



CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION CHAPEL HILL HIGH SCHOOL, 1709 HIGH SCHOOL ROAD (PROJECT #17-059)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager
 Aaron Frank, Senior Planner

PROPERTY ADDRESS 1709 High School Road	DATE February 27, 2018	APPLICANT Chapel Hill Carrboro City School
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STAFF RECOMMENDATION

That the Environmental Stewardship Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.

STAFF ANALYSIS

The applicant is asking for modifications to regulations. See attached Staff Analysis for additional information.

PROCESS

The application will be presented to Council for approval of a Special Use Permit. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

DECISION POINTS

- A new vehicular access to Seawell School Road is proposed.
- Modification to Regulations requested to allow 30% tree canopy rather than 40% required.
- Modification to Regulations requested to maintain the existing western landscape buffer rather than the required 20' buffer.
- Capacity for 105 additional students is requested.

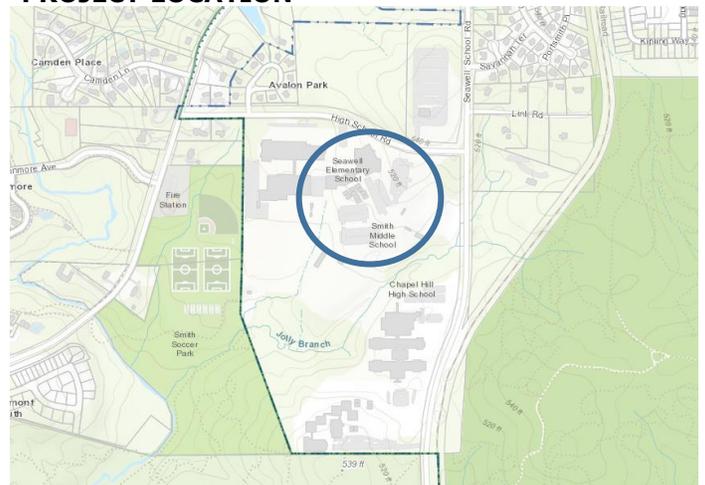
PROJECT OVERVIEW

Chapel Hill-Carrboro City Schools proposes a Special Use Permit Modification to renovate and expand its campus. The project proposes adding 163,273 square feet, reducing 43 parking spaces, adding 178 bicycle spaces, and adding a new vehicular access to Seawell School Road. The renovation allows for additional enrollment of 105 students, totaling student capacity to 1,625 students.

The property is zoned Residential-1 (R-1), and a school is a permitted land use.

Following the public hearing, staff will evaluate the evidence and comments received at the public hearing and will offer the Council a recommendation on the status of the Four Findings as they relate to this Special Use Permit Modification application.

PROJECT LOCATION



ATTACHMENTS

1. Project Summary Form
2. Resolution A
3. Resolution B
4. Application Form & Materials
5. Submitted Plans

TECHNICAL REPORT

Background

1966	Chapel Hill High School was constructed on High School Road.
1990	Site Plan was approved to construct a new administrative building, math and science addition, gymnasium, and new softball field.
1994	Site plan was approved to allow bus loading and parking lot improvements.
1999	Special Use Permit was approved to allow development of Smith Middle School.
April 17, 2017	Concept Plan for High School redevelopment is presented to Town Council. Key points from the Council discussion included an interest in stormwater management, the new driveway access to Seawell School Road, and adding additional school capacity at the school.

Connections to other Documents:

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)¹, the standards of the [Land Use Management Ordinance](#)², and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)³ and offers the following evaluation:

Comprehensive Plan Themes: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

Staff believes the Chapel Hill High School expansion proposal complies with the above themes of the 2020 Comprehensive Plan.

Land Use Plan: The [2020 Land Use Plan](#)⁴, a component of the 2020 Comprehensive Plan, designates this site for Institutional land use, which includes schools.

Intensity:

Lot Size: A lot in the Residential-1 (R-1) zoning district must have a minimum gross land area of 17,000 square feet; the lot size,

¹ <http://www.townofchapelhill.org/home/showdocument?id=15001>

² https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAU5MA

³ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

⁴ <http://www.townofchapelhill.org/home/showdocument?id=1215>

which also consists of the area including Smith Middle School and Seawell Elementary School, consists of 96.54 acres.

Floor Area: A maximum floor area of 702,008 sq. ft. is permitted by the floor area ratio of .174 permitted in the R-1 zoning district. This application proposes an expansion of 163,273 sq. ft., for a total of 471,003sq. ft. across the Elementary, Middle, and High School existing on the lot.

Setbacks:

Setback	Required R-1	Existing	Proposed
Street	28'	50'	50'
Interior (neighboring property lines)	14'	123'	123'
Solar (northern property line)	17'	50'	50'

Building Height: The R-1 district has maximum primary and secondary building heights of 29 feet and 40 feet, respectively. A building height of 42' is proposed, requiring a Modification to Regulations.

Proposed Modifications to Regulations:

1) Section 5.7.2 Tree Canopy Coverage Standards: The applicant requests to change the required tree canopy from 40% to 30% of the site. According to the applicant, this modification is to reflect existing conditions. Less than 1% of tree canopy will be removed during the project and resulting in 30% tree canopy.

Staff Comment: Staff believes that Council could find a public purpose due to existing conditions, and that the High School contains a large amount of recreational space that consists of natural or permeable surfaces.

2) Section 5.6.6 Buffer Modification: The applicant proposes a modified buffer on the western property line from the required minimum 20 foot Type C buffer to a buffer ranging between 3 and 20 feet. This modification is proposed because the western portion of the property will not be changed with this application, and the applicant requests to maintain existing conditions. Currently limited vegetation exists along the western property line between the parking lot and the adjacent properties; approximately 20 feet between the High School and a single family dwelling, and 3 feet between the High School and parkland. A modification to regulations is necessary to allow the continuation of this condition.

Staff Comment: Staff believes that Council could find a public purpose to continue existing buffer conditions, provided the existing conditions are adequate. Allowing this modification will prevent additional land disturbance and construction. A fence could be provided at this location and serve as an alternative buffer, rather than a modification to regulations. Staff has asked the applicant to coordinate with the adjacent property owner.

3) Table 3.8.1: Dimensional Matrix: The applicant proposes a maximum secondary building height of approximately 42 feet, higher than the 40 foot maximum height permitted in the Residential-1 (R-1) zoning district. This height exception is proposed for

an approximately 21 foot wide architectural element of the building entrance façade of the northern building; the remainder of the building will be approximately 34 feet in height.

Staff Comment: Staff believes that Council could find a public purpose to allow a Modification to Regulations to allow a prominent architectural feature at the building entrance.

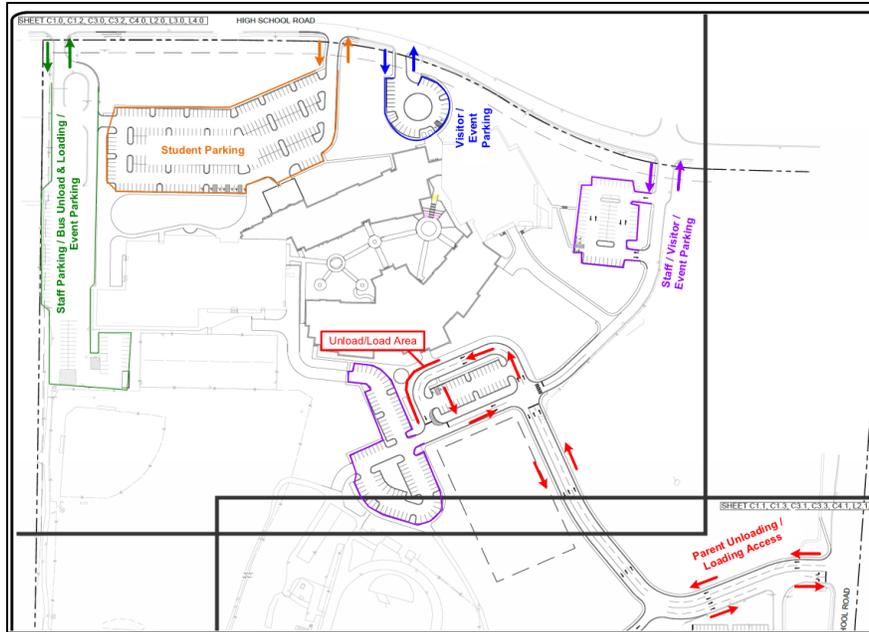
Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.5.6 of the Land Use Management Ordinance. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer's alternative is to revise the proposal to comply with the regulations.

For additional information on the proposed modifications, please refer to the developer's attached materials.

TRANSPORTATION REPORT

Vehicular Access & Parking Areas: The site will have five vehicular accesses; four from High School Road and one from Seawell School Road. The Transportation Impact Analysis is provided as an attachment to the staff memo.

Access (from left to right)	Purpose
High School Rd Access #1 (shown in green)	Bus Unloading/Loading, Staff Parking
High School Rd Access #2 (shown in orange)	Student Parking
High School Rd Access #3 (shown in blue)	Visitor Parking
High School Rd Access #4 (shown in purple)	Staff/Visitor Parking
Seawell School Road Access #5 (shown in red)	Student Drop-off & Pickup, Staff/Visitor Parking



Note: The site orientation in the graphic above has since been modified although the purposes of the highlighted parking lots and accesses remain the same.

Traffic Impact Analysis & Transportation Improvements: A Traffic Impact Analysis (TIA) was performed for this application and reviewed by the North Carolina Department of Transportation (NCDOT) Municipal Schools Transportation Assistance (MSTA) staff.

The MSTA recommended the vehicular queue length based upon the school's maximum capacity of 1,625 students. MSTA recommends a queue length of 2,042 feet for an average school day and 2,655 feet for high demand days. The proposal provides 2,225 feet. This meets the anticipated average day queue length, and the applicant and NCDOT have agreed that a designated traffic control staff member will be made available to direct traffic on high demand days. This will be a stipulation of approval.

Pedestrian Access: Sidewalks lead from the school to the roadway at each of the five accesses. The southern driveway to Seawell School Road will have a 5' sidewalk on both sides. The applicant will construct sidewalks on both sides of High School Road, and crosswalks across High School Road at the driveways to the student parking lot and the eastern staff/visitor parking lot.

Continuous sidewalk along Seawell School Rd exists and will be maintained. The Town will work with the applicant to explore strategies for a safe pedestrian crossing where the new southern driveway meets Seawell School Rd.

Greenway: A greenway exists to the southwest of the property, adjacent to the baseball field, and the applicant proposes to provide a connection from the greenway to High School Road through the parking lot. Staff recommends the applicant offer striping or visual indicators to identify this connection and offer a safe experience through the parking lot.

Transit: A bus stop exists on High School Road and the applicant intends to retain the bus stop at this location.

ENVIRONMENTAL REPORT

This section includes information regarding stormwater management, streams, and environmental impact.

Resource Conservation District Encroachment: The development proposes a new vehicular access that crosses Jolly Branch and the surrounding Resource Conservation District. Jolly Branch is classified as a perennial stream and has a 150' buffer on each side. Transportation facilities such as driveways are a permitted use in each of the three Resource Conservation District zones, subject to a Special Use Permit. The applicant has revised the driveway orientation since presentation of the 2016 Concept Plan and the 2017 Special Use Permit submittal to cross Jolly Branch more perpendicularly, and the stream crossing has been shifted further south, away from the Resource Conservation District in an effort to reduce the amount of disturbance. The stream crossing is proposed with a box culvert and will allow perennial flow to pass through. According to the applicant, the box culvert will have a reduced impact on the stream; box culverts have wider channels than a rounded culvert and allows for a more naturalized flow under the driveway. The necessity of the proposed driveway is discussed in detail in the Transportation Report of this memo.

The applicant will meet LUMO standards for permissible impervious surface and disturbed area within the Resource Conservation District. The proposed total impervious surface and disturbed area is provided below:

	Stream Side	Managed Use	Upland Zone
Impervious Surface Ratio	.02 (6,187 sf.)	.06 (13,303 sf.)	.09 (26,032 sf.)
Disturbed Area	.06 (14,700 sf.)	.08 (17,850 sf.)	.16 (33,100 sf.)

Jordan Buffer: Jolly Branch does contain a Jordan Stream Buffer, and the project is subject to the Town's Jordan watershed stormwater management regulations. A Jordan Watershed Buffer Riparian Buffer Authorization Form must be approved in conjunction with the final permit application.

Stormwater Management: The development proposes an approximately 2 acre reduction of impervious surface, and stormwater quantity and quality improvements are proposed to ameliorate existing stormwater runoff. Three bio-retention basins are proposed to treat new student parking areas on the northern part of the site, and will treat 85% Total Suspended Solids (TSS) removal and remove phosphorus and nitrogen. An above ground cistern is proposed in the courtyard to capture roof runoff, and rain gardens are proposed to treat water quality and provide educational opportunities. Pervious parking will also be used in portions of the parking lot.

The site drains to Jolly Branch at two different points, and the drainage pattern within the school campus will be altered with this project. Specifically, an intermittent stream currently flows north to south from High School Road to Jolly Branch, and is piped underneath the high school buildings, and flows between the baseball field and football field before it confluences with Jolly Branch. This stream is proposed to be re-routed in a westward direction north of the high school through bio-retention basins within the student parking lot, and the stream will be piped along the western side of the property prior to joining with

Jolly Branch. This revised drainage pattern will provide stormwater quality and quantity improvements to this tributary; however, the existing riparian area south of the high school that the stream flows through will be modified. Stormwater flow to this area may be reduced and the ecological area surrounding this historical drainage area may languish with reduced stormwater flow.

Impervious Surface: The development proposes to reduce net impervious surface by approximately 2 acres. The northern parking lot where the most concentrated area of impervious surface addition is proposed will be treated with three bio-retention basins.

Steep Slopes: The property does contain natural slopes in excess of 10%, many of which are located around the forested areas and stream corridors of the site. The proposed driveway access to Seawell School Road crosses an area of steep slopes, and attention has been given to orient the road crossing perpendicular to the stream in order to reduce disturbance. The project will comply with the Town’s steep slope ordinance at the final permit phase of review.

Public Outreach: Prior to review by the development review advisory boards, the applicant met with the Friends of Bolin Creek, and the Stormwater Management Utility Advisory Board.

DESIGN REPORT

This section includes information on landscaping, trees, building elevations, and lighting.

Landscape Bufferyards: The table below outlines the minimum landscape buffers requirements for the site and the buffers proposed by the applicant.

Landscape Buffers		
Location	Ordinance Requirement	Proposed Buffers
North Buffer	Min 30’ type D buffer	30’ type D buffer and retention of existing vegetation.
South Buffer	Min 10’ type B buffer is	30’ type D buffer and retention of existing vegetation.
East Buffer	Min 30’ Type D buffer	>30’ existing buffer.
West Buffer	Min 20’ Type C Buffer	Retention of existing 20’ to 3’ buffer

The applicant proposes to comply with all of the minimum required buffer widths on the boundaries of the site except for the western buffer. A minimum 20’ Type C buffer is required along the western property line, and the applicant wishes to retain the approximately 20’ to 3’ buffer that currently exists. A modification to regulations is necessary to allow the existing conditions to continue. A fence could be provided at this location and serve as an alternative buffer, rather than a modification to regulations. Staff has asked the applicant to coordinate with the adjacent property owner.

Tree Canopy: The Land Use Management Ordinance requires a minimum of 40 percent tree canopy coverage for institutional land uses. The applicant proposes a modification to

regulations to allow 30 percent canopy coverage through conservation of existing trees and a reduction of 1% canopy coverage.

Tree Save Areas: The encroachment into forested areas is limited to the area necessary for construction of the new driveway access to Seawell School Road.

Parking Lot Landscaping: New parking areas are proposed on the north and south side of the campus and each of these parking lots will be landscaped with canopy trees. Parking lot landscaping requirements will be reviewed with the Zoning Compliance Permit.

Building Architecture: Prior to issuance of a Zoning Compliance Permit, the developer shall obtain Community Design Commission approval of building elevations.

Lighting: Light fixtures must contain glare cut-off shields, and no greater than .3 foot-candles of illumination will be permitted to trespass onto adjacent properties. A lighting plan will be reviewed with the Zoning Compliance Permit, and the Community Design Commission will review a final lighting plan prior to issuance of a Zoning Compliance Permit.

EMERGENCY SERVICES REPORT

This section of the report addresses public safety access.

Fire Access: The applicant will be providing grass pavers north of the northern high school building and roll curbs south of the southern building to offer adequate access for emergency service vehicles.



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 Number	9779-68-6385
Zoning	Residential-1 (R-1)

Regulatory Land Use Intensity

	Topic	Comment	Advisory Board/Council	Status
Development Intensity	Use/Density (Sec. 3.7)	Residential-1 (R-1) and <i>schools, high school</i> is a permitted use	PC	
	Dimensional Standards (Sec. 3.8)	42' building height is proposed; 40' is permitted	C	M
	Lot Size (Sec. 3.8)	Minimum 17,000 sq. ft.; Proposed 4,205,282 sq. ft. (96.5 acres)	PC	
	Floor area (Sec. 3.8)	Maximum floor area 702,008 sq. ft.; Proposed floor area 471,003 sq. ft.	PC	
	Modifications to Regulations (Sec. 4.5.6)	<ul style="list-style-type: none"> Modified Buffer Tree Canopy Building Height 	PC, CDC	C
	Open Space/Recreation Area (Sec. 5.5)	Not Applicable to Schools	PC	NA
	Adequate Public Schools (Sec. 5.16)	Not Applicable to Schools	Technical	NA
Housing	Inclusionary Zoning (Sec. 3.10)	Not Applicable to Schools	HSAB	NA
Landscaping	North Buffer (Sec. 5.6/Design Manual)	<u>Required</u> : A 30' type D buffer <u>Provided</u> : 30' type D buffer and retention of existing vegetation.	CDC	
	South Buffer (Sec. 5.6/Design Manual)	<u>Required</u> : 10' type B buffer is <u>Provided</u> : Existing buffer >10'.	CDC	
	East Buffer (Sec. 5.6/Design Manual)	<u>Required</u> : 30' type D buffer <u>Provided</u> : Existing buffer >30'.	CDC	

	West Buffer (Sec. 5.6/Design Manual)	<u>Required</u> : 20' type C buffer adjacent to the single-family dwelling unit, and 10' type B buffer is required adjacent to parkland. <u>Provided</u> : No buffer is provided because the existing parking lot exists immediately adjacent to the western property line and the location will not be changed. A modification to regulations is necessary.	CDC	M
	Tree Canopy (Sec. 5.7.2)	40% tree canopy coverage is required; 30% is proposed	Council	M
	Lighting Plan (Sec. 5.11)	0.3 foot-candles at property line is required.	Technical	FP
Environmental	Resource Conservation District (RCD) (Sec. 3.6)	The application meets the allowable disturbed area and impervious surface ratios within each of the RCD zones. 16,899 sq. ft. of new impervious surface will be added and 23,659 sq. ft. of disturbed area will added.	ESAB	
	Erosion and Sedimentation Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed, so a performance bond required.	Technical	FP
	Steep Slopes (Sec. 5.3.2)	The application to comply.	Technical	FP
	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.	ESAB	
	Land Disturbance (Sec. 3.6)	1,105,000 sq. ft. or 25.4 acres of land disturbance is proposed.	ESAB	
	Impervious Surface (Sec. 3.8)	1,210,968 sq. ft. or 27.8 acres, a reduction of 2 acres.	ESAB	
	Jordan Riparian Buffer (Sec. 5.18)	Approximately 12,335 sq. ft. of disturbance is proposed within the Jordan Buffer to allow for the southern access to Seawell School Road.	ESAB	

Access & Circulation	Road Improvements (Sec. 5.8)	<ul style="list-style-type: none"> • A dedicated right-turn lane from northbound Homestead Road onto High School Road • A dedicated left-turn lane from eastbound High School Road onto northbound Seawell School Road. A dedicated traffic control officer will monitor this intersection. • A designated traffic control officer will monitor the intersection of Seawell School Road and the new southern driveway access during morning and afternoon 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. 	TCAB	
	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	TCAB	
	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 	TCAB	FP
	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.	TCAB	FP
	Vehicular Parking (Sec. 5.7)	519 parking spaces are being requested. A minimum of 441 and maximum of 588 are required. 562 parking spaces exist.	TCAB	
	Transit Improvements	The existing transit stop will remain in the same location.	TCAB	
	Bicycle Parking (Sec. 5.9)	178 bicycle parking spaces will be provided, including 18 bicycle lockers.	TCAB	
	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.	TCAB	FP
	Fire	Fire access provided with grass pavers and roll curbs adjacent to building frontages to allow for aerial access.	FP	
	Solid Waste and Recycling (Sec. 5.13)	A Solid Waste Management Plan has been submitted.	Orange County Solid Waste	

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

RESOLUTION A

(Approving the Special Use Permit Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR CHAPEL HILL HIGH SCHOOL AT 1709 HIGH SCHOOL ROAD (PROJECT #17-059)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application, proposed by Chapel Hill Carrboro City Schools, for Chapel Hill High School, located at 1709 High School Road on property identified as Orange County Property Identifier Number 9779-68-6385, if developed according to the Site Plan dated February 2, 2018 and the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

MODIFICATIONS TO REGULATIONS

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that it finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

Section 5.7.2 Tree Canopy Coverage Standards: to reduce the required tree canopy from 40% to 30% of the site.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as staff believes it _____.

Section 5.6.6 Buffer Modification: To modified western property line buffer from the required minimum 20 foot Type "C" buffer to a buffer ranging between 20 feet and 3 feet.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as staff believes it _____.

Table 3.8.1: Dimensional Matrix: To increase the maximum secondary building height to 42 feet from the 40 foot maximum height permitted. This height exception is proposed for an approximately 21 foot wide architectural element of the building façade of the northern building.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as staff believes it _____.

**STIPULATIONS SPECIFIC TO
CHAPEL HILL HIGH SCHOOL**

1. This approval governs Chapel Hill High School, Smith Middle School, and Seawell School Elementary School. The project area contains 96.54 acres of parcel 9779-86-6385, as shown on the site plan dated February 2, 2018,
2. Construction Deadline: That construction begin by May 23, 2020 (two years from the date of approval) to be completed by May 23, 2023 (five years from the date of approval). ^[LUMO 4.5.5]
3. Land Use Intensity: This Special Use Permit authorizes the following for the High School, Middle School, and Elementary School:

Use: School	
Maximum Floor Area - High School	471,003 sq. ft.
Maximum Floor Area - Middle School	140,000 sq. ft.
Maximum Floor Area - Elementary School	67,715 sq. ft.
Total Impervious Surface - High School	1,210,968 sq. ft.
Maximum Parking Spaces High School	519
Maximum Parking Spaces Middle School	200
Maximum Parking Spaces Elementary School	97
Minimum Bicycle Parking Spaces	178 spaces
Land Disturbance	1,105,000 sf or 25.4 acres

Resource Conservation District Encroachment:

4. This Special Use Permit authorizes the following total disturbed area and impervious surface within the Resource Conservation District:

	Stream Side	Managed Use	Upland Zone
Impervious Surface Ratio	.02 (6,187 sq. ft.)	.06 (13,303 sq. ft.)	.09 (26,032 sq. ft.)
Disturbed Area	.06 (14,700 sq. ft.)	.08 (17,850 sq. ft.)	.16 (33,100 sq. ft.)

Project Phasing

5. The drainage and utility projects previously approved by Zoning Compliance Permits 201714759 and 201714764 work may begin prior to issuance of a Zoning Compliance Permit for the Chapel Hill High School renovation project.

Transportation

6. The following transportation improvements shall be provided prior to issuance of a Certificate of Occupancy:
 - Homestead Right Turn Lane: A dedicated right-turn lane from northbound Homestead Road onto High School Road
 - High School Road Bike/Ped Improvements: Bicycle lanes and sidewalk on both sides of High School Road
 - High School Road Left-Turn Lane: A dedicated left-turn lane from eastbound High School Road onto northbound Seawell School Road. A dedicated traffic control officer will monitor this intersection.
 - Seawell School Access: A new driveway access from the High School to Seawell School Road. A designated traffic control officer will monitor the intersection of Seawell School and the new southern driveway access.
7. A gate or other physical traffic barrier shall be installed east of the student drop-off/pick-up area to prevent vehicular access to the student drop-off/pick-up from High School Road. Through use of this road shall be made available only to emergency and maintenance vehicles.
8. A minimum of 178 bicycle parking spaces will be provided. A minimum of 18 of those bicycle parking spaces shall be provided as bicycle lockers.
9. The applicant shall provide a fix-it station in the general location as shown on the site plan.
10. Pavement markings shall be provided in the western parking lot to illustrate a pedestrian bicycle connection to the greenway.

Landscape

11. Landscape Buffers: That the following landscape bufferyards shall be provided, and that if any existing vegetation is to be used to satisfy the buffer requirements, the vegetation shall be protected by fencing from adjacent construction. No landscape bufferyards are required internally between different schools.

Location	Permitted Buffers
North Buffer	30' type D buffer
South Buffer	30' type C buffer
East Buffer	30' type D buffer.
West Buffer	Varying width (20' to 3') buffer adjacent to Chapel Hill High School; 20' Type C buffer south of Chapel Hill High School

Stormwater & Engineering

12. Town of Chapel Hill CN for impervious surface is 98. Please use this value in subsequent calculations and report.

13. The report does not provide enough information with regards to maintaining ecological flow in the intermittent stream. A thorough discussion of flow regime and current minimum flows must be included in addition to analyzing peak rates during storm events for final plans. Additional stormwater measures may be required if the current plans do not adequately maintain minimum flows.
14. Post-development peak flow rates cannot increase for each POA and for the site overall (1, 2, 25-yr 24-hr).
15. Existing erosion concerns (south of the soccer field) must be rectified in final plans.
16. Phasing Plan: Prior to issuance of a Zoning Compliance Permit, the applicant shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The phasing plan shall detail public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats
17. Erosion Control Bond: If one acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities.
18. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices and offsite roadways daily, make any necessary repairs or adjustments to the devices, remove deposition of wet or dry silt on adjacent roadways and maintain inspection logs documenting the daily inspections and any necessary repairs.
19. Resource Conservation District: That the applicant shall obtain a Resource Conservation District encroachment permit from the Town prior to construction of the pedestrian bridge over the Resource Conservation District area associated with Jolly Branch Creek.

STANDARD STIPULATIONS

20. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the developer shall provide the minimum required handicapped infrastructure according to Americans with Disabilities Act and associated codes and standards.

Environment

21. Energy Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide an Energy Management Plan (EMP) for Town approval. The plan shall incorporate a "20 percent more energy efficient" feature to outperform the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) energy efficiency standard in place at the time of approval. [LUMO 4.5.2]
22. The project is required to use the most recent version of ASHRAE 90.1 (2016) for its baseline to achieve the "20% more energy efficient" standard.

23. The energy management plan should indicate whether the project plans to make the building solar-ready for possible future investment and/or 3rd-party leasing. Solar readiness includes the infrastructure, orientation and/or design necessary to accommodate a ground-mounted or rooftop solar array.

Transportation

24. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, it will be necessary to repair all damage for work in the public right-of-way related to the construction of this project, which may include pavement milling and overlay. The design must be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [TOWN CODE 6.10]
25. Street Closure Plan: That prior to the issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager approval, for any work requiring street, sidewalk, or lane closures. [TOWN CODE 21-7.1]
26. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction. [TOWN CODE 17-47]
27. Bicycle Parking: That prior to the issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details for the bicycle parking spaces that comply with Town parking standards. The bicycle parking design must comply with the spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines, and the Class I and Class II bicycle parking standards required by the Town Design Manual. [LUMO 5.9.7]
28. Parking Lot Standards: Prior to issuance of a Certificate of Occupancy, the developer shall construct the parking lot and drive aisles to Town standards for pavement design and dimensions. [TOWN CODE 5.9.5]
29. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit, it will be necessary to submit an updated Transportation Management Plan, subject to Town Manager approval. [LUMO 4.5.2]

Landscape and Architecture

30. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include which trees will be removed and which will be preserved, critical root zones of all rare and specimen trees, and clearly indicate names and species. [LUMO 5.7.3]
31. Tree Protection Fencing Prior to Construction: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. Tree protection fencing shall be provided around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval. [LUMO 5.7.3]

32. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. The Plan shall include canopy trees that are proposed to shade any surface parking areas. [LUMO 4.5.3]
33. Demolition Plan: Prior to beginning building demolition, it will be necessary to obtain a Demolition Plan showing how materials will be recycled.
34. Steep Slopes: That prior to issuance of a Zoning Compliance Permit, the applicant shall include a map indicating how development and construction will comply with the steep slopes regulations in the Land Use Management Ordinance, subject to Town Manager review and approval. [LUMO 5.3.2]
35. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall approve a lighting plan for this site and shall take additional care during review to ensure that the proposed lighting plan will minimize 1) upward light pollution and 2) off-site spillage of light. [LUMO 8.5.5]
36. Community Design Commission Approval: Prior to issuance of a Zoning Compliance Permit, the developer shall obtain Community Design Commission approval of building elevations. [LUMO 8.5.5]
37. Stormwater Management Plan: That this project must comply with the Section 5.4 Stormwater Management of the Land Use Management Ordinance. [LUMO 5.4]
38. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices and offsite roadways daily, make any necessary repairs or adjustments to the devices, remove deposition of wet or dry silt on adjacent roadways and maintain inspection logs documenting the daily inspections and any necessary repairs. [TOWN CODE Chapter 5]
39. Erosion Control Bond: If one acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities. [TOWN CODE Chapter 5]
40. Silt Control: That the developer take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways. [LUMO 4.5.2; TOWN CODE Chapter 5]
41. Curb Inlets: The developer shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way. [TOWN CODE Chapter 5]
42. As-Built Plans: That prior to the issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. [LUMO 4.9.2]

43. On-Site/Adjacent Stormwater Features: That the final plans locate and identify existing site conditions including all on-site and adjacent stormwater drainage features on the plans prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris. [LUMO 5.4]
44. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy.

Water, Sewer, and Other Utilities

45. Utility/Lighting Plan Approval: That the final utility/lighting plan shall be approved by Orange Water and Sewer Authority, Duke Energy, and other local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The property owner shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit. [LUMO 4.5.3]
46. Lighting Plan: That prior to issuance of a Zoning Compliance Permit, the developer shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including submission of a lighting plan, providing for adequate lighting on public sidewalks, including driveway crossings, and beneath awnings, demonstrating compliance with Town standards, sealed by a Professional Engineer, for Town Manager review and approval. [LUMO 5.11]
47. Relocation of Overhead Utilities Underground: Prior to issuance of a Certificate of Occupancy, it will be necessary to provide for the underground installation of all public utilities as specified by Section 5.12.2 in the Land Use Management Ordinance. [LUMO 5.12.2]
48. Water/Sewer Line Construction: That all public water and sewer plans be approved by OWASA and constructed according to their standards. Where sewer lines are located beneath drive aisles and parking areas, construction methods approved by OWASA shall be employed to ensure that sewer lines will not be damaged by heavy service vehicles. That prior to issuance of a Zoning Compliance Permit, final plans shall be approved by OWASA and the Town Manager. [LUMO 5.12.1]
49. OWASA Approval: That prior to issuance of a Zoning Compliance Permit, easement plats and documentation as required by OWASA and the Town Manager shall be recorded if necessary. [LUMO 5.12.1]

Fire

50. Firefighting Access during Construction: That as required by NC Fire Code (Section 1410.1 Required Access), vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be

provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. [NC Fire].

51. Fire Flow Report: That the Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [Town Design Manual]
52. Automatic Sprinkler System: That the applicant shall install automatic sprinkler systems in accordance with Town Code and NC Fire Code. [TOWN CODE 7-56]
53. Hydrants Active: That the applicant shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13. [NC Fire Protection Code Section 507.5.6]
54. Fire Hydrant and FDC Locations: That the Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. NC Fire Protection Code Section 507.5.6]
55. Fire Hydrant Accessibility: That all structures must be located within 500 feet of a fire hydrant. That the applicant maintains a 50-foot maximum distance between fire hydrants and fire department connections, in a clearly visible and accessible location on the street side of buildings.

Solid Waste Management and Recycling

56. Solid Waste Management Plan: That prior to issuance of a Zoning Compliance Permit, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager. The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. [LUMO 5.13]

State and Federal Approvals

57. State or Federal Approvals: That any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit. [NC State; Federal Permits]
58. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in

associated rights-of-way shall be approved by NCDOT. [NC Department of Transportation]

Miscellaneous

59. Construction Management Plan: That a Construction Management Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance. [LUMO 4.5.2, TOWN CODE 17-42]

60. Traffic and Pedestrian Control Plan: That the developer shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least five working days prior to any proposed lane or street closure, the developer must apply to the Town Manager for a lane or street closure permit. [LUMO 4.5.2, TOWN CODE 17-42]

61. Construction Sign Required: That the developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. (§5.14.3(g) of Land Use Management Ordinance). The sign shall be non-illuminated, and shall consist of light letters on a dark background. That prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.3]

62. Open Burning: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited. [TOWN CODE, Article 9]

63. Detailed Plan Review and Approval: Prior to issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved. Such plans shall conform to plans approved by the Council and demonstrate compliance with all applicable regulations and standards of the Land Use Management Ordinance and Design Manual.

Plans, plats, and associated detailed requirements as set forth in the stipulations of this resolution and incorporated into the Special Use Permit Modification shall be reviewed and approved by the Town Manager, or his designee, as well as outside agencies, such as NCDOT, OWASA, and Duke Energy, where indicated. [LUMO 4.5.3.m]

64. As-Built Plans: That prior to issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and

all other impervious surfaces. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. The developer shall also contact the Town's Engineering and Design Services Division for address assignment of each unit. [LUMO 4.5.3]

65. Vested Right: This Special Use Permit Modification constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and the Chapel Hill Land Use Management Ordinance.
66. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
67. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Special Use Permit Modification for the Montessori Community School Expansion at 4512 Pope Road.

This the 17th day of January 2018.

RESOLUTION B

(Denying the Special Use Permit Application)

A RESOLUTION DENYING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR CHAPEL HILL HIGH SCHOOL AT 1709 HIGH SCHOOL ROAD (PROJECT #17-059)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application, proposed by Chapel Hill Carrboro City Schools, for Chapel Hill High School, located at 1709 High School Road on property identified as Orange County Property Identifier Number 9779-68-6385, if developed according to the Site Plan dated February 2, 2018 and the conditions listed below would not:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED that the Council hereby denies the application for a Special Use Permit Modification for Chapel Hill High School at 1709 High School Road.

This the _____ day of _____ 2018.

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9779686385

Date: 4/27/17

Section A: Project Information

Project Name: Chapel Hill HS Expansion
Property Address: 1709 High School Rd Zip Code: 27516
Use Groups (A, B, and/or C): B Existing Zoning District: R-1
Project Description: Redevelopment of existing Chapel Hill HS campus- Building addition and the associated parking and roadways.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Timmons Group; Blake Hall
Address: 5410 Trinity Rd, Suite 102
City: Raleigh State: NC Zip Code: 27607
Phone: 919-866-4933 Email: blake.hall@timmons.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Date: 5/17/17

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Chapel Hill Board of Education; Bill Mullin
Address: 750 S. Merritt Mill Rd
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-967-8211 Email: bmullin@chccs.k12.nc.us

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Date: 4-20-17



PROJECT FACT SHEET
 TOWN OF CHAPEL HILL
 Planning Department

Section A: Project Information

Application type: Special Use Permit Date: 5-25-17

Project Name: Chapel Hill HS Expansion

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	4,034,527	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=		sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	4,034,527	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	687,695+/-
Area of Land Disturbance within RCD	65,650 +/-
Area of Land Disturbance within Jordan Buffer	7,067 +/-

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	1,298,088 +/-		1,210,968 +/-	1,210,968+/-
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %				
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	97,015	76,615	77,956	98,356
Number of Floors				
Recreational Space				

Residential Space

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional	97,015	98,356			
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	28'	50'	160'
	Interior (neighboring property lines)	14'	111'	69'
	Solar (northern property line)	17'		17'
Height (maximum)	Primary	29'		29'
	Secondary	40'	35'	50'
Streets	Frontages	64'		64'
	Widths	80'		80'



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
High School Road		24	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Seawell School Rd		28	2	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	441	588	519
Handicap Spaces			
Total Spaces			
Loading Spaces			
Bicycle Spaces	177		177
Surface Type			

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
High School Road	30'	30'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Western Buffer 20' proposed- variable 3-20'		20'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-1	0.076		968,286	2,017,264		2,716,400	
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org.

	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$ <input type="text"/>
	Pre-application meeting – with appropriate staff	
	Digital Files - provide digital files of all plans and documents	
	Recorded Plat or Deed of Property	
	Project Fact Sheet	
	Traffic Impact Statement – completed by Town’s consultant (or exemption)	
	Description of Public Art Proposal	
	Statement of Justification	
	Response to Community Design Commission and Town Council Concept Plan comments	
	Affordable Housing Proposal, if applicable	
	Provide existing Special Use Permit, if Modification	
	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$ <input type="text"/>
	Written Narrative describing the proposal	
	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
	Jurisdictional Wetland Determination – if applicable	
	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)	
	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)	
	Reduced Site Plan Set (reduced to 8.5"x11")	

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed Impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, Design team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking . Typical pavement sections & surface type
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross-sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications



Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection /silt fence location
- h) Pre-construction/demolition conference note
- j) Landscape protection supervisor note
- k) Existing and proposed tree canopy calculations, if applicable

Planting Plan

- a) Dimensioned and labeled perimeter landscape bufferyard
- b) Off-site buffer
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details



Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail

Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE Standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade).

**STATEMENT OF JUSTIFICATION
for
SPECIAL USE PERMIT**

**CHAPEL HILL HIGHSCHOOL
CHAPEL HILL-CARRBORO CITY SCHOOLS**

**Chapel Hill Township
PIN 9779-68-6385**

February 23, 2018

Introduction

Chapel Hill-Carrboro City Schools requests a Special Use Permit (SUP) for the subject property, to allow re-development of the property for a new administrative and academic campus. The property consists of 92.62 acres situated between High School Road, Seawell School Road, and Homestead Road, in the northwestern portion of Chapel Hill.

The subject property currently functions as Chapel Hill High School, consisting of classrooms, office facilities, indoor and outdoor recreations facilities, and associated parking for students, staff, and buses. Re-development of the property for the intended purpose will be consistent with the historical and current educational and institutional use of the property. The Applicant proposes to redevelop the current school with a more neighborhood-oriented educational facility, which will reflect leadership in energy efficiency and environmental responsibility, and have relatively high-density urban characteristics for the campus.

Justification

The Applicant believes that the requested SUP modification is justified by all of the required findings prescribed in LUMO Sec. 4.5.2. Evidence in support of these findings is presented as follows:

Finding # 1: That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

General

The proposed campus will promote the public's general welfare by providing high-quality public education for local children. The school building and grounds will be a safe and

healthy environment for students, workers, and visitors, in accordance with all applicable zoning, building, health, food-service, and life-safety codes.

Emergency Services

Fire protection and “first responder” emergency medical services will be provided by the Town of Carrboro. The Town’s Carrboro Fire Rescue Fire Station is located less than one-half mile from the site, as measured along the most likely approach route.

The new buildings will be equipped with a fire suppression sprinkler system, and will be designed using conventional fire-prevention and fire-management strategies. The site and building plans will be reviewed and approved by the Town’s Fire Department, to verify conformance to applicable regulations and standards.

Security Measures

Chapel Hill-Carrboro City Schools operates its school facilities with a very strong emphasis on security for students, ~~workers~~staff, and visitors. The facility will be designed and constructed with passive and active security features, and it will be operated with rigorous security protocols as appropriate for a high school. The design will provide an enclosed campus which differs from the existing school layout with the building connections being open air.

The facility will be designed to provide very good visibility to outdoor areas from the building interior; and to achieve appropriate sight lines around the site and areas adjacent to the site. This design strategy will allow visual monitoring and supervision of outdoor activities by school staff. Where abrupt changes in elevation will occur on the site, guardrails and other safety barriers will be used. Vehicular areas on and adjacent to the site have been designed, and will be managed, to provide separation from student activity areas and pedestrian routes, as practical.

Utility and Solid Waste Services

The facility will obtain public potable water and sanitary sewer service by connection to existing OWASA utility systems, meeting all public health standards related thereto. Solid waste collection for the facility will be provided by the Town of Chapel Hill. The school’s solid waste management methods and facilities will be reviewed and approved by the Orange County Solid Waste Department, for conformance to all applicable regulations and standards.

Traffic

A traffic study was conducted by HNTB. The finding in the traffic study can be found in the TIA. NCDOT MSTA (Municipal School Transportation Assistance) staff have reviewed the site plan. MSTA regulates queuing distance that shall be provided on site to mitigate traffic from backing onto public roads. Based on the findings in the TIA, required queuing lengths for this site are 2,042 linear feet for average daily demand and 2,655 linear

feet for high demand days. The proposed site plan allows for 2,225 linear feet meeting the requirements of the average daily demand. The school will develop a traffic management plan to address the high demand days in accordance with MSTTA standards. Additionally the TAI recommends additional off-site improvements including turn lanes, signal modifications, bike lanes, and sidewalks. Coordination meetings have been held between the school system, design engineer, NCDOT staff, MSTTA staff, HNTB, and Town staff to review the findings of the TIA. The recommended signal in the TIA at the intersection of the parent drop off drive and Seawell School Road do not meet NCDOT warrants for traffic signals therefore the school system will hire a traffic control officer to manage traffic flow during peak times.

Pedestrian and Bike Accommodations

The proposed school facility will be pedestrian oriented by design. The school's location near an established neighborhood allows optimization opportunities for alternative forms of access. A network of public sidewalks already exists along the street fronting the subject property. Building entry locations and onsite pedestrian routes will be designed to encourage and safely accommodate pedestrian access to and within the site. Additional sidewalks and pedestrian crossings will be constructed onsite to achieve a high degree of pedestrian emphasis

Bicycle access to the site will be accommodated by the local street network, and an appropriate number of bicycle parking spaces will be constructed on the site to encourage and accommodate biking as a viable means of transportation to and from the facility.

Modal Separation

The site design works to provide separation of various transportation modes and activities as appropriate. For example, bus traffic will be segregated from student car traffic for the high school. The majority of the staff parking will be in the western parking lot. The parking areas for parents/visitors and the parking area for staff will be located in different portions of the site, and accessed from separate locations, with little interconnection. Service vehicles will primarily access the building in a location that is remote and disconnected from student and parent/visitor areas, and that does not unnecessarily interact with staff parking areas. Student drop-off locations will allow most students to enter the building without crossing vehicular travel lanes. And pedestrians approaching the building from sidewalks along the street will have a direct means of entry into the building without having to cross vehicular parking areas. These design features and operational protocols will provide an inherent degree of onsite safety while allowing for the wide variety of activities and transportation modes that the site will experience.

Finding # 2: That the use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in

the Supplemental Use Regulations (Article 6), and with all other applicable regulations.

General

The proposed project will comply with all applicable regulations and standards. No supplemental use regulations are identified in the LUMO for the proposed use.

Zoning

The proposed use will conform to all zoning parameters set forth in LUMO Article 3; however a modification request is required as the proposed facility exceeds the height limitations set forth in the R-1 zoning district.

R-1 zoning district has a height restriction limited to 40 feet. The proposed building will require modification of the LUMO to allow for a maximum height limit, of 50 feet. This height is required to provide the most effective design given the project purposes and site constraints.

The requested height modification is a result of protecting the site area for use by the school in recreation and as a service to the community. The site area is limited and in an effort to optimize as much open spaces as possible, the building is designed as a two-story facility to minimize the impact of the building footprint. The building is set back more than 150 feet from the street to limit the impact of the building height on the street edge.

Design Development Standards

The proposed use will be designed consistent with the requirements of LUMO Article 5. In accordance with this article, the facility will be designed to “maximize energy efficiency and conservation”. The building has been configured to take advantage of the site’s topography, to minimize grading requirements. Retaining walls are proposed in strategic areas to avoid unnecessary horizontal disturbance adjacent to slopes. Erosion and sediment control methods will be used to mitigate the effects of land disturbance associated with the new facility.

Rainwater management techniques will be employed to meet or exceed Town standards for runoff rate, volume, and quality control. Landscaping, screening, and buffering will be provided to meet the stated purposes in Article 5.6.1. These purposes will be accomplished by the preservation of existing trees where practical, and by providing a substantial amount of new plantings and other landscape features.

The new facility will provide for adequate access and circulation for both pedestrians and vehicles, in accordance with the recommendations of a traffic impact analysis conducted for the project. Onsite parking and service areas will be provided, balancing the need to provide vehicle storage with the strong desire to emphasize and encourage alternate forms

of transportation. In addition, lighting, utilities, signage, and solid waste management facilities will be designed to conform to applicable Town requirements.

Parking

Required parking for the site has been determined by using the designation of “School, secondary, high school 9-12” in accordance with LUMO section 5.9.7. The required minimum parking is 441 spaces; the required maximum parking is 588 spaces; the required bike parking is 177 spaces.

Landscaping

The school site will be designed to respect the existing vegetation in the perimeter buffers. The existing buffers along portions of the north and east of the site property lines will remain intact and supplemental landscaping will be added to these areas as necessary to meet the requirements of the LUMO. A request for modification is being proposed for the buffer along the western property boundary. The existing bus drop off area, parking lot, and access drives along the western property will remain unchanged. The existing impervious surface along the buffer resides between 3 feet to 20 feet from the property line. A request for modification is also being proposed for a reduction from the 40% requirement in tree canopy coverage standards. The existing site is heavily developed with an Elementary School, Middle School, and High School. The existing on-site canopy is below the 40% tree canopy requirements by the LUMO. With the redevelopment we would be removing less than 1% tree canopy. Modification requests are as follows:

LUMO Section 5.6.2 - Buffers Required – (Western Boundary)

Modification Proposed – Variable width 3-20 feet to conform with existing conditions.

LUMO Section 5.7.2 - Tree Canopy Coverage Standards

Modification Proposed - Institutional (Use Group B) required 30%

Sustainability - General

The buildings and site will be designed to accommodate the Applicant’s special emphasis on sustainability for its facilities. The school will have numerous sustainable features, similar to generous daylighting of interior spaces, solar energy collection, solar-heated hot water, high-efficiency equipment, energy management systems, cool roof characteristics, and alternative paving treatments.

The sustainable features and characteristics of the facility will meet the Applicant’s Policy 9040, which stipulates a high degree of sustainability for new facilities. More importantly, sustainable features will also be expressed and presented within the facility in a manner that can be integrated into the school’s educational curriculum.

Building Configuration and Siting

The proposed building orientation was dictated by having to keep the existing buildings on site in operation during construction. The proposed classroom buildings in the center of the site have been placed just south/south east of the existing main building. The proposed buildings will also tie into the existing auditorium building and cafeteria building while taking advantage of a steep slope by splitting the building at two levels. The spaces that will be occupied as academic space for the majority of the day have been given priority for maximizing daylighting and north-south solar orientation.

The main building orientation places the building with the main entrance facing southeast and away from High School and Seawell School Roads.

Environmental Protection

The project's design will conform to all applicable environmental regulations. Measures have been taken to have minimal impacts to existing streams and buffered areas. A roadway crossing of Jolly Branch is proposed to alleviate traffic associated with parent drop off and pick up for the students. This roadway will be designed to minimize impacts to the maximum extent feasible. No published floodplain exists on the property, and no structural feature is proposed in any low-lying area other than the stream crossing. Erosion and sediment control plans adhering to state requirements will be developed to mitigate sediment laden runoff during construction.

Rainwater Management

Rainwater runoff from onsite improved areas will be captured and managed to exceed Town requirements for runoff quantity, rate, and quality. To meet the town ordinance stormwater management will be required for any increase in impervious surface from existing built upon area. Our proposed site plan increases impervious surface by less than 1 acre. Pervious parking will be utilized to offset the increase in impervious surfaces. Several meetings have been held between members of the stormwater advisory board, town staff, and the design team to discuss ways this project can help the environmental quality along Bolin Creek. The design team has worked to incorporate many of their recommendations which are over and above the requirements set forth in the Town of Chapel Hill Design Manual. Features that have been incorporated into the design based on feedback received from Advisory Staff members include the following:

- bioretention basins to treat water quality for the 260 space student parking lot
- above ground cistern in the courtyard to capture roof runoff
- rain gardens in the courtyard to treat water quality and provide educational opportunities.
- Revised the round culvert for the stream crossing and provide a box culvert to have less of an impact on the stream
- Realign the entrance drive off of Seawell School Road to minimize impacts to the RCD.
- Regrading the slope along the old soccer field to slow water and minimize erosion deposition into Jolly Branch. Native vegetation will be used to stabilize the area and create habitat.

Demolition, Deconstruction, and Construction Waste Management

The Applicant has begun coordination with Orange County Solid Waste staff to identify practical ways to deconstruct and re-use existing building materials. Based on preliminary indications, the Applicant expects to be able to divert most of the existing onsite building materials away from the traditional landfill waste stream.

During new construction, solid waste materials will be recycled and/or disposed in a manner consistent with Orange County and Town of Chapel Hill requirements. The Applicant intends to divert at least 75% of the waste from new construction activities to sources other than the landfill.

Energy Efficiency

One of the project's goals is to achieve a high level of energy use reduction. The design team expects to achieve greater than a twenty percent reduction in usage below ASHRAE 90.1, which is the baseline measurement standard. Alternative energy producing elements will be used such as photovoltaic cells and thermal solar collectors. Other systems will be explored and used as appropriate, including solar-heated hot water, high-efficiency HVAC and lighting equipment, energy management systems such as central building controls and occupancy sensors, etc. These system approaches will work together to achieve the highest energy reduction possible within the project parameters.

Finding # 3: That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.

The subject property has been used in the past as is currently operating as a public school. The existing land use is well established and the presence of this type of land use is already reflected in the market value of contiguous properties.

The buildings and site will be a physically attractive facility that sensitively responds to site conditions and to the concerns of local residents. Perimeter buffers will be provided to mitigate impacts to adjoining properties, and site lighting will be carefully designed to avoid detrimental glare.

New or re-developed schools, particularly within school systems that are known to provide high-quality educational services, are generally considered to have a positive effect on the real estate value of nearby properties. The proposed school facility will be a beneficial addition to the local community. It will provide a local source of quality public education, provide job opportunities for neighborhood residents and other citizens, and be a venue for a wide range of community activities and gatherings.

Based on the foregoing, the Applicant believes that re-development of the subject property for the new facilities will maintain or enhance property values for contiguous properties, and for properties in the neighborhood at large.

Finding # 4: That the use or development conforms with the general plans for the physical development of the Town as embodied in this Chapter and in the Comprehensive Plan.

Comprehensive Plan

The proposed project consists of a new campus constructed as a re-development of the existing Chapel Hill High School. Re-development of this site will replace existing facilities with a newer, safer, and education-driven infrastructure, providing important new elements of neighborhood support and identity.

The Chapel Hill High School request for re-development is fully consistent with the goals of the Chapel Hill 2020 Comprehensive Plan. The plan provides additional community facilities for the surrounding community without the need to impact additional undeveloped properties in the area. At the same time, the plan protects the woodland buffer to the adjoining middle school to the maximum extent feasible. Some of the relevant CP themes supported by the proposed development are:

- **A Place for Everyone:** The new Chapel Hill High School will create a vibrant rejuvenation within the community. With the expansion of the high school, we are creating a resource for Chapel Hill's children as they are an essential resource, and the community seeks to nurture them while they are here and nourish a community that will remain attractive to them as they learn, grow, and develop new ideas that will shape the community's future success.
- **Community Prosperity and Engagement:** The new Chapel Hill High School will re-develop the existing high school classrooms. The consolidation of the high school classrooms will free up mobile classrooms currently on site, which will decrease expenses for the municipality.
- **Getting Around:** The Chapel Hill High School will work to preserve and improve the existing sidewalk along High School Road and provide interconnectivity with the Middle School on the south side of Jolly Branch. Accessible curb ramps will be added where needed to serve all users. Bike racks will be provided to promote non vehicular traffic.
- **Good Places, New Spaces:** The redevelopment decision making process for this site provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan.

- **Nurturing Our Community:** Open space and natural stands of vegetation and buffers will be preserved to the extent practical. Stormwater management will be designed in locations that follow existing drainage patterns seeking to maintain current flow patterns and reduce grading where possible.
- **Town and Gown Collaboration:** The expansion of Chapel Hill High School will improve and provide these students access intellectual pursuits that will broaden their horizons and career opportunities in the future. It will also assist these students in becoming more involved in the Town and going onto higher learning at the local Universities and Colleges.

Summary

The Applicant believes that the requested SUP modifications are justified by all of the required findings prescribed in LUMO Sec. 4.5.2; and further believes that these findings are supported by the materials contained in the SUP application for the subject project, including the written evidence presented above.