



Chapel Hill High School

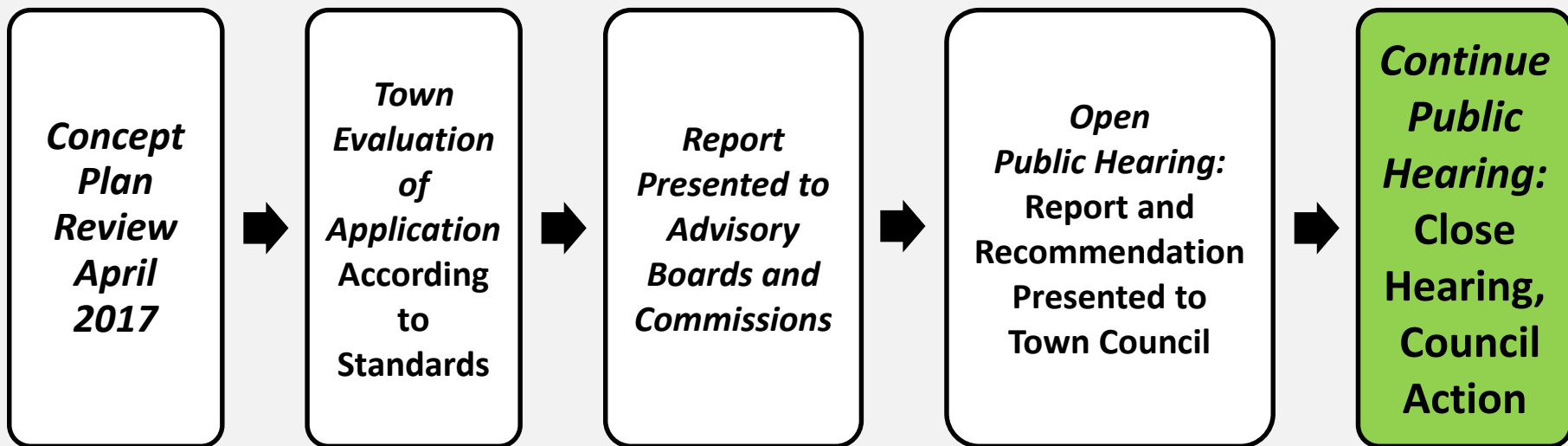
Special Use Permit Modification

Town Council Business Meeting

May 23, 2018

Chapel Hill High School Town Council Review

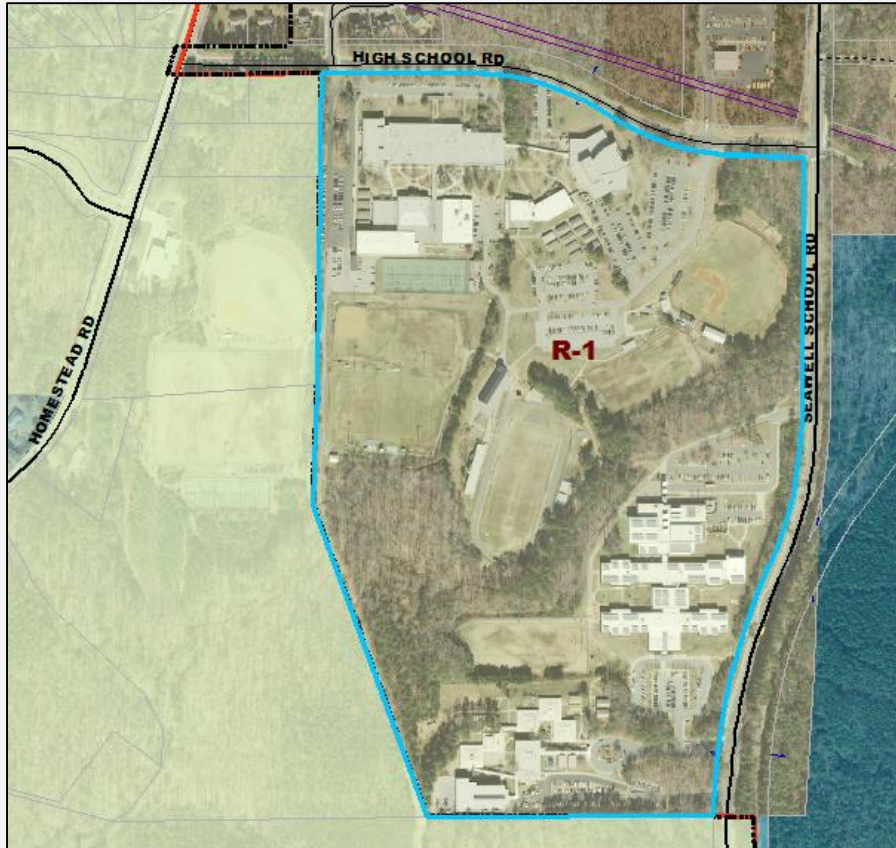
Process



Special Use Permit Findings

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meet goals of Comprehensive Plan

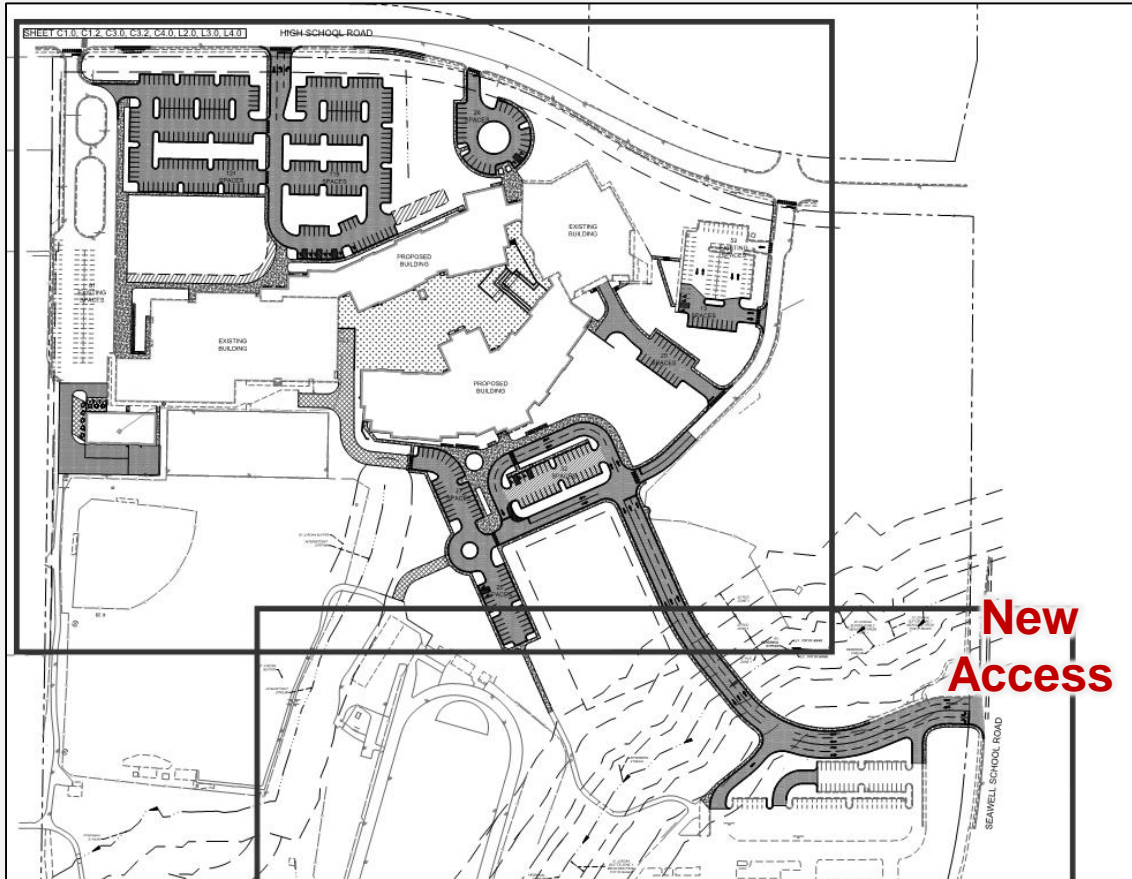
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Overview

- 1709 High School Road
- Zoned Residential-1
- Chapel Hill HS, Smith MS, and Seawell ES all exist on property
- Proposed campus renovation with transportation improvements.
- Expand student capacity by 105 students

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Project Highlights

- New service drive
 - Crosses Jolly Branch & RCD
- Parking decrease from 596 to 518
- 163 new bicycle parking spaces
- Stormwater management improvements
 - Bio-retention facilities
 - Pervious pavers

Modification to Regulations

1) Tree Canopy

- 40% required; 35% is requested to reflect existing conditions

2) Buffer Modification

- 20' Type C Buffer is required; buffer between 20' and 3' is requested to maintain existing conditions.



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Modification to Regulations

3) Building Height

- 40' is permitted; 50' is requested for architectural feature

4) Bicycle Parking

- Request to provide additional sheltered parking in lieu of bike lockers.



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Board/ Commission	Recomm.	Conditions
Planning Commission (PC)	Approval	<ul style="list-style-type: none">• Endorsed conditions of CDC and TCAB, and offered comments.
Community Design Commission (CDC)	Approval	<ul style="list-style-type: none">• Provide add'l plantings along western property line.• Identify trees to be saved and protected, saving as many mature trees as possible.
Transportation and Connectivity (TCAB)	Approval	<ul style="list-style-type: none">• Run conduit to all parking lots for future electrification of > 20% spaces.• Applicant may provide 163 spaces (code min.) if 25% of Class II spaces are covered.
Environmental Stewardship (ESAB)	Approval	✓

Change from Public Hearing

- 1) **Removed requirement for Traffic Impact Study if school exceeds 1,625 student enrollment.**
 - **Change in response to Public Hearing comment to allow accommodation of changing enrollments.**
 - **A separate stipulation requires post-occupancy traffic study to evaluate conditions.**

Staff Recommendation

- That the Council close the public hearing and approve Resolution A, approving the Special Use Permit Modification.