

MEMORANDUM

TO: Mayor and Town Council

FROM: Roger L. Stancil, Town Manager

SUBJECT: Elementary School #11 at 350 Caldwell Street Extension – Rezoning and Special Use Permit Modification Applications

DATE: October 28, 2009

PURPOSE

Tonight, the Council continues the September 21, 2009 public hearings [<http://townhall.townofchapelhill.org/agendas/2009/09/21>] regarding a request from the Chapel Hill-Carrboro City Schools for approval of a rezoning and Special Use Permit Modification for a 3-story 100,000 square foot elementary school. The site is in the Northside Neighborhood Conservation District, between Caldwell Street Extension and McMasters Street west of Church Street.

The public hearings have been continued to receive evidence in support of and in opposition to approval of the applications, as the Council determines the appropriate action on the applications. The purpose of this cover memorandum is to forward my recommendations to the Council.

MANAGER'S RECOMMENDATIONS

I have reviewed and discussed the key issues with Town staff. Based on the information in the record to date, I believe that (1) based on elements of the Comprehensive Plan, the rezoning could be approved by the Council with enactment of Ordinance A; and (2) with the conditions in the attached revised Resolution A, the Council could make findings required to approve an application for a Special Use Permit Modification. The attached Resolution B would direct the Town Manager to monitor and take necessary action regarding pavement and parking on nearby streets.

Further evidence concerning these applications may be submitted at tonight's public hearings.