

PLANNING COMMISSION

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

RECOMMENDATION OF PLANNING COMMISSION TO THE TOWN COUNCIL

March 20, 2018

Recommendation: ☒ The Planning Commission recommends that the Town Council approve a Special Use Permit Modification for Chapel Hill High School.

Motion: Melissa McCullough moved and John Rees seconded to recommend approval of Resolution A with the provided comments on the Modification to Regulations, and recommendations:

Comments on Modifications to Regulations:

- a) The Planning Commission supports a modification to regulations to maximum height and allow building height of 50'.
- b) The Planning Commission strongly suggests that the applicant reach 40% tree canopy coverage, but not less than 35%.
- c) The Planning Commission supports a modification to regulations to allow a buffer on the western property line ranging between 3 and 20 feet, and endorses the Community Design Commission's recommendation that additional plantings be provided in the buffer and that the applicant work with the adjacent property owner.

Recommendations:

- Work with the adjacent neighbor to provide native evergreens to screen the adjacent property.
- Endorse the Transportation and Connectivity Advisory Board's recommendation that 163 bicycle parking spaces be provided and that 25% of Class I parking spaces be provided as sheltered parking spaces in lieu of bike lockers.
- Endorse the Transportation and Connectivity Advisory Board's recommendation that electric conduits be provided at all parking lots so that electrification is provided to a minimum of 20% of parking spaces.

- Advocate that the applicant create a plan for safe crossings for students especially across High School Road, and explore a lighted signal, crossing signal, or pedestrian refuge.
- Recommend that the applicant provide an as-built traffic study to evaluate traffic conditions after occupancy, similar to that required for the Lincoln Center.

Vote: 5 – 0

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

Nays: None

Prepared by: Aaron Frank, Planning and Development Services Staff

COMMUNITY DESIGN COMMISSION

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

RECOMMENDATION CHAPEL HILL HIGH SCHOOL REDEVELOPMENT SPECIAL USE PERMIT MODIFICATION (PROJECT #17-059) March 15, 2018

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

Motion: Chris Berndt moved and Ted Hoskins seconded to approve Chapel Hill High School Redevelopment with the following additional two stipulations to Resolution A:

1. Provide additional plantings along the western property line to protect the adjacent residential area.
2. Identify existing trees to be saved and protected on the tree survey, saving as many mature trees whenever possible.

Vote: 5 - 0

Ayes: Chris Berndt, Susana Dancy, Ted Hoskins, Dixon Pitt, and Polly van de Velde

Nays: None

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

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

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

RECOMMENDATION CHAPEL HILL HIGH SCHOOL (PROJECT #17-059) SPECIAL USE PERMIT MODIFICATION

March 19, 2018

Recommendation: Approval ☒ Approval with Conditions ☐ Denial ☐

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

Vote: 7-0

Ayes: John Wallace (Chair), Gregory Ames, Heidi Kim, Mary Metcalf, Bruce Sinclair, Brian Vaughn

Nayes:

Conditions:

- None.

Special Considerations:

- Explore an environmental impact analysis for the proposed stream crossing for concerns related to flora and fauna
- Consider a staggered student release or other approach to mitigate traffic congestion and reduce emissions from vehicle idling
- Explore Safe Routes to School as a way to increase multi-modal access to the school, specifically NACTO intersection safety guidelines
- Follow Best Management Practices for designing rainwater harvesting systems for pre-filtering and overflow sizing to prevent system failure
- Incorporate environmental education into the sustainable design features and fixtures associated with the project

Prepared by: John Wallace, Chair, Environmental Stewardship Advisory Board
 John Richardson, Community Resilience Officer, Staff Liaison to ESAB

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

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

RECOMMENDATION

**Chapel Hill High School Special Use Permit Modification
1709 High School Rd.
(PROJECT #17-059)
February 27, 2017**

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

Motion: Josh Kastrinsky moved and Susanne Kjemtrup-Lovelace seconded to approve the Chapel Hill High School Special Use Permit Modification with the following conditions:

- a) That the applicant run conduit to all the new parking lots so that at least 20% of the parking spaces could be electrified in the future.
- b) That the applicant may provide the minimum bike parking space requirement (163) as long as they provide covered bike parking to at least 25% of Class II bike parking spaces. In exchange, the applicant need not provide as many bike storage lockers.

Vote: 6-0

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

Nays: none

Prepared by: Jason Merrill, Vice Chair, Transportation and Connectivity Advisory Board
Kayla Seibel, Planner II