



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)	Required: 20' type C buffer adjacent to the single-family dwelling unit, and 10' type B buffer is required adjacent to parkland. Provided: 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. (25.4 acres) of land disturbance is proposed.	ESAB	
	Impervious Surface (Sec. 3.8)	1,210,968 sq. ft. (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