

BOARD OF ALDERMEN

ITEM NO.: **(3)**

AGENDA ITEM ABSTRACT

MEETING DATE: APRIL 26, 2005

TITLE: A PUBLIC HEARING ON A CONDITIONAL USE PERMIT FOR THE CHAPEL HILL – CARRBORO CITY SCHOOL’S HIGH SCHOOL #3

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <u>x</u> No ____
ATTACHMENTS: A. RESOLUTION B. STAFF REPORT C. SITE PLANS D. VICINITY MAP E. APPLICATION F. MINUTES FROM CONCEPT DESIGN REVIEW PUBLIC HEARING G. TREE REMOVAL JUSTIFICATION LETTER H. NCDOT COMMENTS I. PARKING JUSTIFICATION LETTER J. CARRBORO POLICE SAFETY PLAN K. SUMMARY SHEET FOR JOINT REVIEW ADVISORY BOARDS RECOMMENDATIONS. L. LETTER FROM APPLICANT RESPONDING TO STAFF AND ADVISORY BOARD RECOMMENDATIONS. M. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE STATEMENT

Chapel Hill – Carrboro City Schools has submitted an application (**Attachment E**) for construction of a high-school on the parcel located at the western terminus of Rock Haven Road. CLH Design and Mosley Architects are the primary project consultants. The Conditional Use Permit, if approved, would allow the construction of the high school with its associated site amenities. A public hearing must be held prior to taking action on the requested permit.

INFORMATION

The subject property is zoned R-10, Residential and contains 62.32 acres (2,714,659.2 sf). The existing site is vacant and wooded sloping predominantly to the west where it descends into a tributary that tees into Morgan Creek. The proposed school includes 42-classrooms, an auditorium, a basketball court, a cafeteria and various other rooms within over 160,000 gross square feet. The surrounding site includes parking for 328 cars, a public right-of-way extension, and various sports and recreation facilities.

RECOMMENDATIONS

Town staff recommends that the Board first complete the attached conditional use permit worksheet (**Attachment M**). Upon completing the worksheet, staff recommends that the Board adopt the attached resolution granting approval of the Conditional Use Permit for construction of a 42 classroom high school (Use #5.110) on property located at the western terminus of Rock Haven Road, subject to the following conditions (**Attachment A**):

1. That the shading calculations required by Section 15-317 and Appendix E-3 be revised as necessary to demonstrate compliance prior to construction plan approval;
2. That additional plantings be added to the Type “B” screen adjacent to the southern parking lot prior to construction plan approval;
3. That the Type “C” screen along the northeastern property line be re-labeled as a Type “B” screen prior to construction plan approval;
4. That the Chapel Hill Transit bus stop turn-out detail be modified to the Town of Chapel Hill’s bus stop detail (ST-8) prior to construction plan approval;
5. That per the provisions of 15-216(j), Rock Haven Road be allowed to deviate from the planting strip standards of Section 15-216 thereby allowing an 18” planting strip between the curb and sidewalk on the south side of the road so as to minimize damage to existing transformers, streetlights, trees and slopes;
6. That the applicant installs a NCDOT approved traffic signal at the intersection of Smith Level Road and Rock Haven Road prior to issuance of the certificate of occupancy;
7. That the applicant construct a northbound left turn lane and a southbound right turn lane on Smith Level Road (design approved by NCDOT) at the Rock Haven Road intersection prior to issuance of the certificate of occupancy;
8. That upon request, the school makes an offer of dedication, for a 30’ public access greenway easement to be located in the general vicinity of the natural drainage along the western property line (final location of the easement to be mutually decided by Town Staff and Chapel Hill—Carrboro City Schools Staff);
9. That the Board accepts the applicant’s justification for exceeding the presumptive parking standards of Section 15-291 by providing 328 spaces, as represented in the applicant’s letter, this deviation is justified because it reduces disruption to the surrounding community during peak-use events at the school;
10. That prior to issuance of the certificate of occupancy, the school district work with the Town’s Police Department, Transportation Planner, and Fire Department to develop a plan to manage special event parking, which would be put in place during peak use events at the school;
11. That the applicant apply for voluntary annexation of the subject parcels prior to construction plan approval;
12. That the proposed sidewalk along Smith Level Road shall be constructed within the existing NCDOT right-of-way; or, if necessary, that additional right-of-way shall be dedicated to accommodate the sidewalk. Also, all vegetative screening along Smith Level Road shall be relocated to the west so that it is planted behind the proposed sidewalk.
13. That the applicant shall provide to the Town, 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;

The following are additional conditions made subsequent to the Joint Review Meeting:

14. That the pedestrian path that adjoins Smith Level Road in the vicinity of the ball fields be relocated, if necessary, so as to prevent an unsafe pedestrian crossing in this area. Town staff, Chapel Hill—Carrboro City Schools staff, and NCDOT would make the final decision regarding location based on field observations.
15. That, prior to issuance of a certificate of occupancy, Rock Haven Road be striped to provide separate (NCDOT approved) left and right turn lanes at the intersection with Smith Level Road

Since BPW Club road is integrated into the proposed school's circulation program, the following TIA recommendation for improvements to the Smith Level/ BPW Club Road Intersection warrants discussion by the Board. Staff does not believe that the Town can require these improvements to be a condition of the permit, but is concerned that vehicle-trips generated by the school will cause certain aspects of this intersection to function poorly in the future.

16. That, at the intersection of BPW and Smith Level Roads the following (NCDOT approved) improvements be made: 1) a southbound right turn lane be provided on Smith Level Road, 2) an eastbound left turn lane be provided on BPW Club Road, and, 3) a northbound left turn lane *extension* be provided on Smith Level Road.