



Utility Extension Request
York Preparatory Academy - Report to City Council
Meeting Date: January 25, 2010

Location: The property is located at the Eastview Road/Golden Gate Court intersection, across from The Parks subdivision. The school site is made up of thirty-seven lots that were platted as part of The Gates at Eastview subdivision. The property is contiguous to the City limits.

Site Area: Approximately 45 acres

Request: Consider water & sewer utility extension for York Preparatory Academy.

Proposed Development: K-12 Charter School

Applicant: Oak School Partners, LLC
Cornelius, NC
704.905.2974

Owner: Big Vision, LLC (Bill Hargrove)
Rock Hill, SC
803.366.2858

Development Proposal

City water & sewer services are requested to serve a new charter school. The school is planned to be constructed in four phases over a ten year period. The initial construction will be permitted through York County and will consist of temporary modular buildings (see Phase I Site Plan & Phase I Building Elevation). The use of modular buildings will help the school meet its timeline of opening in August, 2010. The modular buildings will be replaced over time with permanent buildings as shown on the Master Site Plan. Please note that the attached plans are still under review and minor revisions will likely be made to address comments from City and County staff. See the attached Executive Summary for additional information about the school.

Existing Zoning District Summary

Rural Development I District (RUD-I) in York County- Permitted uses include agriculture operations, veterinarians, campgrounds, cemeteries, churches, community centers, single-family dwellings, equestrian, roadside stands, schools, utilities, and nursing homes.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The plan for road improvements has been developed in accordance with SCDOT guidelines for schools and City staff has been involved in the discussions about these improvements.

Public Utilities

Water and sewer can be provided by extension of the existing lines within The Parks subdivision across Eastview Road.

STAFF COMMENTS

There are two aspects to this proposal that need to be reconciled with the City's Utility Extension Policy:

- While the property is contiguous to the City and subject to immediate annexation under the Policy, staff does not recommend annexation at this time because our initial studies show that it is not in the best interest of the City. Staff will continue to study this matter and advise City Council when annexation would be appropriate. The property owner will be required to execute an annexation agreement with the City.
 - The property is contiguous to the outer boundary of the Livable City Land Use Map. The extension of utilities beyond the boundary can be justified because this will be a major community facility that can be easily served by existing utility lines in close proximity to the site. Staff recognizes that this is a unique request and has determined that provision of utilities to the property does not conflict with the goals of the Utility Extension Policy. Staff has been and will continue to be involved in the plan review process to ensure that the project complies with the City's development standards.
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RECOMMENDATION

Staff recommends approval of the water and sewer extension subject to substantial compliance with the attached site plans and building elevations.

Attachments

- Location Map
 - Executive Summary
 - Phase I Site Plan
 - Phase I Building Elevation
 - Master Site Plan
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Staff Contact: Eric S. Hawkins, AICP, Planner III
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803.329.8763



ROCK HILL
SOUTH CAROLINA

Utility Extension
Request for
York Preparatory
Academy

Legend

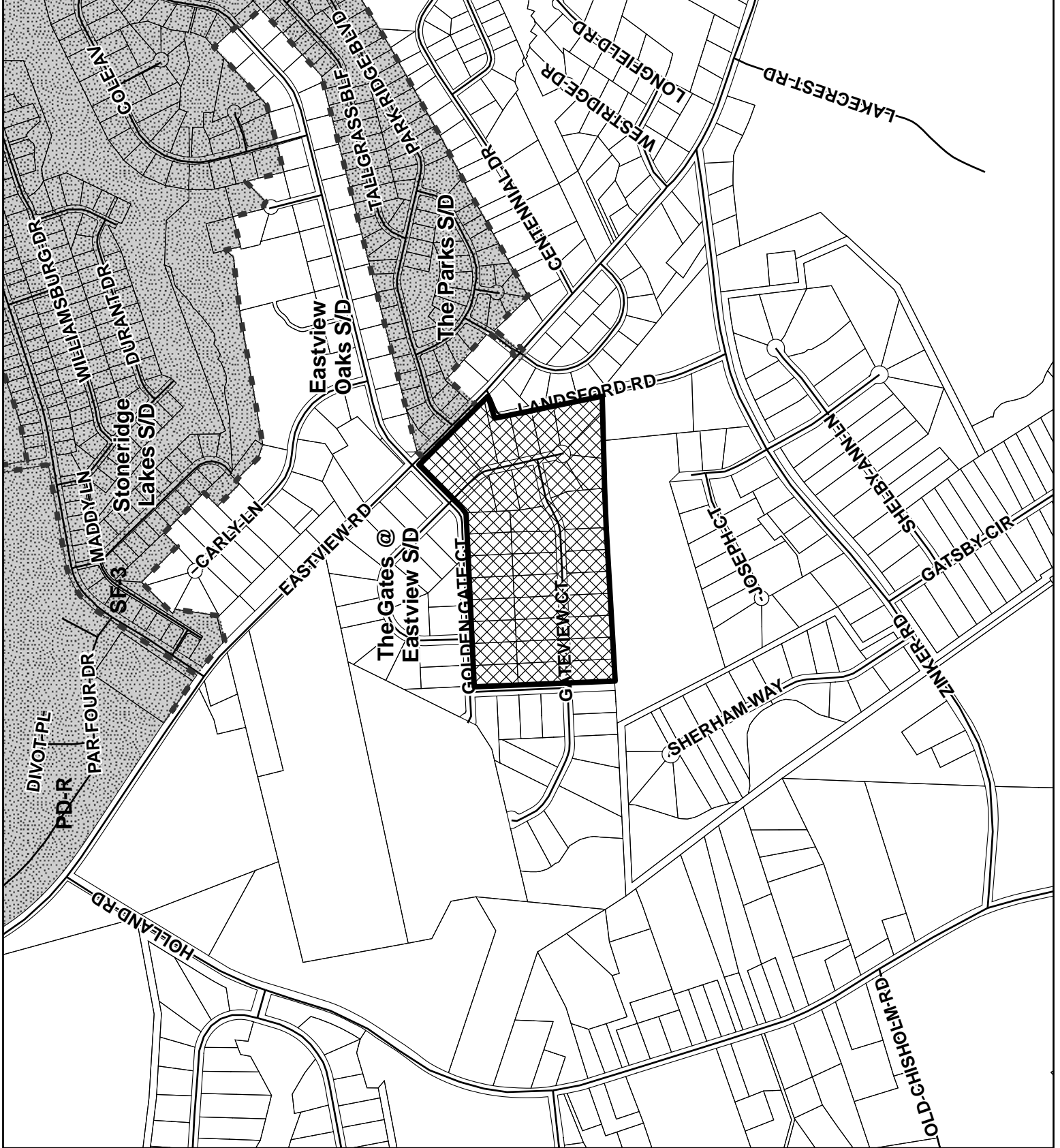
-  City Limit
-  Zoning District Boundaries
-  Subject Property

Zoning Data

Existing: RUD-I
(County)



Planning & Development
Department
City of Rock Hill
01/20/10



EXECUTIVE SUMMARY

OVERVIEW

York Preparatory Academy, Inc. ("YPA"), legally formed in June 2008 to commence operations in August 2010, has as its sole activity the operation of a public charter school for the York County, South Carolina community including Rock Hill, York, Clover and Ft. Mill. YPA will function as a qualified 501(c)3 non-profit corporation that operates a public charter school serving 1,100+ initial students in grades Kindergarten ("K") through 9 and growing through Grade 12 to a total student enrollment of 1,400+ as certified and approved by the South Carolina Charter School Advisory Committee (collectively the "School" or "YPA") on June 2nd, 2009. The School will operate under a newly approved five (5) year charter ("Charter" or "School Charter") conditionally granted by the South Carolina Public Charter School District ("SCPCSD") as the sponsoring agency of YPA Charter which should be effective not later than July 11, 2009, as applied for and granted pursuant to South Carolina Code of Laws Chapter 40, Title 59 of the 1976 Code et seq. (the "South Carolina Charter Schools Act" or "Charter Schools Act"). The mission of York Preparatory Academy is for the faculty, staff, students, parents and community to provide a safe learning environment that enables all students to achieve their best, while also challenging these students to become life-long learners, independent thinkers, respectful individuals, and responsible citizens thus preparing them for a 21st century global economy. The School is premised on the belief that a collaborative, academic student community, working with dedicated faculty and families, will excel in their academic goals and real world pursuits. With this mission, in accordance with the South Carolina Charter Schools Act and according to the South Carolina Education Accountability Act ("EAA") of 1998, YPA will improve student learning, increase learning opportunities for students, encourage the use of a variety of productive teaching methods, establish new forms of accountability for schools, create new professional opportunities for teachers, including the opportunity to be responsible for the learning program at the school site, and assist South Carolina in reaching academic excellence. The primary institutional academic resource partners of the School are anticipated to be Winthrop University and the University of South Carolina – Lancaster.

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EDUCATIONAL MODEL

The academics environment of the School will be structured for students to achieve a holistic education – academically, socially, and emotionally – that provides them a solid foundation for life. The YPA curriculum will give students a foundational body of understanding, attitude, and knowledge for living in a democracy, which acknowledges that learning experiences may vary according to individual needs. This academic approach provides the most enduring environment for the development of intellectual curiosity, critical thinking skills, ethical problem-solving abilities, healthy personal habits, and aesthetic appreciation necessary to life long success. The curriculum will be based on the South Carolina Curriculum Standards, ensuring preparation for the full array of state assessment programs. The professional staff of the school will develop, maintain and improve the Basic Instructional Program, as outlined below, within a continuous improvement academic model. The Basic Instructional Program progresses from a foundation of basic skills to applied skills, to mastery knowledge, to college preparatory skills and ultimately to dual credit college level courses at the School where possible.

Basic Instructional Program

The School curriculum will provide for the intellectual growth of students from Kindergarten through the 12th grade and includes the following core studies:

- 1) English/Language Arts
- 2) Mathematics
- 3) Social Studies
- 4) Science
- 5) Physical Education
- 6) Foreign Language
- 7) Computer/Technology Literacy
- 8) Health Education

SCHOOL FACILITY DEVELOPMENT PLAN

YPA seeks to build the School Facilities on the 36 lots located in The Gates development. The YPA facilities will be built under a 10+ year development plan in four (4) phases:

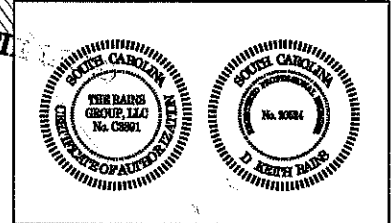
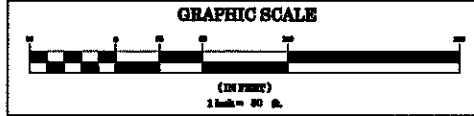
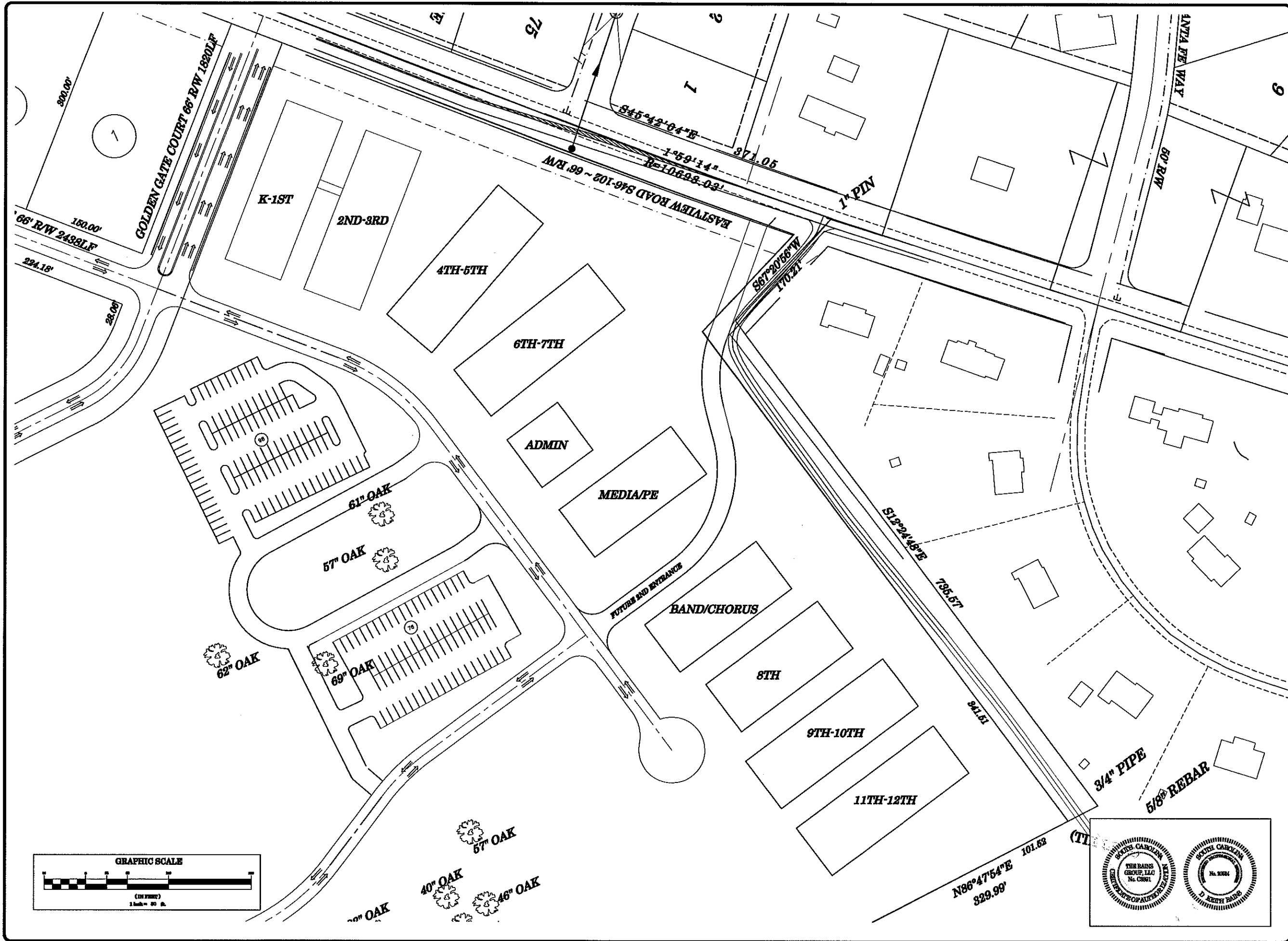
Phase I – Start-Up facilities with five (5) modular wings (14,900+ SF each) and three (3) self-contained admin/class buildings (5,000+ to 14,700+ SF each)

Phase II - Permanent gymnasium and administration facilities

Phase III - Permanent elementary and middle school facilities

Phase IV - Permanent high school and athletic complex

The School Facility is located just west of Rock Hill, SC on a fairly equidistant site between York Highway 5 and McConnells Highway 322. The School Facility site was primarily selected because of its proximity to serving the overall York County community.



REVISIONS	BY

**YORK PREPARATORY ACADEMY
PHASE 1 PLAN**
YORK COUNTY, SOUTH CAROLINA

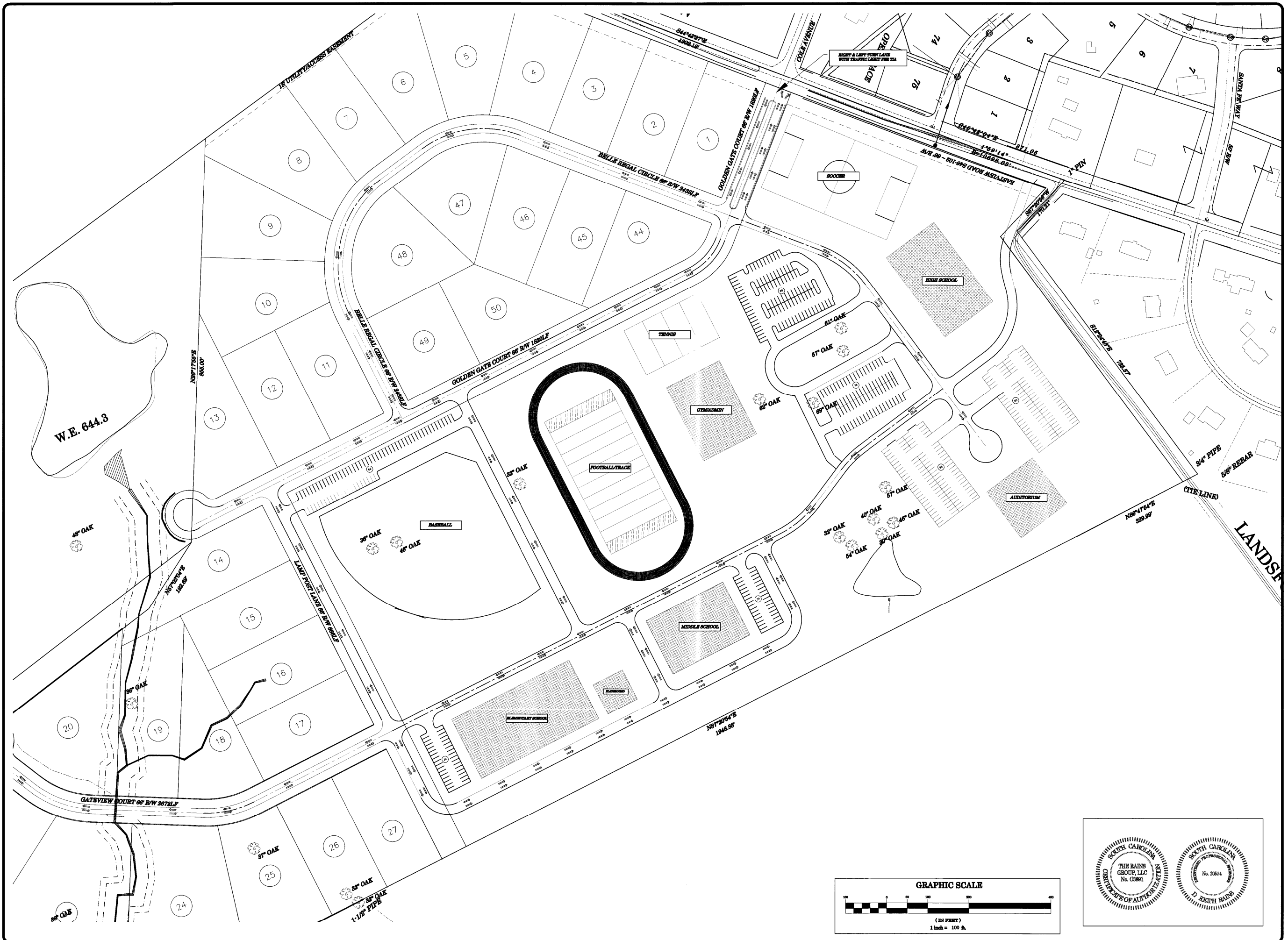
THE RAINS GROUP
572 JOHN ROSS PARKWAY
SUITE 107 #203, ROCK HILL, SC 29730
PHONE: (803) 486-5388
EMAIL: RAINSGROUP@GMAIL.COM



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CHECKED	MR
DATE	1-20-12
SCALE	1" = 30'
JOB NO.	MR
HEET	MR

York Preparatory Academy





REVISIONS	BY

**YORK PREPARATORY ACADEMY
MASTERPLAN**
YORK COUNTY, SOUTH CAROLINA

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