




Montessori School Expansion Project Summary

Overview


| Site Description | |
|---|--|
| Project Name | Montessori School Campus Expansion |
| Address | 4512 Pope Road |
| Property Description | 13.2 acres located on the west side of Pope Road, north of the intersection of Newton Drive. |
| Existing | Montessori School |
| Durham County Parcel Identifier Numbers | Durham County PIN# 0709-03-04-0858 |
| Zoning | Residential-2 (R-2) and Office/Institutional-2 (OI-2) |

Regulatory Land Use Intensity

| | Regulation | Topic | Comment | Advisory Board/Council | Status |
|-----------------------|------------------------|------------------------------|---|------------------------|-----------|
| Development Intensity | Sec. 3.7 | Use/Density | School land use permitted by existing Special Use Permit; | PC | |
| | Sec. 3.8 | Dimensional Standards | The property meets the height and setback requirements of the R-2 and OI-2 Districts | PC | |
| | Sec 3.8 | Floor area | The 52,440 square feet of floor area requested will result in a Floor Area Ratio of approximately 0.8. | PC/C | |
| | Sec. 4.5.6 | Modifications to Regulations | 1) Parking 2) Modified Buffer | TACAB/PC/C | M |
| | Sec. 5.5 | Open Space | None | PC | |
| | Sec. 5.16 | Adequate Public Schools | None | Technical | |
| Housing | Sec. 3.10 | Inclusionary Zoning | None | HSAB | |
| Landscaping | Sec. 5.6/Design Manual | Buffers | A 20' buffer Type C is required along the south, west, and north properties. A 30' Type D buffer is required along the east boundary. | CDC | M |
| | Sec. 5.7.2 | Tree Canopy | 40% canopy coverage. | CDC | |
| | Sec. 5.11 | Lighting Plan | Site lighting is provided in glare controlled 16 foot light poles. The project is required to demonstrate less than 0.3 foot-candles at property line at final plans. | Technical | FP |

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|----------------------|------------|--------------------------------------|---|-----------|---|
| Environment | Sec. 3.6 | Resource Conservation District (RCD) | RCD around the southern stormwater pond. | ESAB |  |
| | Sec. 5.3.1 | Erosion and Sedimentation Control | Durham County permit will be required at final plans. | ESAB | FP |
| | Sec. 5.3.2 | Steep Slopes | Complies with steep slope regulations. | ESAB | FP |
| | Sec. 5.4 | Stormwater Management | Stormwater wet pond will be expanded. | ESAB | FP |
| | Sec. 3.6 | Land Disturbance | 200,836 sq. ft. with no disturbance within the RCD or Jordan Buffer. | ESAB |  |
| | Sec. 3.8 | Impervious Surface | 53,736 new sq. ft. added to the existing 101,217 sq. ft. (16%), totaling 170,694 sq. ft. (24.4%). | ESAB |  |
| | Sec. 5.13 | Solid Waste & Recycling | Dumpster and Recycling service | ESAB | FP |
| Access & Circulation | Sec. 5.8 | Road Improvements | Widen five feet of to provide lane width for a future southbound bicycle lane on the northern side of the site. | TCAB | FP |
| | Sec. 5.8 | Vehicular Access | New second driveway north of the existing driveway. | TCAB | FP |
| | Sec. 5.8 | Bicycle Improvements | New bicycle parking will be provided. | TCAB | FP |
| | Sec. 5.8 | Pedestrian Improvements | Sidewalk will be constructed along the Pope Road property frontage. | TCAB/C | FP |
| | Sec 5.7 | Vehicular Parking | 122 parking spaces. | TCAB/C | M |
| | | Transit Improvements | None | TCAB | FP |
| | Sec. 5.9 | Bicycle Parking | 30 spaces required and provided | TCAB/PC/C |  |
| | Sec. 5.9 | Parking Lot Standards | Complies with standards. | CDC |  |
| Technical | Sec. 5.18 | Jordan Riparian Buffer | None | Technical | FP |
| | Misc. | Homeowners Association | None | Technical | FP |
| | Misc. | Fire | To be sprinklered; Fire Flow requirement | Technical | FP |
| | Misc. | Phasing Plan | Three separate phases: 1) classroom building, maintenance building and most infrastructure; 2) construction of administration building; 3) construction of gymnasium. | Technical | FP |

Project Summary Legend

| Symbol | Meaning | Symbol | Meaning |
|---|------------------------------|--------------|---|
|  | Meets Requirements | CDC | Community Design Commission |
| M | Seeking Modification | HAB | Housing Advisory Board |
| C | Requires Council Endorsement | TCAB | Transportation and Connectivity Board |
| FP | Required at Final Plan; | ESAB | Environmental and Sustainability Board |
| NA | Not Applicable | OCSW | Orange County Solid Waste |
| PC | Planning Commission | NCDOT | North Carolina Department of Transportation |