

## BOARD OF ALDERMEN

ITEM NO.: B(1)

### AGENDA ITEM ABSTRACT MEETING DATE: NOVEMBER 28, 2006

**TITLE: A PRELIMINARY REVIEW OF THE CONDITIONAL USE PERMIT FOR THE CHAPEL HILL –  
CARRBORO CITY SCHOOL’S ELEMENTARY SCHOOL #10**

<b>DEPARTMENT:</b> PLANNING DEPARTMENT	<b>PUBLIC HEARING:</b> YES <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>ATTACHMENTS:</b> A. VICINITY MAP B. PRELIMINARY SITE PLAN	<b>FOR INFORMATION CONTACT:</b> JEFF KLEAVELAND, 918-7332

#### **PURPOSE STATEMENT**

The purpose of this agenda item is to conduct a preliminary review of Chapel Hill – Carrboro City School’s Conditional Use Permit application for Elementary School #10, a 30 classroom, 89,800 sf, elementary school proposed for the 19 acres parcel at 215 Eubanks Road. The subject property is zoned RR, Rural Residential and is listed on the Orange County Tax Map as numbers 7.23.C.1 (Attachment A). The formal public hearing for the project is scheduled for January 9, 2007.

Note that, at its June 27, 2006 meeting, the Board of Aldermen directed staff to ‘expedite’ the review of this project.

#### **INFORMATION**

The combined second round of reviewer comments from were forwarded to the applicant on November 11<sup>th</sup>, 2006. On November 15<sup>th</sup>, all of the Town reviewers (Sungate, Planning, Zoning, Public Works, Transportation & Environmental), as well as Orange County , OWASA and NCDOT reviewers convened with the applicant at Town Hall to “redline” the most recent drawing set based on these second round comments. This afforded the applicant an opportunity to clarify the meaning of comments and directly mark up a set of drawings for the next submittal.

During this meeting it became clear that many substantial issues remain to be addressed. However, the applicant is better positioned to bring a “complete” set of plans into the January 9<sup>th</sup> public hearing. The following items for discussion are most substantial with regards to the public hearing; other items are expected to be addressed as conditions of the permit:

- 1) Annexation
  - a) The county has not committed to voluntary annexation, though the property is within the Town’s Planning Jurisdiction by way of the *Joint Planning Agreement* which was drafted in part, as a way to manage Carrboro’s northern expansion. Because of this, there is an implied expectation that the property will become part of the Town’s incorporated area. Note that, without annexation, several maintenance related issues arise, including but not limited to the following:
    - i) Who will maintain the new connector street?
    - ii) Who will maintain the new sidewalks?
    - iii) Who will pay for public street lighting?
- 2) Sewer extension
  - a) In order for OWASA to approve the project a substantial off-site sewer extension is necessary which involves the following:
    - i) Requires easements to be negotiated and granted with neighboring property owners.

- ii) Requires construction of the off-site sewer alignment approved for the Jones Property CUP.
  - iii) Requires additional field data (tree survey, etc.) to address environmental impacts.
  - iv) May involve wetlands permitting and FEMA map revisions.
- b) Additional sewer stub-outs to the property lines for future extension may be necessary.
- 3) Roadway improvements
  - a) NCDOT and the applicant's transportation engineer have reviewed proposed roadway improvements, (a roundabout at Eubanks road, turn lanes on Old NC 86, and the connector road alignment); NCDOT approval is expected prior to January 9<sup>th</sup>.
  - b) The connector road alignment's subject to minor change due to road radius reduction text amendment request.
- 4) Stormwater Improvements
  - a) A "Truth in Drainage Statement" has not yet been approved by Sungate though the stormwater system design is basically complete. The applicant and Sungate are working through the final technical details.
- 5) Greenway improvements
  - a) Who will maintain the greenway?
  - b) Off site alignment proposed will follow OWASA easement for sewer extension.

To reiterate, the proceeding topics are provided for your reference in advance of the public hearing. Staff and the applicant continue to work toward an application that the Board can consider "complete".

### **RECOMMENDATIONS**

Staff recommends that the Board of Aldermen consider the information presented and receive a brief presentation from the applicant.