

SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS
CONDITIONAL USE PERMIT FOR
Multi-family Apartment Complex at 802 & 806 Merritt Mill Road

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1 thru 5 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, PB, TAB, EAB, AHAC (*AC did not have a quorum for their review meeting.)	1. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
Staff, PB, TAB, EAB, AHAC	2. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town Engineer and Environmental Planner for approval prior to construction plan approval.

Staff, PB, TAB, EAB, AHAC	3. That prior to construction plan approval, the applicant receive a driveway permit from NCDOT in accordance with any conditions imposed by such agency including but not limited to encroachment/maintenance agreement for installation of necessary infrastructures.
Staff, PB, TAB, EAB, AHAC	4. That prior to the public hearing for the project, the applicant shall seek final approval of the stormwater related provisions of the project. If this is not completed, then a modified version of this condition may be attached to the CUP requiring an additional public hearing for consideration of any substantive changes to the site design, if any are necessary to meet all applicable stormwater related provisions of the LUO.
Staff, PB, TAB, EAB, AHAC	5. That deed restrictions must be placed on the property restricting use of the land to only affordable housing, in accordance with LUO Section 15-182.4, for a period of 99 years.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
Environmental Advisory Board	<ol style="list-style-type: none"> 1. Running conduit that can serve any spot in the parking lot for future installation of Level 2 electric vehicle charging stations. 2. Investigating the possibility of laying conduit for connection to the public fiber-optic backbone. 3. Using the species of specimen and rare trees that are removed when creating the landscape plan to maintain diversity and use well adapted species on the site. 4. The EAB finds that the design of the bio-retention area and the ephemeral stream and buffer shown is acceptable.
Transportation Advisory Board	<ol style="list-style-type: none"> 1. Recommend the developer to coordinate with the bike share program which serves UNC to determine if locating a station nearby would be beneficial. 2. Concerns as to the effects of this development on traffic accessing S. Greensboro Street from NC 54 via Merritt Mill Road.
Planning Board	<ol style="list-style-type: none"> 1. In order to make useable play space for older children, the fairly level area to the west of the buildings be extended to the north and west towards the playground and that the retaining wall be moved further west. 2. To improve safety and security, and allow for better observation of children in the playground, the clubhouse and gazebo be relocated to the north end of the buildings (and the dumpster moved to the south end).
Appearance Commission	No quorum.
Affordable Housing Advisory Commission	No comments