

**From:** Roger Stancil  
**Sent:** Wednesday, January 17, 2018 8:23 AM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Loryn Clark; Ben Hitchings; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 18: Montessori School SUP  
**Attachments:** 07\_Montessori Combined Advisory Board Recommendations.pdf

**Council Question:** Are students allowed to drive to the Montessori school and park on site?

**Staff Response:** *Montessori Community School serves students in Pre-K through 8<sup>th</sup> grade, so no Montessori students will be driving.*

**Council Question:** I don't see the advisory board recommendations in the packet. I recall the Transportation & Connectivity Board had a robust discussion about whether to approve the additional parking spaces, and I seem to recall that they ultimately voted it down. Would you refresh us with the advisory board recommendations, please?

**Staff Response:** *The recommendation of the Transportation & Connectivity Advisory Board is provided below:*

*Motion: Brian Hageman moved and Eric Allman seconded a motion to recommend approval of the Montessori School expansion with the following conditions:*

- a) The Board denies the request for the Montessori School to exceed the LUMO maximum of 62 parking spaces.*
- b) If the applicant repaves the parking lot then the applicant shall lay the conduit for electric vehicle charging spaces and provide two electric car charging stations.*
- c) That the applicant complete a Transportation Management Plan (TMP) and track employee electric vehicle car ownership. Through the TMP the applicant shall also track ridesharing and public transit usage.*

*The Advisory Board Recommendations are included for reference as an attachment.*

**Council Question:** Can you please clarify the difference between a Type C buffer and a Type D buffer (as mentioned in the modifications to the Montessori School SUP)? I rewatched the video, and the presentation doesn't delve into this issue except to say that Type C currently exists and is adequate (in the school's estimation).

**Staff Response:** *A Type C buffer is 20' wide and consists of a planting density of 5 large trees, 10 small trees, and 36 shrubs for every 100 feet of linear buffer adjacent to a street. A Type D buffer is 30' wide and consists of a planting density of 6 trees, 12 small trees, and 40 shrubs per 100 feet of buffer adjacent to a street. The planting densities are slightly less for buffers adjacent to an internal property line.*

**Council Question:** I see that the Montessori School SUP resolution notes that the developer will improve Pope Road by adding five feet of pavement along the southbound side for a future bike lane. If the town currently has a plan to build out that bike lane, can you direct me to that information?

**Staff Response:** *A bicycle lane is planned as a future transportation improvement for southbound Pope Road, although funding has not yet been identified for this project. A map of long-range transportation improvements is included in the recently adopted Mobility & Connectivity Plan.*

A link to the full plan is provided here: <http://www.townofchapelhill.org/residents/transportation/bicycle-and-pedestrian/chapel-hill-mobility-and-connectivity-plan>

A link to the “Long Term Network Facilities Map” is provided here:  
<http://www.townofchapelhill.org/home/showdocument?id=37911>

**Council Question:** I see that the applicant needs to provide a report of its proposed use of sustainable building technology to ESAB prior to receiving the ZCP. Hypothetically, if the applicant came back with a report that said that they would not install a green roof, or any of the other sustainable technologies, will the applicant still receive the ZCP anyway?

**Staff Response:** *The stipulation encourages the use of sustainable building technologies although it is not required, so a Zoning Compliance Permit could still be issued if a sustainable building technology is not pursued. The applicant has expressed interest in different technologies and has indicated that the specific type will be determined closer to building construction; this stipulation provides the ESAB an opportunity to review this information when it is available.*

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION OF PLANNING COMMISSION TO THE TOWN COUNCIL

October 17, 2017

**Recommendation:**  The Planning Commission recommends that the Town Council approve a Special Use Permit Modification for Montessori Community School Campus Expansion.

**Motion:** Neal Bench moved and Melissa McCullough seconded to recommend approval of Resolution A with the provided comments on the Modification to Regulations, stipulations, and recommendations:

#### Comments on Modifications to Regulations:

- a) *Modification to Regulations to Parking Lot Landscaping:* The applicant provide additional parking landscape islands and remove however many parking spaces necessary to meet Town requirements.
- b) *Modification to Regulations to Vehicle Parking:* The applicant remove parking spaces necessary to meet Town parking landscape island requirements.
- c) *Modification to Regulations to Landscape Buffer:* The Council approve the modified landscape buffer.

#### Stipulation:

- a) The applicant provide conduit for two electric vehicle charging spaces.

#### Recommendations:

- a) Endorse the ESABs recommendation for photovoltaic panels.
- b) Retrofit the lighting if necessary to respond to any community concerns about spillover light.
- c) Consider using concrete rather than asphalt to reduce the heat island impact of pavement.

**Vote:** 6 – 0

**Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Michael Everhart, Whit Rummel, Louie Rivers, and Melissa McCullough.

**Nays:** None

**Prepared by:** Aaron Frank, Planning and Development Services Staff

## COMMUNITY DESIGN COMMISSION

*To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.*

### RECOMMENDATION MONTESSORI, SPECIAL USE PERMIT MODIFICATION (PROJECT #17-017) September 26, 2017

**Recommendation:**    **Approved**            **Approval with Conditions**            **Denied**   

**Motion:**        Chris Berndt moved and Polly van de Velde seconded to approve Montessori School Expansion with a condition.

**Vote:**            7 - 0

**Ayes:** Chris Berndt, Susana Dancy, Lucy Carol Davis, Duncan Lescelles, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:** None

**Recommended Stipulation:**

1. Add trees to the middle of the parking lot islands.

Prepared by: Dixon Pitt, Chair, Community Design Commission  
Kay Pearlstein, Staff

## TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

*To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity*

### RECOMMENDATION MONTESSORI SCHOOL EXPANSION 4512 POPE ROAD, (PROJECT #17-017) September 26, 2017

**Recommendation:**   **Approved**           **Approval with Conditions**           **Denied**  

**Motion:**        Brian Hageman moved and Eric Allman seconded a motion to recommend approval of the Montessori School expansion with the following conditions:

- a) The Board denies the request for the Montessori School to exceed the LUMO maximum of 62 parking spaces.
- b) If the applicant repaves the parking lot then the applicant shall lay the conduit for electric vehicle charging spaces and provide two electric car charging stations.
- c) That the applicant complete a Transportation Management Plan (TMP) and track employee electric vehicle car ownership. Through the TMP the applicant shall also track ridesharing and public transit usage.

**Vote:**    **6-1**

**Ayes:** Jason Merrill (Vice Chair), Eric Allman, Brian Hageman, Josh Kastrinsky, Susanne Kjemtrup-Lovelace, and Ignacio Tzoumas

**Nays:** Paul Neebe voted no because the project is not extending the sidewalk the remaining 30 ft of the school frontage along Pope Road

**Abstention:** Heather Brutz

Prepared by:

Jason Merrill, Vice Chair, Transportation and Connectivity Advisory Board  
Kayla Seibel, Planner I

## ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

*The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.*

### RECOMMENDATION MONTESSORI COMMUNITY SCHOOL (PROJECT #17-017) SPECIAL USE PERMIT MODIFICATION

October 10, 2017

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Mary Metcalf moved and Heidi Kim seconded a motion to recommend approval of the Special Use Permit modification with the special considerations listed below.

**Vote:** 6-0

**Ayes:** John Wallace (Chair), Gregory Ames, Heidi Kim, Mary Metcalf, Bruce Sinclair, and Adrienne Tucker.

**Nayes:**

**Conditions:**

- None

**Special Considerations:**

- A solar photovoltaic system on the gym roof.
- Rooftop rainwater capture for reuse.

Prepared by: John Wallace, Chair, Environmental Stewardship Advisory Board  
John Richardson, Planning Operations Manager, Staff Liaison to ESAB