

BOARD OF ALDERMEN

ITEM NO.: D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: MARCH 7, 2006

TITLE: COURTESY REVIEW OF MASTER PLAN FOR TWIN CREEKS (MONIESE NOMP) PARK SITE AT 7906 OLD NC HIGHWAY 86, PRIOR TO FORMAL SUBMITTAL OF LAND USE PERMIT APPLICATION

DEPARTMENT: PLANNING DEPARTMENT AND COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT	PUBLIC HEARING: YES __ No <u>X</u>
ATTACHMENTS: A. CONCEPTUAL SITE PLAN B. VICINITY MAP C. LETTER FROM BOARD OF COMMISSIONERS CHAIRMAN BARRY JACOBS D. 'KEY ISSUES & TOPICS' LETTER E. ROSTER FOR CHTPEC MASTER PLAN WORK GROUP	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333 JAMES HARRIS, 918-7319 OR DAVE STANCIL, DIRECTOR OF ORANGE COUNTY ENVIRONMENT & NATURAL RESOURCE CONSERVATION DEPARTMENT, 245-2598

PURPOSE

The Orange County Board of Commissioners has requested that the Board of Aldermen conduct a courtesy review of a conceptual master plan for a regional park and educational campus to be located at 7906 Old NC Highway 86. Materials related to the conceptual master plan are attached. Town staff requests that the Board of Aldermen review the attached information and discuss the potential project with representatives of Orange County government.

INFORMATION

The Orange County Board of Commissioners (Orange County) is currently preparing a conditional use permit (CUP) application to locate a regional park and educational campus in the northern part of the Town's planning jurisdiction (**see Attachments A & B**). During staff level discussions about the project, Orange County requested an opportunity to meet directly with the Board of Aldermen to seek feedback on the project's design and to discuss certain policy issues prior to formally submitting a land use permit application. To that end, Orange County submitted a letter from Commissioner's Chairman Barry Jacobs (**see Attachment C**), and a 'key issues and topics' document, which lists several points for discussion (**see Attachment D**). Also attached is a roster for the Chapel Hill Township Park & Educational Campus' Master Plan Work Group (**Attachment E**). As with all courtesy reviews, all information shared among parties is considered non-binding.

Town staff has met with Orange County staff on several occasions, but no formal review of the project has taken place to date. Therefore, the staff is not formally commenting at this time, with one exception related to the connector road (**see Attachment D, #s 6 and 7**). Specifically, Orange County suggests that it may be possible to place the road partially on the park property and partially on adjacent Duke Forest property. They go on to say that a Duke Forest committee is now considering the road alignment. Staff notes that the subject connector road (between Lake Hogan Farms and Eubanks Road) is part of both the

Connector Roads Policy, adopted by the Board of Aldermen, and the Facilitated Small Area Plan for Carrboro's Northern Study Area, adopted by Carrboro, Chapel Hill, and Orange County. While Town staff does not object to modifications to the alignment of the road to better conform to topography, minimize stream crossings, and provide access to land-locked properties, staff strongly desires that the details of any such arrangements be finalized prior to any public hearings related to this site. In other words, staff anticipates that the connector road will be built as part of the development of the park and schools site, and suggests that any development application on the park and schools site should indicate where and when the connector road will be built. If portions of the connector road are to be built on property not owned by the county, then the applicant should demonstrate that authorization has been obtained from the property owners prior to any public hearings.

RECOMMENDATION

The Town Staff recommends that the Board of Aldermen review the attached information and discuss the potential project with representatives of Orange County government.