



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	BUSINESS MEETING DATE May 23, 2018	APPLICANT Chapel Hill-Carrboro City Schools
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TOWN MANAGER’S RECOMMENDATION

I have reviewed and discussed key issues with Town staff. Based on the information in the record to date, I believe the Council could make the findings required to approve the application with the conditions in the attached Revised Resolution A and approve the requested modifications to regulations.

UPDATES SINCE PUBLIC HEARING

One stipulation in Resolution A has been removed in response to the Public Hearing. Stipulation #3 required a traffic impact study be performed in order to exceed the 1,625 student enrollment proposed has been removed. The applicant agrees with the revisions to Resolution A.

PROCESS

The application is before the 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

The proposed development requests Modification to Regulations for the following:

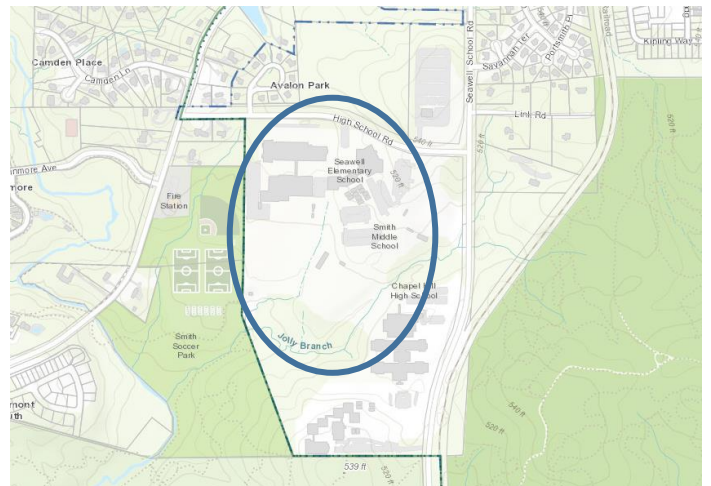
- To allow 35 percent tree canopy rather than the 40 percent required.
- To maintain the existing western landscape buffer rather than the required 20 foot buffer.
- To allow 25 percent of Class II bicycle parking spaces be provided as sheltered parking spaces in lieu of providing bike lockers as Class I spaces.
- To allow maximum building height of 50 feet rather than 40 feet.

PROJECT OVERVIEW

Chapel Hill-Carrboro City Schools proposes a Special Use Permit Modification to renovate and expand the school. The project proposes adding 163,273 square feet, removing 78 parking spaces, adding 163 bicycle spaces, and adding vehicular access to Seawell School Road using the Smith Middle School driveway. The renovation allows for additional enrollment of 105 students, increasing student capacity to a total of 1,625 students.

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

PROJECT LOCATION



ATTACHMENTS

1. Changes to Revised Resolution
2. Draft Staff Presentation
3. Revised Resolution A
4. Resolution B
5. Project Summary Form
6. Application Form & Materials
7. Submitted Plans

PROPERTY ADDRESS 1709 High School Road	PUBLIC HEARING DATE April 18, 2018	APPLICANT Chapel Hill-Carrboro City Schools
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REMOVED STIPULATION IN REVISED RESOLUTION A

3. ~~High School Enrollment: This Special Use Permit approves a maximum enrollment of 1,625 students. Student enrollment may exceed 1,625 students and not be considered a modification to the Special Use Permit provided that a transportation impact study is performed. In the event that on-site or off-site traffic improvements are necessitated, the School District shall work with the Town staff to develop, within a time frame acceptable to the Town Manager, a plan for implementing the adjustments; the proposed adjustments and plan shall be submitted to the Town Council. This review by the Council shall not constitute a Special Use Permit Modification.~~

Staff Response: At the April 28, 2018 Public Hearing, the applicant requested that Council remove the requirement that a traffic impact analysis be performed if student enrollment exceeds 1,625 students, in order to allow the school system to respond to changing enrollment. The applicant agrees to the removal of this stipulation. As similar to other Special Use Permit applications, an increase in floor area of five percent or greater would require a modification to the Special Use Permit.