

BOARD OF ALDERMEN

ITEM NO.: C(5)

AGENDA ITEM ABSTRACT MEETING DATE: OCTOBER 17, 2006

**TITLE: REQUEST TO SET PUBLIC HEARING CHAPEL HILL/CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #10 CONDITIONAL USE PERMIT**

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES ___ No <u>X</u>
ATTACHMENTS: A. RESOLUTION SETTING THE PUBLIC HEARING B. VICINITY MAP	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE STATEMENT

Chapel Hill/Carrboro City Schools have submitted an application to build a 89,800 sf, 30 classroom elementary school on the south portion of Eubanks Road (Attachment B). The school is part of the northern most portion of the proposed Orange County, Twin Creeks Park facility. Prior to reaching a decision on a request for a CUP, the Board must hold a public hearing to receive input. The applicant is requesting that the Board set a public hearing for November 28, 2006 for consideration of the conditional use permit request.

INFORMATION

Please note that the Board of Aldermen at its June 27, 2006 meeting directed staff to 'expedite' the review of this project. In light of this plans were received and distributed in early July. Combined review comments were forwarded on August 1st; soon thereafter, multiple roadway design meetings were conducted; unfortunately this necessitated some design modifications leading to further delay. Late September, revised plans were received and distributed. Review continues.

The applicant's desired public hearing date is ambitious due to the many tasks required in assembling an application that can be considered *complete* and *in-compliance* by the Land Use Ordinance. The following are a few of the items the applicant must address prior to the proposed November 28th date:

- Approved "Truth in Drainage" Statement and Stormwater calculations.
- NCDOT approval the redesigned intersection with Eubanks road.
- Combination/recombination of parcel(s) required prior to public hearing.
- Annexation required prior to public hearing.
- Text amendments required prior to public hearing.
- Significant off-site sewer extension required (as much as 4,000 feet) the plans for which are not included with the current application.

The applicant is working to address outstanding items and is optimistic that this public hearing deadline can be met. Note that the majority of their work will have to be completed at least 10 days prior to the November 28th public hearing deadline.

STAFF RECOMMENDATION

Staff recommends that the Board adopt the attached resolution set the public hearing (Attachment A).