



**CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA**



**Major Site Plan and Preliminary Plat Report**

**Meeting Date: February 22, 2010**

<b>Reference Name</b>	New Middle School-Treyburn and City Park (D0800219)	<b>Jurisdiction</b>	County
<b>Request</b>	A 158,038 square foot two story public middle school, a 2,683 square foot concessions/restroom building, and a public park containing baseball/softball, soccer, and football fields on multiple parcels totaling 148.89 acres		
<b>Site Characteristics</b>	<b>Tier</b>	Suburban	
	<b>Zoning District</b>	Rural Residential (RR)	
	<b>Overlays</b>	Falls Jordan Protected Area (F/J-B) Lake Michie/Little River Critical Area (M/LR-A)	
	<b>Site Acreage</b>	148.89	
<b>Applicant</b>	Durham Public Schools	<b>Submittal Date</b>	September 15, 2008
<b>Location</b>	923 Snow Hill Road, on the north side of Snow Hill Road, east of US 501, west of Snow Hill Drive, and south of Vintage Hill Parkway		
<b>PINs</b>	0835-01-38-4685, 01-29-3261, 02-57-2763, 02-57-9015		
<b>Recommendation</b>	<b>Development Review Board (DRB)</b>	Approval, 10-0, January 8, 2010	
	<b>Durham Appearance Commission</b>	Approval, 4-0, December 3, 2009	

**A. Summary**

Coulter Jewell Thames, PA, on behalf of Durham Public Schools, has submitted a major site plan and preliminary plat for a 158,038 square foot two story public middle school, a 2,683 square foot concessions/restroom building, and a public park containing baseball/softball, soccer, and football fields on multiple parcels totaling 148.89 acres and zoned Rural Residential (RR), Falls Jordan Protected Area (F/J-B), and Lake Michie/Little River Critical Area (M/LR-A). The site is located at 923 Snow Hill Road, on the north side of Snow Hill Road, east of US 501, west of Snow Hill Drive, and south of Vintage Hill Parkway. Two access drives are proposed, both connected to undeveloped right-of-ways that extend from Snow Hill Road. The western driveway will connect to the northern extension of Novaglen Road via a new cul-de-sac, while the eastern driveway will connect to Glacier Avenue and additional dedicated right-of-way.

A zoning map change (Z0800034), major special use permit (M0900005), and transportation special use permit (T0900003) must all be approved prior to approval of this major site plan. Although the primary development site is located within the County jurisdiction, a section of the proposed eastern access driveway for the school is located within the City jurisdiction. Because the proposal is within the County and City jurisdictions, approval by both governing bodies is required.

This project was reviewed by the Durham Appearance Commission (DAC) which recommended approval on December 3, 2009 (See attachment #2).

## B. Site Description

The site is predominantly wooded with hardwood trees and contains many specimen trees as shown on the Existing Conditions Plan (sheet SD-0.3). There is one perennial stream located on the western portion of the site and two intermittent streams, one located in the central portion and one located in the eastern portion of the site. An existing Duke Power utility easement transects the properties from the southeastern through the north central boundaries.

## C. Dimensional Requirements

The proposed school buildings meet or exceed all dimensional requirements for non-residential development within the Rural Residential district. The Development Review Board (DRB) approved 1,425 linear feet of vehicular stacking for the proposed school at their January 8, 2010 meeting.

<b>Chart of General Zoning Requirements</b>			
<b>Zoning Requirements</b>	<b>Ordinance Provision</b>	<b>Required</b>	<b>Proposed</b>
<b>Street Setback (Feet)</b>	6.9.1A	25	25
<b>Side Yard (Feet)</b>	6.9.1A	10 (min) 24 (total both sides)	10 (min) 24 (total both sides)
<b>Rear Yard (Feet)</b>	6.9.1A	25	25
<b>Vehicle Parking Spaces</b>	10.3.1A	98 (school) 55 (park)* 153 (total)	114 (school) 55 (park)* 169 (total)
<b>Vehicle Parking Spaces (Future Phase 2 Park Use)</b>	10.3.1A	25*	25*
<b>Handicap Parking Spaces</b>	10.3.2	6	8
<b>Bicycle Parking Spaces</b>	10.3.3C	18	24
<b>Vehicle Stacking (Feet)</b>	10.3.3C	1,425 (57 spaces)	1,425 (57 spaces)
<b>Building Height (Feet)</b>	6.9.1A	45	43
<b>Open Space (school parcel only)</b>	6.9.1A 7.2	10.0% (3.154 acres)	10.0% (3.155 acres)

<b>Useable Open Space</b>	6.9.1A	NA	5.0% (1.5775 acres)
<b>Buffers Adjacent to RR and PDR Zoning with Residential Use (% Opacity/Feet)</b>	9.4	60/30	60/30
<b>Buffers Adjacent to RR and PDR Zoning with Vacant Use (% Opacity/Feet)</b>	9.4	40/20	40/20 (constructed) 40/25 (natural)
<b>Tree Coverage</b>	8.3	10.0% (14.889 acres)	10.157% (15.123 acres)
<b>Maximum Impervious Surface (F/J-B)</b>	8.7.2B	24% (29.25 acres)	8.28% (10.088 acres)
<b>Maximum Impervious Surface (M/LR-A)</b>	8.7.2B	6.0% (1.62 acres)	1.02% (12,000 square feet)

\* Per Sec. 10.3.1, as determined by the Planning Director in consultation with the Director of Parks and Recreation.

## D. Infrastructure Impacts

1. **Streets and Sidewalks.** The project will be accessed by two drives proposed for the site, each connected to existing undeveloped right-of-way that extends from Snow Hill Road. Both right-of-ways are proposed for development with this project. The western driveway connects to the northern extension of Novaglen Road which will terminate in a new cul-de-sac. Durham Public Schools is purchasing the adjacent parcel west of the existing Glacier Avenue right-of-way and is proposing to dedicate additional right-of-way for the development of Glacier Avenue. A Traffic Impact Analysis (TIA) was submitted for this site and all transportation-related committed improvements will be completed with this development. The associated transportation special use permit (T0900003), which must be approved prior to approval of this major site plan, may require additional improvements. Sidewalks along all road frontages will be provided. Internal sidewalk connections between the buildings, park amenities, parking, and public sidewalks are proposed.
2. **Transit Impacts.** Durham Area Transit Authority provides transit service along Snowhill Road but at present, no service stops exist at the site.
3. **Utilities.** The project will be served by public water and sewer services, which will be extended to the site. Construction of all water and sewer lines will be in conformance with appropriate public standards and specifications. All utilities related to this project will be installed underground.

4. **Stormwater/Drainage.** The project was reviewed and approved by the County Stormwater Division and City Stormwater Services.

## E. Site Characteristics

1. **Watershed Protection.** The site is located within the Falls/Jordan protected Area (F/J-B) and the Lake Michie/Little River Critical Area (M/LR-A) watershed protection overlays and is in the Neuse River Basin. The applicant is proposing to limit the total impervious surfaces for this project to 8.28% in the F/J-B overlay and 1.02% in the M/LR-A overlay, which are below the allowable maximum 24.0% and 6% respectively. Therefore, no stormwater controls are required except to meet the Neuse River regulations. Engineered stormwater controls have been approved by the County Stormwater Division and City Stormwater Services.
2. **Floodplain, Stream Buffers, Steep Slopes and Wetlands.** An area of floodplain exists on the extreme eastern portion of the site. If it is determined through construction document review that proposed water and sewer extensions within the public right-of-way on Snowhill Road and/or on private land necessitate development within the floodplain, a floodplain development permit and possible site plan amendment will be required prior to approval of construction documents or final plats.

The site contains two branches of Little River Tributary 2. One perennial stream and one intermittent stream, which are located on the western and northern property boundaries, respectively, will have no intrusions within the associated stream buffers. Two other intermittent streams that are tributaries to Cabin Branch are located within the site, one in the south central portion and one in the eastern park parcel. Intrusions into the buffers of these streams for a driveway and sewer crossing and a lateral sewer intrusion were approved by the Development Review Board (DRB) at their January 8, 2010 meeting along with re-vegetation of the disturbed areas for the intrusions.

There are no steep slopes or jurisdictional wetlands on this site.

3. **Landscaping.** Street trees along all roadways, landscaping for the parking lots and perimeter buffers, and retention of natural vegetation for perimeter buffers are being provided as required by the Ordinance.
4. **Tree Coverage.** The applicant has exceeded the minimum 10.0% (14.889 acres) of tree coverage required by providing 10.157% (15.123 acres) in tree coverage. The tree preservation areas are located within forested areas and stream buffers and contain many of the specimen trees on site.
5. **Recreational Area/Open Space.** Open space and recreational areas are not required for the park portion of the site. The 10.0% (3.154 acres) open space

requirement for the school is being met by providing 10.0% (3.155 acres) of open space within natural areas and the athletic field as indicated on the Overall Site Plan (sheet SD-0.1).

## **F. Architectural Description**

The proposed school is a two story structure of approximately 158,038 square feet that sits on the side of a ridge. This helps both levels have ground level access and decreases the amount of grading for the building pad. The main assembly areas are located toward the exterior of the building to facilitate community use and vary the exterior façade. The classrooms are located in wings that extend from the main corridor and are grouped by grade level and team structure. The main corridor on the upper level is expressed as a clearstory spine used to daylight the corridor and the areas immediately adjacent. There are also other metal roofed clearstories in the media center, cafeteria and team spaces to help daylight those areas. Two major courtyards are tucked into the form of the building to facilitate daylighting and create exterior learning spaces.

The predominate exterior material will be earth tone bricks with both a field and accent color. The main entrance will be clad with a tan brick to emphasize its importance. Plaster, with a tan color to match the entrance brick, will be used on the spine and clearstory sides. The windows will be aluminum storefront with one inch thick insulated glass. There will also be sunshades and interior light shelves to help control glare and increase daylight in the classrooms. The parapet will be fashioned from aluminum coping. Metal roofing will be used in specific locations at secondary entrances.

## **G. Public Notification**

Public notification is not required for site plans.

## **H. Staff Contact**

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## **I. Attachments**

1. Context Map
2. Durham Appearance Commission Approval Memo
3. Site Plan Reduction with Architectural Elevations (39 pages)