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS
See attached list	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO ☒
If "YES", WHEN? _____
7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:
- (a) How do the potential uses in the new district classification relate to the existing character of the area?
Please see attached narrative.

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(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

Please see attached narrative.

(c) How will the proposed rezoning affect the value of nearby buildings?

Please see attached narrative.

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

Please see attached narrative.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 15 DAY OF February, 20 18.

PETITIONER'S SIGNATURE Mary Jean Ayala, Acting CEO for CASA
(PRESIDENT) (OWNERS SIGNATURE)
OWNERS SIGNATURE PROS. BUILDERS INC

PLEASE NOTE.

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

Response:

The potential uses in the new district classification R-2 are residential, which is the same as the old district classification R-75. Use of the parcel is therefore not changed by this rezoning request. To the immediate east of the site, the land use is also residential and contains a single family home. Adequate screening and buffers to accommodate privacy will be incorporated into the development site plan. To the northeast, the land use is the Lincoln Center, including administrative offices and a school. Our proposed development and the families who live here will benefit from its proximity to the Lincoln Center. To the north, the land use is a self-storage facility. Adequate screening and buffers will be incorporated into the site plan to reduce any noise or aesthetic challenges caused by this adjoining use. To the west of the site is also residential and contains a small street of single family homes. Adequate screening and buffers to accommodate privacy will be incorporated into the development site plan. To the south, across from Merritt Mill Road is vacant land that is part of the public right-of-way for Highway 54.

While the use of the parcel is not changing, the proposed rezoning will change the intensity of that residential use and allow for the development of more units of housing. The incorporation of more dense housing supports the character of the existing area, which is walkable to both Towns, and, with the current South Green development underway, is becoming a walkable mixed-use node at the southern gateway into the downtowns of both Chapel Hill and Carrboro. Furthermore, the development of more dense residential use will increase transit use at the bus stops located within 1,000 feet of our proposed development.

Section 2.11 of Vision 2020 states "Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods." The Merritt Mill Apartments will support this goal. The Conditional Use Permit process through which this project will be vetted provides multiple opportunities for neighbors, Town advisory board members, and Alderpersons to give input.

(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

Response:

This site is particularly suited for denser, multifamily affordable development because of its location and its availability for development. The location of this site is walkable to both downtown Carrboro and downtown Chapel Hill. It is within 1 mile of a grocery store and within walking distance of shopping, services, schools and recreational areas. Immediately west of the new development are shopping and employment opportunities at the new South Green commercial development, and immediately east is the soon-to-be redeveloped Lincoln Center with a new pre-K program and possible community health clinic. Additionally the site is along a bus line with the bus stop less than 1,000 feet from the entrance of the development. For tenants with cars, this site is also very accessible to Highway 54 and to South Greensboro Street.

This site is also available for new development: it is vacant land, of a size large enough to support an apartment community, within the Town core, without major site constraints, and it is for sale. That is unusual in a small community like Carrboro.

(c) How will the proposed rezoning affect the value of nearby buildings?

Response:

The rezoning allows construction of a new high-quality development that is expected to cost approximately \$8 million. The Merritt Mill Apartments will be built to a market-rate standard, and will be professionally managed on-site like any other apartment complex would be. While neighbors often fear that having affordable housing nearby will harm their property values, many studies have shown the exact opposite to be the case, and that neighboring properties actually increase in value. Neighborhoods that have a mix of housing types that lead to a mix of income levels tend to be more walkable and mixed-use, and therefore more desirable neighborhoods to live in.

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

Response:

The rezoning will allow for the development of 48 total new apartments affordable to households under 60% of the area median income. It will allow for this in a way that doesn't contribute to sprawl and that adds to the continuity of the Merritt Mill corridor by developing a vacant lot.

The Vision 2020 goal 2.22 states: "Where development is deemed acceptable, there should be well defined dense development with areas of well preserved open space." This development supports this goal not only by providing dense residential development, but by including significant open space. The R-2 zoning requires only 10% open space for affordable development, and we are meeting that requirement through preservation of existing hardwoods. However once the development is complete and the stormwater control measures, retaining walls and swale are in place, approximately half of the site will be replanted or preserved open space as shown in our Preliminary Recreation Area & Open Space Plan.

The Vision 2020 goal 6.1 is Housing for Diverse Population. The Merritt Mill Apartments supports this goal as well as the following goals from the Affordable Housing Strategy:

2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.

2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.