

# BOARD OF ALDERMEN

ITEM NO. E(3)

## AGENDA ITEM ABSTRACT

MEETING DATE: April 22, 2003

**TITLE: A Discussion of the Board of Aldermen's' Participation in the New High School Site Selection Process**

<b>DEPARTMENT: Manager's Office</b>	<b>PUBLIC HEARING: No</b>
<b>ATTACHMENTS:</b> A. Resolution B. Map C. News Articles	<b>FOR INFORMATION CONTACT:</b> Michael Brough, 918-7315

### PURPOSE

At the March 25, 2003 Board of Aldermen meeting, the Board agreed discuss whether it would be interested in participating in the new high school site selection process. Information pertaining to the site selection process is provided for the Board's review.

### INFORMATION

JPI Apartment Development, LP has submitted a rezoning application for a planned unit development that would include 264 four-bedroom apartments, 2 single-family dwelling lots, and approximately one-half acre of land zoned for commercial purposes. The 49.52-acre property is located at the terminus of Rock Haven Road with frontage on Ray Road and Tarhill Avenue. It will be necessary for the property to be rezoned by the Board of Aldermen from R-10 to a Planned Unit Development zoning district prior to review and approval of the Conditional Use Permit (CUP) associated with the project. (More detailed information on the School Board's request is presented as Attachment D.)

The Chapel Hill-Carrboro City Schools System has considered the subject property as a possible site for a new high school in the southern part of the school district. *The News and Observer* and *The Herald-Sun* (Attachment C) reported on April 11 that the Chapel Hill-Carrboro School Board voted unanimously to request that the Orange County Board of Commissioners approve the purchase of land on Rockhaven Road. This potential purchase may involve condemnation.

JPI Apartment Development, LP is aware of the school board's interest in the Rock Haven Road site and has requested that the Town proceed with the review of the project. Because of several staff requested substantive changes, the applicant re-submitted the project plans on March 14, 2003. The revised plans have been distributed for review and comments will be given to the applicant upon receipt. Rezoning the property as requested will significantly increase its residential development potential and is expected to have a similar effect on its value.

In response to the April 8, 2003 follow-up request for the new high school site tax value, a map (Attachment B) showing the three properties in the vicinity of Ray Road and their associated value, acreage, and current owner is provided. The tax value of all three properties is \$1,143,895 and the total acreage is 62.884 acres.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

The Administration recommends that the Board of Aldermen discuss the recent developments and determine how it would like to proceed.