





















Project Summary

Overview


Site Description	
Project Name	Chapel Hill High School
Address	1709 High School Road
Property Description	96.5 acres located south of High School Road and west of Seawell School Road
Existing	High School
Orange County Parcel Identifier Numbers	9779-68-6385
Zoning	Residential-1 (R-1)

Topic	Comment	Status
Use/Density (Sec 3.7)	Residential-1 (R-1) and <i>schools, high school</i> is a permitted use	
Dimensional Standards (Sec. 3.8)	50' building height is proposed; 40' is permitted	M
Floor area (Sec. 3.8)	Maximum: 702,008 sq. ft. Proposed: 471,003 sq. ft.	
Modifications to Regulations (Sec. 4.5.6)	<ul style="list-style-type: none"> • Modified Buffer • Tree Canopy • Building Height • Bicycle Parking 	M
Adequate Public Schools (Sec. 5.16)	Not Applicable to Schools	NA
Inclusionary Zoning (Sec. 3.10)	Not Applicable to Schools	NA
Landscape		
Buffer – North (Sec. 5.6.2)	Required: A 30' type D buffer Provided: 30' type D buffer and retention of existing vegetation.	
Buffer – East (Sec. 5.6.2)	Required: 10' type B buffer is Provided: Existing buffer greater than 10'	
Buffer – South (Sec. 5.6.2)	Required: 30' type D buffer Provided: Existing buffer greater than 30'.	
Buffer - West (Sec. 5.6.2)	Required: 20' type C buffer adjacent to the single-family dwelling unit, and 10' type B buffer is required adjacent to parkland. Provided: Variable buffer between 3' and 20' to maintain existing conditions, and the buffer will be supplemented with new plantings.	M
Tree Canopy (Sec. 5.7)	40% tree canopy coverage is required; 35% is proposed	M
Landscape Standards (Sec. 5.9.6)	The application to comply.	

Environment		
Resource Conservation District (Sec. 3.6)	Meets the allowable disturbed area and impervious surface ratios within each of the RCD zones. 16,899 sq. ft. of new impervious surface to be added and 23,659 sq. ft. of disturbed area.	
Erosion Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed, performance bond required.	
Steep Slopes (Sec. 5.3.2)	The application to comply.	
Stormwater Management (Sec. 5.4)	Net reduction of impervious surface by approximately 2 acres. Three bio-retention basins will be used to treat new impervious surface (student lot) for 85% Total Suspended Solids (TSS) removal and phosphorous and nitrogen removal.	
Land Disturbance	1,105,000 sq. ft. (25.4 acres) of land disturbance is proposed.	
Impervious Surface (Sec. 3.8)	1,210,968 sq. ft. (27.8 acres), a reduction of 2 acres.	
Solid Waste & Recycling	A Solid Waste Management Plan has been submitted.	
Jordan Riparian Buffer (Sec. 5.18)	Approximately 12,335 sq. ft. of disturbance is proposed to allow for the southern access to Seawell School Road.	NA
Access and Circulation		
Road Improvements (Sec. 5.8)	<ul style="list-style-type: none"> dedicated right-turn lane from northbound Homestead Road onto High School Road dedicated left-turn lane from eastbound High School Road onto northbound Seawell School Road. A traffic control officer will direct traffic at this intersection. designated traffic control officer to direct the intersection of Seawell School Road and the new southern driveway access during morning and afternoon school peak periods. This is in lieu of construction of either a round-a-bout or a traffic signal, and is supported by NCDOT, the Town staff, and the applicant. 	
Vehicular Access (Sec. 5.8)	Five driveways are exist and are proposed to be relocated; four on High School and one new access on Seawell School Road	
Bicycle Improvements (Sec. 5.8)	<ul style="list-style-type: none"> Bicycle lanes will be constructed on both sides of High School Road A fix-it station will be constructed on the west side of the property	
Pedestrian Improvements (Sec. 5.8)	Sidewalks will be constructed on both sides of High School Road. Two crosswalks will be installed across High School Road.	
Traffic Impact Analysis (Sec. 5.9)	TIA submitted dated November 2017	
Vehicular Parking (Sec. 5.9)	518 parking spaces are being requested. A minimum of 441 and maximum of 588 are required. 596 parking spaces exist.	

Transit (Sec. 5.8)	The existing transit stop will remain in the same location.	
Bicycle Parking (Sec. 5.9)	163 bicycle parking spaces will be provided. At least 40 bicycle spaces will be sheltered in lieu of Class 1 (bicycle lockers).	M
Parking Lot Standards (Sec. 5.9)	A greenway connection will be striped through the western parking lot between the greenway and other pedestrian facilities leading to High School Road.	
Technical		
Fire	Fire access provided with grass pavers and roll curbs adjacent to building frontages to allow for aerial access.	
Site Improvements	As shown on plans last revised February 2, 2018	
Schools Adequate Public Facilities (Sec. 5.16)	Not applicable	NA
Recreation Area (Sec. 5.5)	Not applicable	NA
Lighting Plan (Sec. 5.11)	The application to comply.	
Homeowners Association (Sec. 4.6)	Not applicable	NA

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