

DURHAM



1869
CITY OF MEDICINE

CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: February 18, 2013

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager

From: Steven L. Medlin, AICP, Planning Director *PO1 for SLM*

Subject: Unified Development Ordinance Text Amendment, Temporary Uses:
School Modular Classrooms (TC1200009)

Summary. This text amendment would modify provisions of the Unified Development Ordinance (UDO) for modular classroom units used by public schools to handle increased enrollment, and continue permitting them through a temporary use permit.

Recommendation. Staff recommends approval. The Planning Commission recommended approval with a 12-0 vote on December 11, 2012.

Background. The Planning Department has recognized a need to allow for flexibility in establishing modular classroom units on school sites that have experienced an unexpected increase in enrollment, and limitations on capital improvements for permanent solutions. The Joint City-County Planning Committee reviewed this text amendment on November 7, 2012, and recommended moving the amendment forward through the public hearing process. The Durham Board of County Commissioners will consider this text amendment on February 25, 2012.

Issues. The Durham Public Schools requested that the Planning Department consider ways that modular classroom units could be installed at school sites in a manner that would not require a site plan, in order to more quickly handle unexpected increases in enrollment at any given school. As a result, this amendment would allow the Planning Department to issue a temporary use permit for modular classroom units due to enrollment purposes, require public schools to indicate the amount of time needed for the units to be on-site, that demonstrate there is adequate parking, and require a stormwater impact analysis if the units will be located on existing pervious surfaces.

Contact. Michael Stock, AICP, Senior Planner, 919-560-4137 ext. 28227;
Michael.Stock@DurhamNC.gov.

Thomas J. Bonfield
TC1200009, Temporary Uses: School Modular Classrooms
February 18, 2013

Attachments:

Attachment A: An Ordinance to Amend the Unified Development Ordinance Regarding Temporary Modular School Classroom Units (TC1200009), Mark-up Version

Attachment B: An Ordinance to Amend the Unified Development Ordinance Regarding Temporary Modular School Classroom Units (TC1200009), Clean Version

Attachment C: Planning Commission Comments