

BOARD OF ALDERMEN

ITEM No. C(2)

AGENDA ITEM ABSTRACT

MEETING DATE APRIL 3RD, 2012

SUBJECT: MINOR MODIFICATION OF THE CARRBORO HIGH SCHOOL CONDITIONAL USE PERMIT, 201 ROCK HAVEN ROAD: PHYSICAL EDUCATION BUILDING

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES No <u>X</u>
ATTACHMENTS: A. RESOLUTION B. SITE PLAN (SHOWING CHANGE) AND ELEVATIONS C. RELATED EMAILS FROM CONSULTANTS D. CONDITIONAL USE PERMIT DOCUMENT	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE

Chapel Hill/Carrboro City Schools have submitted an application for the construction of a 3200 sf Physical Education (PE) building adjacent to the track and field. This component of the school permit is slightly changed from what was approved on the Conditional Use Permit and thus a minor modification from the Board is requested.

INFORMATION

The PE building is proposed to be relocated slightly from what has approved on the conditional use permit (Attachment B). The proposed building also has grown from the original 1600 sf to 3200 sf and contains enlarged restrooms and concession areas to serve large sporting events. Please see the consultant's email regarding the relative impact of this property on the school grounds and to the surrounding neighbors (Attachment C-1).

Stormwater runoff from the additional impervious surface will be managed by minor revisions to existing stormwater facilities. The proposed revisions to these facilities should be scarcely perceptible to the public or the users of the school grounds and thus may be considered 'insignificant'. Engineering calculations are currently undergoing review by the Town Engineer. The consulting engineer's preliminary assessment of the stormwater revisions are attached (Attachment C-2).

The plans have also been reviewed by OWASA, Orange County Solid Waste and the Town Fire Department. Because of this, minor changes to the plans (the addition of various notes) and an additional fire hydrant are required.

The nearest residence to the PE building is about 360' to the south though a dense screen of pines should largely block any views. The Ridge Haven Townhome development is located about 500' to the southeast. These Townhomes are surrounded by dense vegetative screening as well. Because of this situation, the visual impact of the new building should be minimal.

The subject property is zoned R-10 and is about 62 acres in area. It is listed on the Orange County Tax Map PIN 9777487979. The conditional use permit for the project was originally issued on April 26, 2005 and is attached (Attachment C).

STAFF RECOMMENDATION

Town Staff recommends that the Board of Aldermen approve the applicant's request. If the request is approved it is recommended that the attached resolution approving the Minor Modification to the Conditional Use Permit (Attachment A), be adopted.