



# **Chapel Hill High School**

## **Special Use Permit Modification**

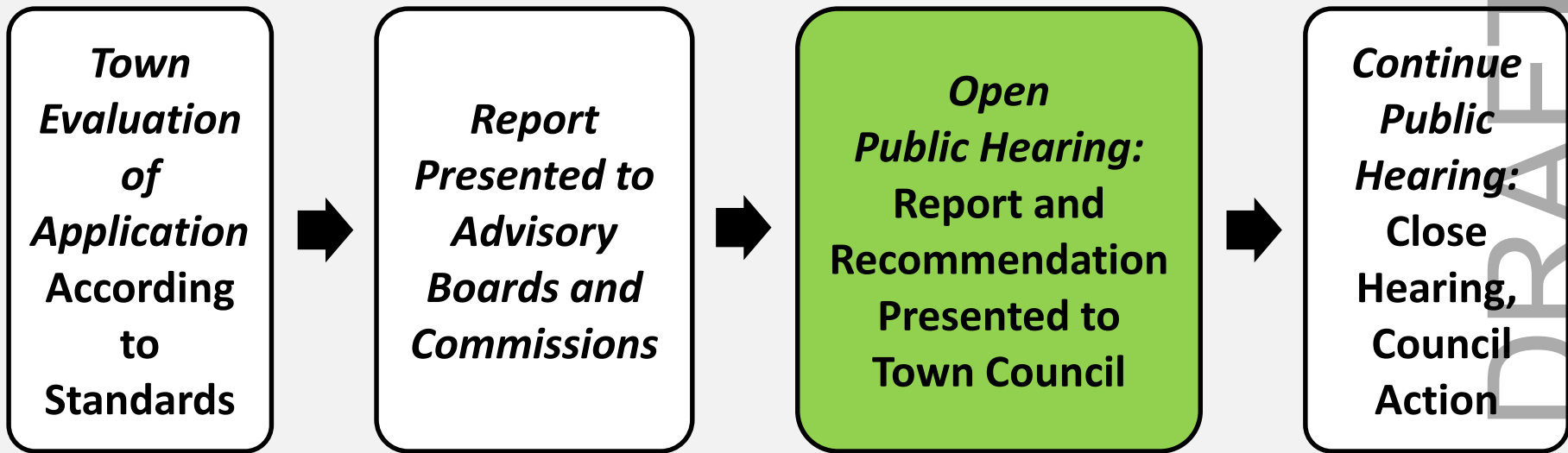
**Town Council**

**April 18, 2018**

DRAFT

# Chapel Hill High School Town Council Review

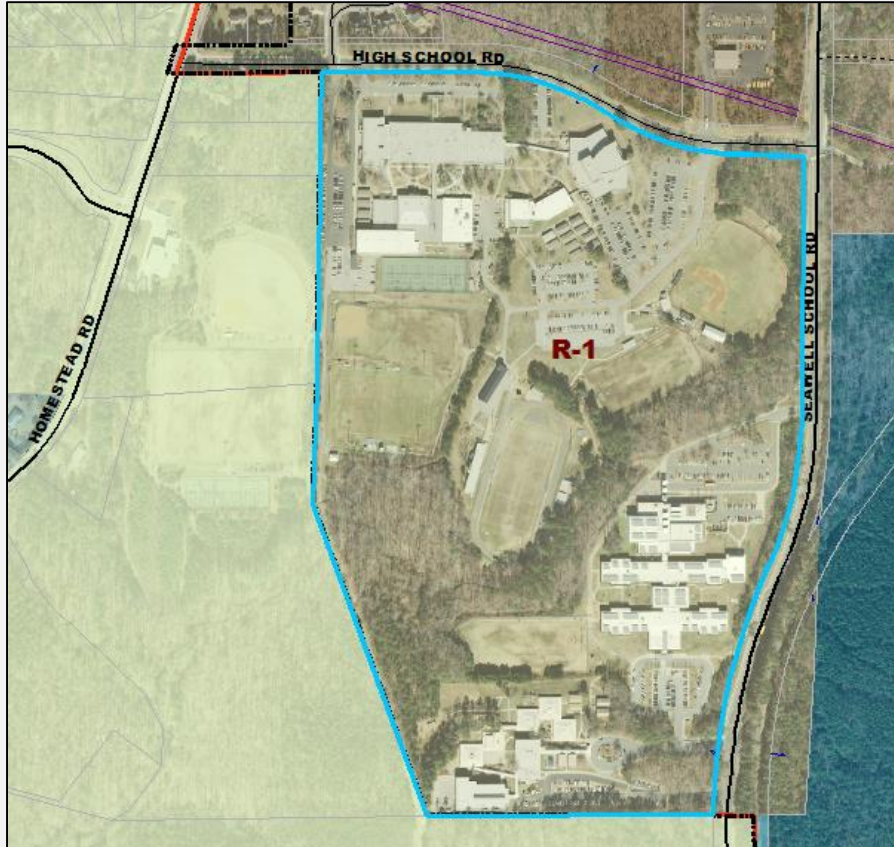
## Process



# **Special Use Permit Findings**

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meet goals of Comprehensive Plan

# Chapel Hill High School Town Council Review

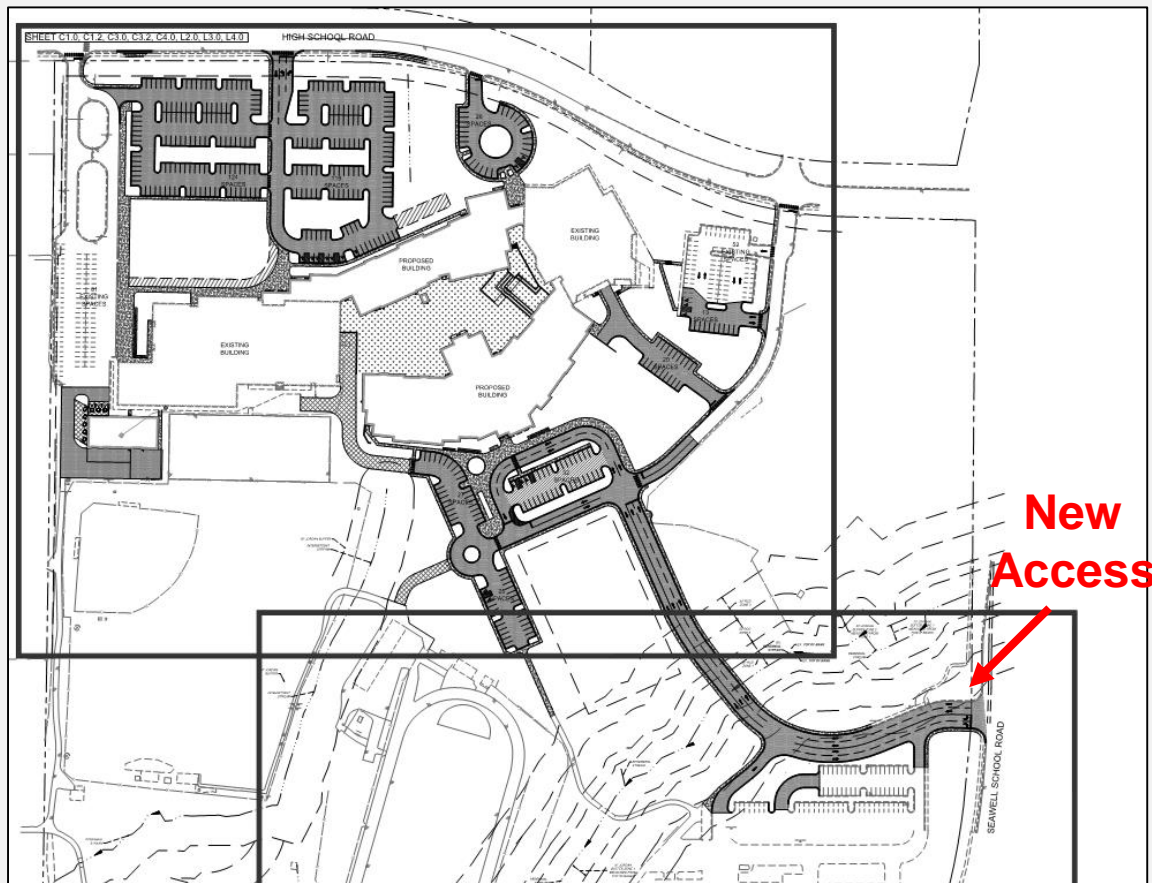


## Overview

- 1709 High School Road
- Zoned Residential-1
- Chapel Hill HS, Smith MS, and Seawell ES all exist on property
- Proposed campus renovation with transportation improvements.
- Expand student capacity by 105 students

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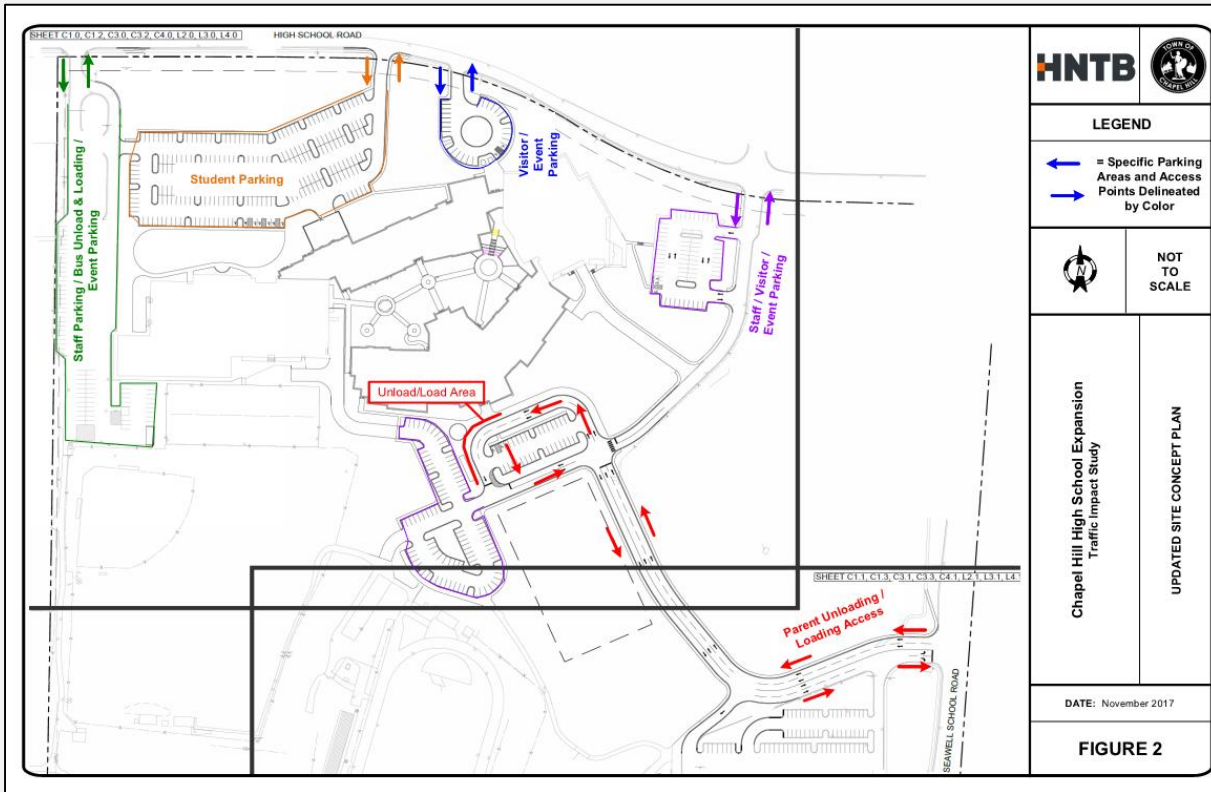
## Project Highlights

- New service drive
  - Crosses Jolly Branch & RCD
- Parking decrease from 596 to 518
- 163 new bicycle parking spaces
- Expanded stormwater management facilities
  - Bioretention facilities
  - Pervious pavers

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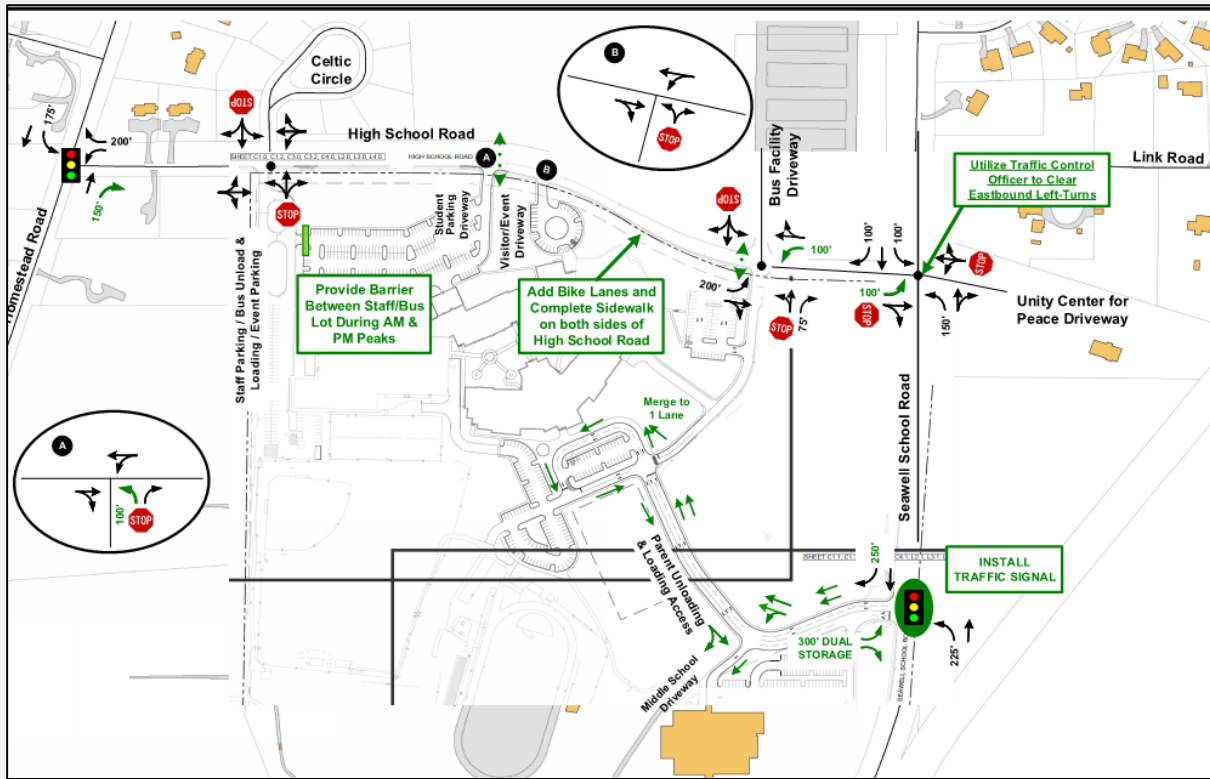
## Transportation

- Seawell access is drop-off pickup; High School Road is staff and bus service
- NCDOT Municipals Schools Transportation Assistance (MSTA) review
- 2,042ft. Average queue anticipated and provided in southern access
- No north-south internal access





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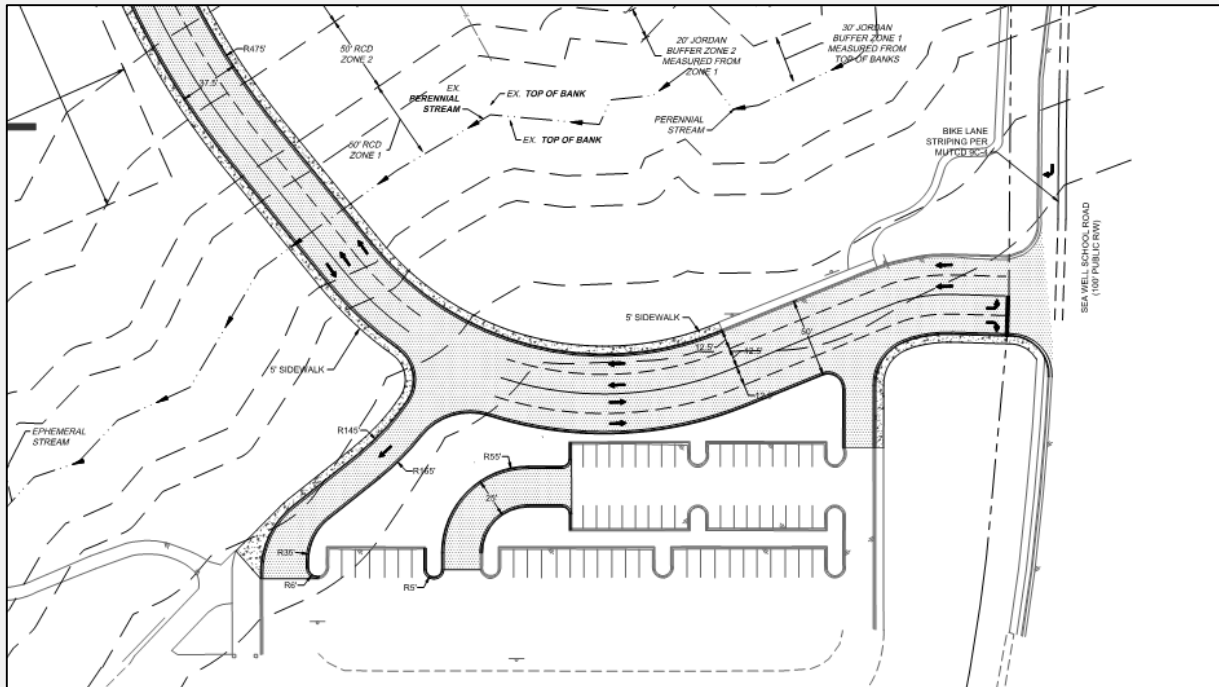
## Public Transportation Improvements

- Homestead Road Right Turn Lane
- Bike Lanes & Sidewalk on HS Road
- Left Turn from HS Road into HS
- Left Turn Road from HS Road onto Seawell School
- Traffic Officers at Both HS & Seawell School, and Southern Access & Seawell School

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## Resource Conservation District

- Perpendicular Crossing
- Design Changes to Shift Road to South
- Box Culvert
- Meets Town standards for disturbed area and impervious surface





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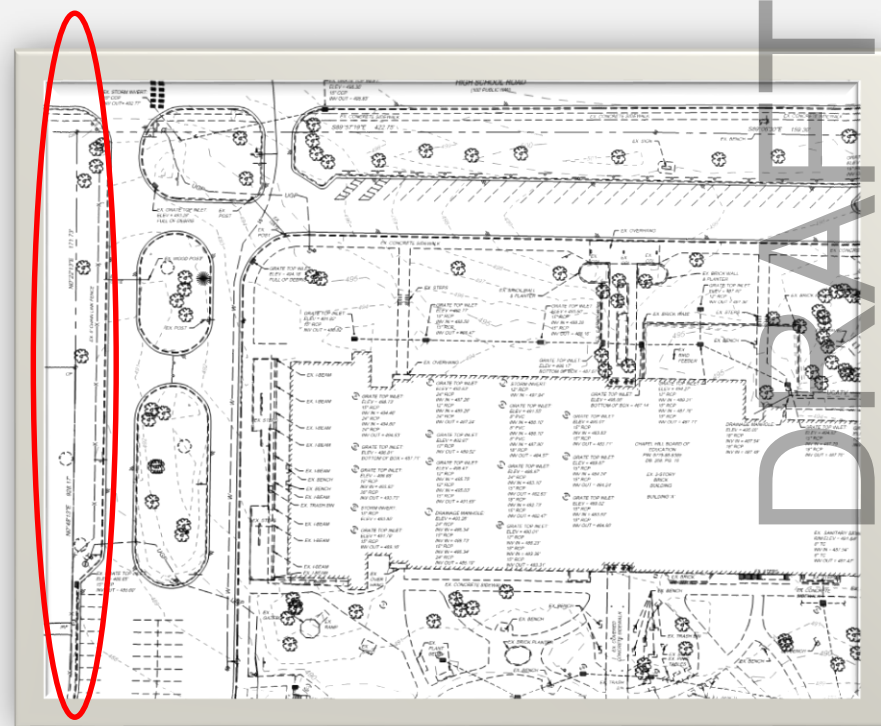
## Modification to Regulations

### 1) Tree Canopy

- 40% required; 35% is requested.

### 2) Buffer Modification

- 20' Type C Buffer is required; buffer between 20' and 3' is requested to maintain existing conditions.

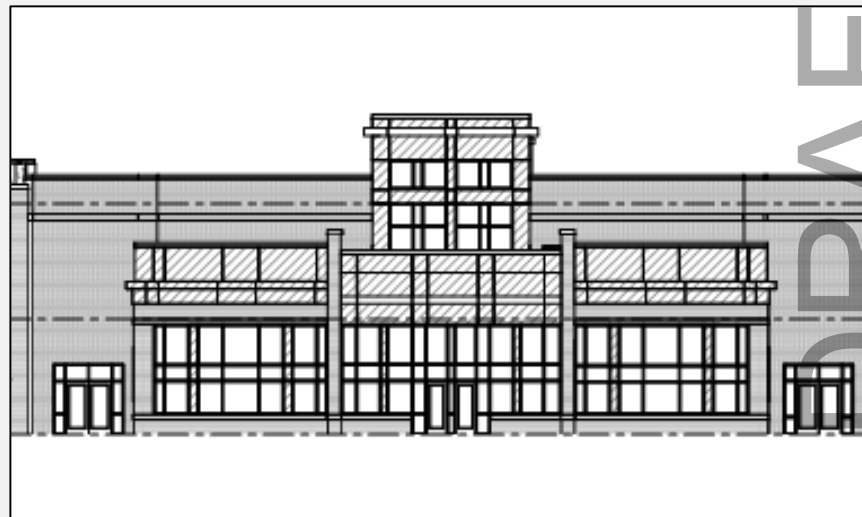


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## Modification to Regulations

### 3) Building Height

- 40' is permitted; 50' is requested for architectural feature



# Chapel Hill High School Town Council Review

Board/ Commission	Recomm.	Conditions
Planning Commission (PC)	Approval	<ul style="list-style-type: none"><li>• Endorsed conditions of CDC and TCAB, and offered comments.</li></ul>
Community Design Commission (CDC)	Approval	<ul style="list-style-type: none"><li>• Provide add'l plantings along western property line.</li><li>• Identify trees to be saved and protected, saving as many mature trees as possible.</li></ul>
Transportation and Connectivity (TCAB)	Approval	<ul style="list-style-type: none"><li>• Run conduit to all parking lots for future electrification of &gt; 20% spaces.</li><li>• Applicant may provide 163 spaces (code min.) if 25% of Class II spaces are covered.</li></ul>
Environmental Stewardship (ESAB)	Approval	✓

## Staff Recommendations

- That the Council open the public hearing, receive comments and evidence on the proposed Special Use Permit Modification and recess the Public Hearing to May 23, 2018.

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