

## Application Information

**Project Name \***

St. Paul Village

**🏠 Application Type\***

New Conditional Zoning District (CZD)

**Existing Zoning District(s)\***

R-5-C

**Proposed Zoning District(s)\***

St Paul Village - OI-3-CZD

**Existing Use(s) \***

None

**Existing Use Group(s) (A, B, C)**

**Proposed Use(s) \***

Mixed

**Proposed Use Group(s) (A, B, C)**

A,B,C

**Are new residential dwelling units proposed?\***

Yes

**Project Description\***

Mixed-use development with multi-family and senior independent living units, affordable housing component in each building; Worship Complex including sanctuary, mixed-use center and gymnasium

## Applicant Authorization

The undersigned applicant hereby certifies that, to the best of the applicant's knowledge and belief, all information supplied with this application is true and accurate.

**Applicant Signature\***

✓ Janine Moyer Schreyack  
Nov 2, 2022

**Relationship to Property Owner\***

Other

**If other, please explain relationship to property owner.\***

Project Engineer for St. Paul Village

**If the applicant is an entity, provide detailed information regarding the principals of the entity.**

Janine Moyer Schreyack, PE is Principal Engineer and sole owner of JMS Engineering. St. Paul Village NIDA is applicant and St. Paul AME Church is OWNER. See attached Owner's Authorization Form.

Pursuant to NCGS § 160D-703(b), a request for rezoning to a conditional zoning district shall only be made by application from all the owner(s) of property included in the area proposed to be rezoned.

**A Property Owner Authorization Form must accompany this application if it's submitted by an individual or entity other than the current property owner of record.**

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## Property Owner Information

**Address / PIN of Lot Included in Proposal \***

1604 Purefoy Drive, Chapel Hill, NC  
27516

**Property Owner Name \***

St. Paul AME Church c/o Rose Snipes

**If the property owner is an entity, provide detailed information regarding the principals of the entity.\***

Church, point of contact Rose Snipes

**Property Owner Address \***101 N. Merritt Mill Road, Chapel Hill,  
NC 27516**Property Owner Email\***

relainegun@aol.com

**Property Owner Phone\***

919-302-1223

**Relationship to Applicant \***

Client

## Project Contacts

**Name**

Chirag Thakkar, PE

**Email**

cthakkar@arnaengineering.com

**Phone**

267-733-7840

**Role**

Engineer

**Name**

Joseph Schreyack

**Email**

jschreyack@arnaengineering.com

**Phone**

919-452-9358

**Role**

Engineer

<b>Name</b>	<b>Email</b>
Rose Bynum	Rose.Snipes@ucb.com
<b>Phone</b>	<b>Role</b>
relainegun@aol.com	

## Site Conditions

**Overlay Districts - Check all overlay districts that are present on the property, whether or not the project will intersect with them.**

Resource Conservation District (RCD)

Jordan Buffer

Watershed Protection District (WPD)

100 Year Floodplain

Neighborhood Conservation District (NCD)

Historic District

Type of Proposed Uses / Activities in Jordan Buffer ?

Allowable with Mitigation

## Land Area

Net Land Area (NLA) (sq. ft.)\* ?

887429

Choose credited street area, permanent open space, or both, not to exceed 10% of NLA

Credited Street Area (sq. ft.) ?

26823

Credited Permanent Open Space (sq. ft.) ?

0

Gross Land Area (GLA) (sq. ft.)\* ?

914252

Total Land Area in RCD (sq. ft.)\*

251425

Project Area, if different from GLA (sq. ft.)

—

## Land Disturbance Area

Proposed Land Disturbance (sq. ft.) \* ?

718002

Proposed Land Disturbance (ac.)\* ?

16.5

Proposed Total Disturbance in Jordan Buffer (sq. ft.)

\*

20006

Zone One Disturbance (sq. ft.)

8742

Zone Two Disturbance (sq. ft.)

11264

Proposed Total Disturbance in RCD (sq. ft.) \*

120459

Stream Side Zone Disturbance (sq. ft.)

20006

Managed Use Zone Disturbance (sq. ft.)

30567

**Upland Zone Disturbance (sq. ft.)**

69886

**Impervious Surface Area (ISA)****Existing ISA (sq. ft.) \***

12520

**ISA to be Removed (sq. ft.) \***

4934

**New ISA (sq. ft.) \***

453607

**Total Proposed ISA (sq. ft.) \***

459697

**Existing ISA Ratio\* ?**

0.014

**Proposed ISA Ratio\* ?**

0.503

*Impervious Surface Area (ISA) in Resource Conservation District (RCD)***Is the area sewered or unsewered?**

Sewered

**Stream Side: Existing ISA (sq. ft.)**

0

**Stream Side: Removed ISA (sq. ft.)**

0

**Stream Side: New ISA (sq. ft.)**

8062

**Stream Side: Total ISA (sq. ft.)**

8062

**Managed Use: Existing ISA (sq. ft.)**

0

**Managed Use: Removed ISA (sq. ft.)**

0

**Managed Use: New ISA (sq. ft.)**

5640

**Managed Use: Total ISA (sq. ft.)**

5640

**Upland: Existing ISA (sq. ft.)**

913

**Upland: Removed ISA (sq. ft.)**

913

**Upland: Proposed ISA (sq. ft.)**

22414

**Upland: Total ISA (sq. ft.)**

22414

## Proposed Setbacks and Height

**Street Setback (ft.)\***

0

**Interior Setback (ft.)\***

0

**Solar Setback (ft.)\***

0

**Lot Width (ft.)\***

926

**Street Frontage (ft.)\***

926

**Primary Building Height (ft.)\* ?**

N/A

**Secondary Building Height (ft.)\* ?**

N/A

Please list proposed setback, height, and street frontage dimensions if project intersects multiple properties.

See PLANS

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## Floor Area and Dwelling Units

### Number of Buildings

Existing Buildings\*

4

Buildings to be Demolished\*

4

Buildings to be Constructed \*

5

Total Buildings\*

5

### Floor Area

Provide a data table with a breakdown of the proposed total floor area by use (residential and non-residential) in the site plan.

Existing Floor Area (sq. ft.)\*

3452

Floor Area to be Removed (sq. ft.)\*

3452

New Floor Area (sq. ft.)\*

608000

Total Floor Area (sq. ft.)\*

608000

### *Floor Area in Resource Conservation District (RCD)*

Stream Side: Existing Floor Area (sq. ft.)

0

Stream Side: Removed Floor Area (sq. ft.)

0

Stream Side: New Floor Area (sq. ft.)

0

Stream Side: Total Floor Area (sq. ft.)

0



**Stream Side: Existing Floor Area Ratio**

0

**Stream Side: Proposed Floor Area Ratio**

0

**Managed Use: Existing Floor Area (sq. ft.)**

0

**Managed Use: Removed Floor Area (sq. ft.)**

0

**Managed Use: Proposed Floor Area in SQFT**

95

**Managed Use: Total Floor Area (sq. ft.)**

95

**Managed Use: Existing Floor Area Ratio**

0

**Managed Use: Proposed Floor Area Ratio**

0

**Upland: Existing Floor Area (sq. ft.)**

0

**Upland: Removed Floor Area (sq. ft.)**

0

**Upland: Proposed Floor Area (sq. ft.)**

4254

**Upland: Total Floor Area (sq. ft.)**

4254

**Upland: Existing Floor Area Ratio**

0

**Upland: Proposed Floor Area Ratio**

0

### **Residential Dwelling Units**

**Existing Dwelling Units\***

3

**Dwelling Units to be Removed\***

3

**New Dwelling Units\***

350

**Total Dwelling Units\***

350

**Proposed Affordable Units\***

88

**Proposed Residential Density\* ?**

16.7

**Total Number of Market Rate Units\***

262

**Are the units for sale or rent?\***

For rent

*Bedroom Types***Number of Studio / 1 Bedroom Units\***

83

**Number of 2 Bedroom Units\***

228

**Number of 3 Bedroom Units\***

39

**Number of 4 Bedroom Units\***

0

**Buffers, Recreation, and Utilities****Landscape Buffers****Required Buffers****North: Required Type / Width (ft.)**

15/20 See Plans

**South: Required Type / Width (ft.)**

15/20

East: Required Type / Width (ft.)

West: Required Type / Width (ft.)

15/20

15/20

Proposed Buffers

North: Proposed Type / Width (ft.)\*

South: Proposed Type / Width (ft.)\*

See plans

See plans

East: Proposed Type / Width (ft.)\*

West: Proposed Type / Width (ft.)\*

See plans

See plans

Percent of Proposed Tree Canopy Coverage\*

35

Recreation Space / Recreation Area

Refer to LUMO Sec. 5.5 for required residential area for residential subdivisions and recreation space for multifamily dwelling units.

Describe and quantify existing recreation space and/or recreation area and, if applicable, identify recreation space/recreation area to be removed. \*

2 STORY INDOOR RECREATION FACILITY WITH BASKETBALL COURT(S) AND WORKOUT SPACE; OUTDOOR TENNIS COURT; TOT LOT; OUTDOOR SKATEBOARD RAMP; WALKING TRAILS

Proposed Combined Total Recreation Space / Recreation Area (sq. ft.)\*

Proposed Recreation Payment-in-Lieu (\$) ?

50928

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Provide calculations for the required and proposed recreation space and/or recreation area, including calculations for any proposed payment-in-lieu.\*

RSR=0.015 PER LUMO X GLA X RESIDENTIAL RATIO = 5,872 SF

### Utilities

**Water\***

OWASA

**Sewer\***

OWASA

**Electrical\***

Underground

**Solid Waste\***

Town

**Recycling\***

County

**Are cable TV, internet, and telephone services available for the development?**

Yes

### Jordan Buffer Impact Information

<b>Buffer Impact ID</b>	<b>Activity / Use per Table 5.18(7)(b)</b>
2	Stormwater SCM
<b>Linear Impact (ft.)</b>	<b>Zone One Impact (sq. ft.)</b>
460	1871
<b>Zone Two Impact (sq. ft.)</b>	<b>Mitigation Required</b>
5884	No

<b>Buffer Impact ID</b>	<b>Activity / Use per Table 5.18(7)(b)</b>
1	Road crossings that impact greater than 40 linear feet but equal to or less than 150 linear feet or one-third of an acre of riparian buffer
<b>Linear Impact (ft.)</b>	<b>Zone One Impact (sq. ft.)</b>
90	4928
<b>Zone Two Impact (sq. ft.)</b>	<b>Mitigation Required</b>
3304	No

<b>Buffer Impact ID</b>	<b>Activity / Use per Table 5.18(7)(b)</b>
3	Trail crossing greater than 4 ft
<b>Linear Impact (ft.)</b>	<b>Zone One Impact (sq. ft.)</b>
40	1943
<b>Zone Two Impact (sq. ft.)</b>	<b>Mitigation Required</b>
2076	No

## Parking

### Vehicular Parking

Existing Vehicular Spaces\*

0

Existing Accessible Vehicular Spaces\*

0

**Vehicular Spaces to be Removed\***

0

**New Regular Vehicular Spaces\***

555

**New Accessible Vehicular Spaces\***

20

**Total Vehicular Spaces\***

575

**Proposed Loading Spaces\***

0

### **Bicycle Parking**

**Existing Bicycle Spaces\***

0

**Bicycle Spaces to be Removed\***

0

**New Bicycle Spaces\***

158

**Total Bicycle Spaces\***

158

# **NARRATIVE AND STATEMENT OF JUSTIFICATION**

## **ST. PAUL VILLAGE – CONDITIONAL ZONING**

### **PROJECT LOCATION AND PROJECT DESCRIPTION**

St. Paul NIDA of Chapel Hill, North Carolina plans to develop 20.37 acres of property located at the intersection of Rogers Road and Purefoy Drive, in the Chapel Hill Transition area; an area that is planned to become part of the Town of Chapel Hill and is within the Town's Urban Service Boundary. St. Paul Village would be a mixed-use office/institutional conditional zoning development. Development plans include multi-family, 55 plus, and affordable buildings; a sanctuary; passive and active recreational facilities; a neighborhood community center, and associated parking structures. This project is an expansion in scope to the previously approved Special Use Permit issued to St. Paul AME Church on June 12, 2012.

St. Paul Village plans include one hundred (100) 55 plus active living housing units (1 and 2 bedrooms) and two hundred and fifty (250) multi-family residential units (1, 2, and 3 bedrooms) within two (2) structures. Interspersed within these units, eighty-eight (88) units (34%) are proposed to be affordable. The multi-use neighborhood community center would provide educational (classrooms), social/cultural (event space/meeting space), and small business/office opportunities for the benefit of St. Paul Village residents and the surrounding community. The recreational facilities would include indoor and outdoor sports and wellness facilities, promoting a healthy lifestyle as well. Many of these services and housing options are lacking in the Rogers Road Area.

St. Paul Village would be a pedestrian-oriented community which would foster use of the Town's Transit system and provide an extension of public services to the residents, facilitating the Town's goal to expand public services and infrastructure throughout the Rogers Road area. The mixed-use development would provide a variety of community-oriented services that would bring together a multi-generational populace who would reside there within a healthy, sustainable community; aspects that align with the Town Council's previous discussions surrounding this community.

### **NATURAL FEATURES**

The project layout has been designed to accommodate the site's natural features, including wetlands and streams, that bisect the center of the property, flowing from east to west. The layout maximizes the buildable area while preserving the natural areas to the greatest extent practicable. A stream crossing is proposed on the eastern side of the site in the same general location as was previously approved by the Town of Chapel Hill under the existing Special Use Permit.

Recreational facilities for residents and visitors of St. Paul Village are located on the northern most parcel. Multi-family and 55 plus active living residential units are proposed north and south of the Resource Conservation District (RCD) so that residents can overlook and actively enjoy the central greenspace surrounding the site's natural resources. Trails would be strategically placed behind these facilities to encourage passive and active outdoor recreation for residents and visitors of St. Paul Village. The sanctuary would be located at the intersection of Rogers Road and Purefoy Drive as the anchor to the community. The multi-use neighborhood center, including event, cultural, social, educational, and commercial spaces would be situated along Purefoy Drive, south of a shared drive in the village center. Public transportation would be readily accessible along Rogers Road via a proposed bus stop north of the intersection with Purefoy Drive, opposite an existing bus stop on the west side of Rogers Road.

The site design is in line with the Town's vision in the 2020 Chapel Hill Comprehensive Plan as it integrates local commercial areas, cultural, social, and lifelong learning opportunities to diverse populations in need of

affordable, workforce, and 55 plus active living housing, as the Town continues to grow. St. Paul Village would provide opportunities for economic growth; community prosperity and engagement; and connections to the greater community while serving the needs of a multi-generational community.

## **EXISTING SITE CONDITIONS**

The site is a little over 20 acres and is comprised of five (5) contiguous lots north of Purefoy Drive and east of Rogers Road, abutting the Habitat for Humanity subdivision Phoenix Place to the east. There is a low-lying area that bisects the property from east to west, inclusive of perennial and ephemeral streams and wetlands as defined by the Town of Chapel Hill and ECS Limited and to be confirmed by the Army Corps of Engineers. The site is not within the Watershed Protection District nor the 100-year flood plain. The plans indicate the Resource Conservation District (RCD) and Jordan Watershed Riparian Buffer zones and conform to these regulations to the extent practicable.

The site is bounded to the north by 30-foot OWASA water and sewer easements, and the extension of a public through road is proposed to further connect the development with the greater surrounding community. The development is bounded to the east by Phoenix Place, the south by Purefoy Drive, and the southwest by Rogers Road. A series of sidewalks and trails would be constructed around and throughout the community, and public transportation would be provided by a proposed Chapel Hill Transit bus stop along Rogers Road, north of the intersection with Purefoy Drive.

There is sparse vegetation at the southern end of the site. Dense vegetation exists on the site's northern, eastern, and western boundaries with a mixture of deciduous and coniferous vegetation. Land disturbance would be kept to a minimum and care taken to identify and preserve as many large deciduous trees as possible. Vegetative buffers would be preserved at the northern, eastern, and western boundaries of the site, as defined by the adjacent land uses and the Chapel Hill Land Use Management Ordinance (LUMO).

Power Easements exist throughout the property to service the existing trailers and previously demolished house. Duke Power would reroute existing residential service power lines to service the new facilities. A 130-foot power easement exists in the southeast corner of the property as well under the overhead transmission lines. The only development planned under the existing transmission lines would be the entrance drive.

## **ACCESS, CIRCULATION, AND MITIGATION OF TRAFFIC IMPACTS**

The site is currently accessed by an unpaved road off Purefoy Drive. The proposed St. Paul Village includes access drives off both Rogers Road and Purefoy Drive, for safety, as previously approved under the existing SUP for St. Paul Village dated June 12, 2012. These driveway connection locations would remain the same under the expanded plan and would be constructed subject to approval and permit by NCDOT and the Town of Chapel Hill. An additional access road would be constructed along the northern property line, extending through Phoenix Place (Road 'D'), allowing for further connection in the future when development occurs to the west.

Pedestrian and bicycle access would be provided via proposed sidewalks internal to the site and proposed sidewalks or paths within the public right of way of the site frontage along Rogers Road, Purefoy Drive, and Road D. A bus stop along Rogers Road and proposed structured parking facilities would be provided for public use of the site.

A traffic impact analysis (TIA) was conducted based on the proposed St. Paul Village site development. Offsite improvements necessary to mitigate the additional traffic generated by St. Paul Village would be incorporated and constructed as recommended by the TIA.



## ARRANGEMENT AND ORIENTATION OF BUILDINGS

The expanded concept plan for St. Paul Village generally follows in the spirit of the previously approved special use permit site plan and incorporates suggestions for building orientation, connectivity, and landscaping made by Brian Peterson, AIA, Urban Planner, Town of Chapel Hill (TOCH). The northern most parcel would contain a recreational facility, with surface parking for guests and staff. The Recreational Center would offer indoor basketball courts and outdoors spaces for visitors and residents. Residents of St. Paul Village would also be able to utilize and enjoy the pool and indoor exercise facilities as part of the onsite amenities offered.

North of the central green space, surrounding the Resource Conservation District (RCD), on the north campus, would be a multi-family apartment building with associated structured parking garage. On the south campus, south of the greenspace and RCD, would be a south campus residential building with multi-family and 55 plus active living units and associated structured parking garage. Residential areas would surround the central greenspace so that the residents could look upon and enjoy these natural amenities. The multi-use neighborhood center would be situated along Purefoy Drive. Small business commercial spaces are planned on the ground floor of the south campus residential building and neighborhood center, on both sides of the shared drive, creating a town center feel.

The sanctuary, and cornerstone of St. Paul Village, would be situated near the main entrance to the community off Rogers Road to welcome all to St. Paul Village. Parking for the buildings on the south campus would be accommodated within the parking structure associated with the residential units, with limited street spaces for visitors and north campus residents who drop in to support local businesses. Pedestrian trails would be located throughout the site, further connecting residents and visitors of all walks of life to onsite services and public transportation.

Storm water management facilities would be constructed in the upland and managed reaches of the RCD, including a combination of underground and aboveground facilities to maximize the central green space for St. Paul Village residents and visitors.

## UTILITIES AND EMERGENCY SERVICES

Water line service for the site would be facilitated along Purefoy Drive and Road D. Sewer line service for the north campus (recreational facilities and multi-family residential building) would be extended from existing sewer line in the existing easement along Road 'D' from the northwest. Sewer line service for the south campus (residential, sanctuary and neighborhood center) would be extended from sewer line along Rogers Road. Solid waste collection and the collection of recyclables would be facilitated by private contractors.

Fire protection and "first responder" emergency services would be provided by the New Hope Volunteer Fire Department of Orange County, Station #1, located at 4012 Whitfield Road in Chapel Hill, approximately 5 miles from the Village. The Orange County Sheriff would provide police protection until such time as this area is to be annexed by the Town of Chapel Hill.

Much of the new St. Paul Village complex would consist of buildings with fire suppression and sprinkler systems. All buildings would be designed using conventional fire-protection and fire-management strategies, and the building plans would be approved by the Chapel Hill Fire Department to verify compliance to applicable life-safety regulations and standards.

## IMPACT ON NEIGHBORING PROPERTIES

St. Paul Village would provide much needed affordable housing to Chapel Hill and create high quality facilities and uses beneficial to the surrounding properties and the greater Rogers Road Area community and the Town of Chapel Hill. The new facilities would be energy efficient and would be built to embrace future development as the community grows through the addition of the Green Tract to the east and proposed infrastructure connections through the project area to Rogers Road to the west.

St. Paul Village facilities would also be used by local organizations and for neighborhood activities not directly related to the church. There would be a multi-use neighborhood center with meeting spaces, classrooms, event space, and small business spaces; indoor basketball courts, and outdoor spaces for St. Paul Village residents and the surrounding community. Small local business services onsite would help to offset offsite car travel for these amenities. St. Paul Village plans are future forward for the surrounding community and the Town of Chapel Hill.

## EROSION, SEDIMENTATION CONTROL AND STORMWATER MANAGEMENT

Erosion and sedimentation controls would be designed and installed prior to construction in accordance with the requirements of Orange County and the Town of Chapel Hill to reduce soil erosion potential by stabilizing exposed soil and reducing surface runoff flow velocity during construction. Permanent stormwater control measures would be designed and constructed to provide control of quality and quantity of runoff from the development post construction before discharging to the natural features that bisect the property.

## STATEMENT OF COMPLIANCE WITH DESIGN GUIDLINES

The design of St. Paul Village would be as consistent as feasible with Town of Chapel Hill Design Guidelines, current at time of this application.

## STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN

St. Paul Village is in alignment with the goals and objectives of the **Chapel Hill 2020 Comprehensive Plan**. The proposed development increases affordable and workforce housing and establishes “structure to support community and neighborhood engagement in a proactive manner”. It embraces the themes of the Town’s comprehensive plan as well.

The six themes of the **Chapel Hill 2020 Comprehensive Plan** are:

1. **A Place for Everyone.** Goals include: “family-friendly exterior and interior places” and “a range housing options for current and future residents” and “a welcoming and friendly community that provides people with access to opportunities”. The St Paul Village development **prioritizes** well-connected, common open spaces and outward-facing, neighborhood serving programs. These diverse programs are strategically placed throughout the site to create destinations, activate, and build a strong community. All spaces are designed with everyone in mind, to become more welcoming, attractive, and enjoyable for all.
2. **Community Prosperity and Engagement.** Goals include fostering “success of local [and small] businesses and promoting “a safe, vibrant, and connected (physical and personal) community.” The St. Paul village development ensures easy access to resources and opportunities for the entire neighborhood. It offers housing, employment opportunities, and services while promoting economic development and creating prospects for innovation and investment in the community. The

development would offer space for local businesses and provide formal and informal gathering spaces, which help to build a sense of community and belonging.

3. **Getting Around.** Goals include: “A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation” and “a transportation system to support dense and suburban development”. The St Paul Village development would be a walkable neighborhood, providing safe and accessible pedestrian infrastructure, reduced traffic speeds on site, and incorporating mixed-use development. By creating a pedestrian oriented neighborhood, it would promote health, sustainability, and social interaction for its residents and broader community. The well-connected development would recognize the importance of automobiles while promoting other forms of transportation with pedestrian trails around and throughout the site with safe access to public transportation with a bus stop on Rogers Road.
4. **Good Places, New Spaces.** Goals include: “Open and accessible common spaces for community gathering, cultural uses, and community development” and “Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment”. The creation of a Mixed-use development with well-connected common, open spaces that meet the needs and preferences of a diverse range of people would positively transform the existing site into a functional, attractive, and welcoming Rogers Road Neighborhood addition.
5. **Nurturing Our Community.** Goals include “provide recreation and safe pedestrian opportunities and ensure safe pedestrian and bicycle connections”, “support local food producers and access to local foods”, and “provide access for all residents to active lifestyle opportunities”. Recreation and safe pedestrian opportunities are essential elements of a healthy and vibrant community and therefore prioritized in the St Paul development. By creating a pedestrian oriented neighborhood and providing residents with access to safe and enjoyable places to walk, bike, and engage in physical activity, it promotes physical health, social interaction, and overall well-being. A small local food market is being considered to garner support for small local businesses and provide opportunities for the Rogers Road community.
6. **Town and Gown Collaboration.** St. Paul Village fosters in spirit the goals and intents of the Town and Gown Collaboration theme on a community level by creating a development that takes “full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital”; promoting “access for all residents to public services, and active lifestyle opportunities”, and providing “ways that respect history, traditions, and the environment while fostering revitalization and innovation”. The St Paul Village development would provide a place for worship and outward-facing, community serving programs that offer easy access to lifelong learning, healthy active lifestyle opportunities, social and cultural events, as well as small business opportunities with connectivity to the greater community. St. Paul Village would be a good collaborative partner to the Town and Rogers Road Community in these endeavors.

St. Paul promotes and realizes the goals outlined in the **2020 Chapel Hill Comprehensive Plan** by providing diverse, affordable and workforce housing options within a pedestrian oriented multi-use development that offers access to lifelong learning, healthy active lifestyle opportunities, social and cultural events, and local small business opportunities with connectivity to the greater community. St. Paul Village would move development in a forward direction for St. Paul Village residents, the Rogers Road Community, and the Town of Chapel Hill, as the Town continues to expand and grow.

In addition to the **2020 Chapel Hill Comprehensive Plan**, St. Paul Village furthers the goals of the Town’s **Mobility and Connectivity Plan** with pedestrian trails and sidewalks throughout the site and a bus stop and multi-use pathway along the project footage along Rogers Road, providing access to the Town’s transit services and promoting alternate uses of transportation for visitors and residents.

The Town's **Future Land Use Map** acknowledges the multiple uses for St. Paul Village proposed under the existing Special Use Permit. This project is an expansion in scope and fosters the goals set forth under the Special Use Permit.

The St. Paul Village project also embraces the Town's **Climate and Action Plan**, incorporating energy efficient strategies to reduce the carbon footprint over time. The design team seeks greater than a twenty (20%) percent reduction in usage below ASHRAE 90.1. Energy saving strategies, water saving measures and careful building materials selection would be used to further these goals. With an integrative design process, the team would work together to achieve the highest energy reduction possible within the project parameters.

St. Paul Village is also consistent with the 2016 document "**Mapping our Community's Future**". The St. Paul village team acknowledges the document and follows the four (4) outlined guiding principles for respectful and community building developments along Rogers Road:

1. **Retain families who have lived here for decades/generations.** The St. Paul Village development is mindful of deep-rooted families in the neighborhood and would provide housing opportunities and services for the elders to age in place.
2. **Preserve socioeconomic and cultural diversity for the future.** The neighborhood growth would provide economic opportunities for local businesses and offer a space for existing and new businesses to locate in this neighborhood and community. Throughout the St. Paul Village community, aspects of the history of the local community and church would be highlighted.
3. **Connect us with each other and the larger community.** Prioritizing well-connected common, open spaces and outward-facing, neighborhood serving programs would create destinations, activate, and build a strong community. The formal and informal gathering spaces would offer easy access to lifelong learning; healthy active lifestyle opportunities, as well as social and cultural events, connecting the Rogers Road Neighborhood and the greater community. All spaces are designed with everyone in mind, to become more welcoming, attractive, and enjoyable for all in the existing neighborhood.
4. **Respect the history and physical/natural character of the neighborhood.** To maximize the common open space to provide accessible amenities for the residents and greater community, the St. Paul development is minimizing building footprints and growing the structures vertically. An analysis of the existing topography and placement studies have informed the proposed site plan layout achieving the appropriate density that would shape a place and strengthen the community while being respectful to the existing single-family residences.

The site is surrounded by wooded areas and one-story residential buildings. In response to the context, we are intentionally creating a transitional scale strategy along the edges to naturally integrate St. Paul Village into the existing fabric. Therefore, two-story community-serving buildings would be sited along Purefoy Drive. Given the proposed re-grading of the site, the buildings would be placed on a lower elevation than the street elevations and therefore not be perceived as two-story structures from Purefoy Drive, limiting the height impact to residences across the street even more. The highest residential buildings would be placed in the northern part of the site with the greatest distance and least visibility from Purefoy Drive and Rogers Road.

The St. Paul team recognizes the document "**Mapping Our Community's Future**" and believes that St. Paul Village will be a respected and successful addition to the Rogers Road Neighborhood. St. Paul has closely engaged with the Roges Road community for decades. Many of the church members are part of this community or have close ties with the community, and therefore, St. Paul does not feel exclusive from it.

The services that would be available to this community, based on this project, are aligned with many expressed deficits in the community, including affordable housing options; recreational space; cultural appreciation in design elements, and space for small business and training opportunities. Collectively these things will connect and sustain this community and the broader community as well.

### LUMO, ARTICLE 3 – ZONING DISTRICTS, USE AND DIMENSIONAL STANDARDS

The existing property is zoned R-5-CZD under the original special use permit as a multi-use development. We are applying for a Conditional Zoning Permit as a defined Office/Institutional (OI-3) conditionally zoned development to accommodate the varied uses of St. Paul Village (OI-3-CZD). St. Paul Village complies with the uses permitted/allowed within the OI-3 parallel zoning under the conditional zoning, per LUMO, Section 3.7.2 Use Matrix and 3.7.3 Use Groups (excerpt below). Modifications to regulations are sought from dimensional, design and development standards as outlined in the sections that follow.

Primary Uses	Use Group	OI-3
Place of Worship	B	P
Dwellings, Multi-family over 7 units	A	P, A
Place of Assembly (Recreational Facilities)	C	S
Business, Convenience	C	A
Parking, Off-Street	C	P, A

#### Accessory Worship Uses

Accessory Use customarily incidental to a permitted principal or special use	A	A
Adult Day Care	B	P, A
Barbershop/Beauty Salon	C	P
Business, General	C	A
Business, Office	B	P, A
Cemetery	A	S
Childcare	B	P, A
Club	B	P, A
Outdoor Skateboard Ramp	A	A
Recreational, nonprofit	C	P, A
Vocational School	C	P, A

#### KEY:

"—" Not Permitted;

"S" Permitted as a special use or as a CZ in the parallel conditional zoning districts enumerated in 3.4.3 (a);

"A" Permitted as an accessory use; In LI-CZD refer to [Article 6](#) of LUMO for standards applicable to accessory uses labeled as "AY".

"P" In OI-3, OI-4, LI-CZD and MH: Permitted as a principal use;

## MODIFICATIONS TO REGULATIONS REQUESTED LUMO, ARTICLE 3 – ZONING USES, DISTRICTS AND DIMENSIONAL STANDARDS

### MODIFICATIONS TO REGULATIONS REQUESTED, LUMO, ARTICLE 3, SECTION 3.6.3 – RESOURCE CONSERVATION DISTRICT (RCD)

The project site is bisected by wetlands and streams that flow from east to west with steep slopes along the banks, limiting the buildable area. Due to the scale of the project and the site constraints imposed by the RCD, steep slopes, and the various easements on the property, **modifications to regulations are needed for certain uses within the RCD to allow for a safe, functional multi-use community that embraces an active lifestyle and serves to connect the residents and visitors to the many needed resources and services while minimizing land disturbance and protecting waterways to the extent practical.**

St. Paul Village intends to embrace this central greenway and seeks to further protect and enhance these natural areas and existing waterways by removing surface debris and trash that have been deposited onsite in this area and by removing dead trees and replanting with native vegetation.

#### LUMO, Article 3, Section 3.6.3 – Permitted Uses with RCD:

Guiderails, fences, and retaining walls are not listed in Table 3.6.3-2. as permitted within the RCD. Fences, retaining walls and fences are proposed for the roadway crossing (practical necessity). **A modification is requested to allow for fences and retaining walls to be in all zones of the RCD and for guiderails to be in the streamside and managed use zones of the RCD, for public safety and to protect waterways.**

Structures are not listed in Table 3.6.3-2. as permitted within the RCD. Indoor and outdoor recreational facilities for St. Paul Village are planned on the northern parcel to serve as amenities for residents and to host recreational space to visitors in this underserved area of Chapel Hill. The location of the entrance drive to this lot and the supporting surface parking are limited to the southeast corner of the lot to limit disturbance of the wetlands. The length of the parking area is restricted by the fire code. As such, this building has been placed as far north of the wetlands as feasible to provide access for public use, and it is located partially within the managed use upland zones of the RCD. **A modification to the regulations is requested to allow for this structure to be in the upland and managed use zones of the RCD to support a healthy lifestyle for residents and visitors of St. Paul Village.**

Table 3.6.3-2: Permitted Uses within Resource Conservation District indicates that detention/retention basin(s) and associated infrastructure are not permitted within the streamside zone of the RCD. Due to various site constraints and topography (steep slopes), we anticipate that the outlet pipes/structures for the proposed stormwater controls would be located within the stream side zone of the RCD to minimize land disturbance within the RCD. Outlet protection for these pipes/structures would be designed and installed to protect waterways from bank erosion. **A modification is requested to permit outlet pipes/structures associated with SCMs within the streamside zone of the RCD, due to the existing topography, to minimize land disturbance and protect existing waterways. Fences would also be needed in all zones of the RCD for safety around the proposed stormwater controls.**

Stormwater outfalls not discharging from stormwater control measures are not permitted within the RCD and not listed in Table 3.6.3-2. An existing ephemeral stream discharges onto the northern parcel from the property to the east that would be rerouted through the proposed development to maintain its ultimate discharge path. Offsite drainage currently coming through the northern parcel from the north and east would be collected and discharged via a stormwater outfall pipe as shown on the plans. To provide for

minor adjustments to the site plans at final design, a modification to regulations is requested to allow for this outfall to be located within the upland zone of the RCD as the stormwater being conveyed is offsite drainage and not a part of this development. Site constraints on this parcel have been carefully considered in the design. Outlet protection would be designed to minimize disturbance within the RCD and to protect waterways from bank erosion. **A modification to regulations is requested to allow for stormwater outfalls not discharging from SCMS in the upland zone to reroute drainage not associated with this development and protect existing waterways.**

MODIFICATIONS NEEDED TO LUMO ARTICLE 3, SECTION 3.6.2. TO ALLOW USES WITHIN THE RCD TO INCLUDE:

- GUIDERAILS IN THE STREAMSIDE AND MANAGED USE ZONES OF THE RCD, FOR PUBLIC SAFETY
- RETAINING WALLS IN ALL ZONES OF THE RCD, FOR PROTECTION OF EXISTING WATERWAYS
- FENCES IN ALL ZONES OF THE RCD, FOR PUBLIC SAFETY
- RECREATION CENTER IN THE UPLAND AND MANAGED USE ZONES OF THE RCD DUE TO SITE LAYOUT RESTRICTIONS BASED ON FIRE CODE SAFETY AND SITE CONSTRAINTS ON THE NORTHERN PARCEL, TO PROVIDE RECREATIONAL FACILITIES THAT PROMOTE AN ACTIVE LIFESTYLE FOR RESIDENTS AND VISITORS
- OUTLET PIPES/STRUCTURES ASSOCIATED WITH SCMS WITH OUTLET PROTECTION IN STREAMSIDE ZONE OF THE RCD DUE TO SITE CONSTRAINTS, INCLUDING THE EXTENT AND TOPOGRAPHY OF THE RCD, TO MINIMIZE LAND DISTURBANCE AND PROTECT WATERWAYS AND NATURAL RESOURCES
- STORMWATER OUTFALL NOT DISCHARGING FROM SCMS WITHIN UPLAND ZONE, TO REROUTE EXISTING EPHEMERAL STREAM AND OFFSITE DRAINAGE THROUGH THE NORTHERN PARCEL, NOT ASSOCIATED WITH THIS DEVELOPMENT, TO PRESERVE NATURAL FLOW PATH AND PROTECT EXISTING WATERWAYS
- RETAINING WALLS IN ALL ZONES OF THE RCD, TO MINIMIZE DISTURBANCE AND TO PROTECT EXISTING WATERWAYS

**LUMO, Article 3, Section 3.6.3, - RCD Land Disturbance Limits**

To provide public access and connectivity to residents and visitors of St. Paul Village and to promote a healthy active lifestyle, St. Paul Village needs a modification to regulations to increase the land disturbance and impervious surfaces within the RCD as follows.

Table 3.6.3-3: Dimensional Regulations in the RCD states that the maximum allowable land disturbance factors within the RCD. These are tabulated and quantified as follows:

**LAND DISTURBANCE WITHIN RCD - LUMO SECTION 3.6.3**

RCD Zone	Factor	Area, sf	Max. Disturbance Allowed, sf	Proposed Disturbance	Percent Disturbed
Streamside	0.2	95,272	19,054	20,006	21.0%
Managed Use	0.4	72,424	28,970	30,567	42.2%
Upland	0.4	83,729	33,492	69,886	83.5%
<b>Total</b>	-	251,425	<b>81,516</b>	<b>120,459</b>	<b>38,943</b>

St. Paul Village exceeds the limit by 38,943 sf or 0.89 acres and requests modification to regulations of the land disturbance limits defined in Table 3.6.3-3 of the LUMO due to site constraints, to allow for grading within the RCD, the greatest majority of which is in the upland zone of the RCD. Land disturbance within this upland zone is associated with the road crossing, stormwater controls, recreation center and pedestrian trails. The grading associated with the pedestrian trails has been carefully considered to minimize this disturbance to the extent practicable while providing pedestrian access throughout the site as recommended by town staff. Stream crossings for pedestrian access and the road crossing are the only means of practical access through the site.

Under the construction plans at final zoning compliance, land disturbing activities would be kept to the minimum feasible, and the smallest practicable area would be exposed at any one time, for the shortest duration practical, during construction, per the ordinance. Temporary vegetation or mulching would be established as needed and required to protect these exposed areas. The site would be heavily landscaped, to the extent practicable, with native trees, shrubs, and ground covers.

MODIFICATIONS TO REGULATIONS ARE REQUESTED TO LUMO, ARTICLE 3, SECTION 3.6.3 – RESOURCE CONSERVATION DISTRICT - TO ALLOW INCREASE IN LAND DISTURBANCE LIMITS WITHIN THE RCDAS FOLLOWS:

- **INCREASE LAND DISTURBANCE ALLOWED WITHIN THE RCD BY INCREASING THE LAND DISTURBANCE FACTORS AS FOLLOWS FOR ACCESS AND CONNECTIVITY; PROTECTION OF EXISTING WATERWAYS AND TO PROMOTE HEALTHY LIFESTYLE:**

<b>RCD Zone</b>	<b>Allowed Factor</b>	<b>Proposed Factor</b>
Streamside	0.20	<b>0.21</b>
Managed Use	0.40	<b>0.43</b>
Upland	0.40	<b>0.84</b>

Table 3.6.3-3: Dimensional Regulations in the RCD states that the maximum allowable impervious surface factors within the RCD. These are tabulated and quantified as follows:

**IMPERVIOUS SURFACE (I/S) LIMITS WITHIN RCD - LUMO SECTION 3.6.3**

<b>RCD Zone</b>	<b>Factor</b>	<b>Area, sf</b>	<b>Max. I/S Allowed, sf</b>	<b>Proposed I/S, sf</b>	<b>Percent Disturbed</b>
<b>Streamside</b>	0.10	95,272	9,527	8,062	8.5%
<b>Managed Use</b>	0.20	72,424	14,485	5,640	7.8%
<b>Upland</b>	0.20	83,729	16,746	22,414	26.8%
<b>Total</b>		251,425	<b>40,758</b>	36,116	4,642



St. Paul Village exceeds the limit within the upland zone only of the RCD by 5,668 sf and requests modification to regulations of the impervious limits defined in Table 3.6.3-3 of the LUMO. Impervious surfaces within this zone are associated with facilities that promote health, wellness and recreation and provide pedestrian connectivity throughout the site to the various housing units, recreational amenities, social, cultural, and educational services, onsite retail spaces and public transit.

PROPOSED MODIFICATIONS TO REGULATIONS LUMO, ARTICLE 3, SECTIONS 3.6.3 – RESOURCE CONSERVATION DISTRICT - TO ALLOW INCREASE IN LAND DISTURBANCE AND IMPERVIOUS SURFACE LIMITS WITHIN THE RCDAS FOLLOWS:

- **INCREASE IMPERVIOUS SURFACES ALLOWED WITHIN THE RCD BY INCREASING THE IMPERVIOUS SURFACE FACTOR FOR THE UPLAND ZONE OF THE RCD AS FOLLOWS FOR ACCESS, CONNECTIVITY AND TO PROMOTE HEALTHY LIFESTYLE:**

IMPERVIOUS SURFACE WITHIN RCD - LUMO SECTION		
3.6.3		
RCD Zone	Allowed Factor	Proposed Factor
Upland	0.20	<b>0.27</b>

**MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 3, SECTION 3.8 - DIMENSIONAL STANDARDS**

A modification to regulations is requested to waive the transitional floor area ratio and establish a floor area ratio of 0.812 for the site and increase primary building heights at setbacks, to support the 34% affordable housing component, due to the scale and the site constraints.

St. Paul Village meets the requirements of the Table 3.8.1 – Dimensional Matrix, including additional reductions imposed by Article 3, Section 3.8.4 - Transitional Control Intensity Modifications, except for Primary Building Heights Limitation and Floor Area Ratio. An excerpt of Table 3.8.1 follows:

**Excerpt Table 3.8.1 - Dimensional Matrix**

Zoning District	Lot Size (min. sf)	Density (units per acre max.)	Frontage (min. ft)	Lot Width (min. ft)	Building Height, Setback <sup>4</sup> (max feet)	Building Height, Core (max feet)	Street Setback <sup>1</sup> (min. feet)	Interior Setback <sup>3</sup> (min. feet)	Solar Setback <sup>3</sup> (min. feet)	Impervious Surface Ratio (max)	Floor Area Ratio <sup>2</sup> (max)	Street Setback (max. feet)
OI-3 (Proposed with CZ)	2000	N/A	15	15	35 <sub>4</sub>	N/A	0, (50 <sub>1</sub> , Rogers Road)	14 <sub>3</sub>	17 <sub>3</sub>	.5/.7	0.264 <sub>2</sub>	N/A
R-5 (Existing Conditional)	4500	15	40	50	39	60	20	6	8	.5/.7	0.303	N/A
OI-1	5,500	10	40	50	<u>29</u>	60	24	8	11	.5/.7	0.264	N/A
HR-L	14,500	4.3	64	80	29	40	10.4	14	17	.5/.7	0.076	28 <sub>1</sub>
HR-M	9,000	6.3	52	65	29	40	10	14	17	.5/.7	0.093	20 <sub>1</sub>

The notation "N/A" indicates that the requirements does not apply within the specified zoning district.

**Building Heights at Setback.** St. Paul Village would be rezoned an office-institutional-3 conditional zoning district to allow for the many uses onsite. Due to the project’s frontage along Rogers Road and proximity to a residential neighborhood, building setbacks and heights are restricted as follows per LUMO, Article 3.8.4 Transitional Control Intensity Modification:

- Per Table 3.8.1 footnote (4), “Lots that front on (take their address and ingress/egress from) Rogers Road shall have a minimum street setback of 50 feet.
- Per LUMO, Article 3.8.4 *Transitional Control Intensity Modifications*. (b) In all nonresidential zoning districts and planned developments (TC-1, TC-2, TC-3, MU-V, CC, NC, OI-3, OI-2, OI-1, I, LI-CZD, PD-SC, PD-OI and PD-I), the following setback and height regulation modifications shall apply:
  - (1) Minimum street setback across a street from residentially zoned land shall be equal to the street setback applicable in the residential district across the street. Except when MU-V development is separated from the residential district by an arterial street with a right-of-way of one hundred (100) feet or greater, in which case the setbacks of the underlying zoning district would apply.
  - (2) Minimum interior setback adjacent to residentially zoned land shall be equal to the interior setback applicable in the adjacent residential district.
  - (3) Minimum solar setback adjacent to residentially zoned land shall be equal to the solar setback applicable in the adjacent residential district.
  - (4) **The primary height limitation applicable at any of the modified setbacks identified in (1)—(3) above shall not exceed thirty-five (35) feet.**

The St. Paul Village development plans support the building setbacks imposed by LUMO 3.8.4 but will require relief from the primary building height limitations. The proposed building heights for St. Paul Village are:

Building/Structure	Proposed Average Building Height above FG, ft	Nearest Setback	Distance away from setback, ft	Additional height allowance, ft	Proposed Max Building Height at setback, ft	Proposed Max. Primary Height at setback, ft
North Campus Residential	51.5	Street	0.0	0.0	51.5	
Recreational Building	62.4	Interior	6.0	6.0	56.4	60'
South Campus Residential - 4-story	48.4	Interior	42.3	42.3	6.1	to allow for grading and building design changes at ZCP
Neighborhood Center	41.5	Street	17.0	17.0	24.5	
Sanctuary	50.0	Street	0.6	0.6	49.4	

The site grading and layout for St. Paul Village have been carefully designed using a transitional scale strategy to naturally integrate St. Paul Village into the existing fabric of its surroundings and allow for the density and scale necessary to drive the project’s funding and sustainability. Building heights above average finished grade were determined based on preliminary architectural elevations and were adjusted back to the nearest setback line to determine what the primary height would need to be.

The primary building height at setback for buildings (north campus residential building and recreation building) that front along, and take access from, Road ‘D’ would need to be around fifty-seven (57) feet at this preliminary design stage and the sanctuary which fronts along, and takes access from, Rogers Road would need to be around fifty (50) feet at this preliminary design phase. We propose a maximum primary building height at setback of sixty (60) feet and fifty-five (55) feet, respectively, to allow for any adjustments necessary during final design to grading or building design.

PROPOSED MODIFICATIONS TO REGULATIONS LUMO, ARTICLE 3, SECTIONS 3.8 – DIMENSIONAL STANDARDS AS FOLLOWS:

- **INCREASE PRIMARY BUILDING HEIGHT LIMITATION TO SIXTY (60) FEET AT SETBACK FOR THOSE BUILDINGS THAT FRONT ROAD ‘D’ [LUMO 3.8.4 (b)(4)] TO SUPPORT THE 34% AFFORDABLE DENSITY**
- **INCREASE PRIMARY BUILDING HEIGHT LIMITATION TO FIFTY-FIVE (55) FEET AT SETBACK FOR THOSE BUILDINGS THAT FRONT ROGERS ROAD [LUMO 3.8.4 (b)(4)] TO SUPPORT THE 34% AFFORDABLE DENSITY**

**Floor Area Ratio.** St. Paul Village proposes three hundred fifty (350) residential, multi-family units, including eighty-eight (88) affordable and one hundred (100) 55 plus units. Affordable residences will be interspersed throughout the buildings onsite and with the same appearance and amenities. St. Paul Village would provide a variety of services to residents and visitors, including opportunities for economic growth, onsite learning, and a healthy lifestyle, in an area of Chapel Hill that lacks these services. To achieve these goals, the project proposes an increase to the floor area ratio as follows.

Per LUMO, Article 3.8.4 Transitional Control Intensity Modifications. (a) In office/institutional—Three (3) districts, all development located within one hundred (100) feet of a residential district shall observe floor area ratios equal to those required for office/institutional—1 districts, as shown in Table 3.8-1. Thus, the floor area ratio for proposed the OI-3-CZD zoning is significantly impacted by the reduction imposed due to proximity to a residential district as follows:

<u>Zoning</u>	<u>FAR</u>	<u>GLA</u>	<u>FAR X GLA = FLOOR AREA ALLOWED</u>
OI-3	0.566	914,252 sf	517,466 sf
OI-1	0.264	914,252 sf	241,362 sf

Furthermore, nearly thirty (30%) percent of the St. Paul Village project site (5.65 acres) is located within the RCD, further reducing the amount of floor area permitted as follows:

**OI-3 Parallel Zoning Floor Area Allowance Breakdown**

<b>Zoning</b>	<b>FAR</b>	<b>AREA IN RCD, sf</b>	<b>Max. Floor Area, sf FAR x GLA (Area in each zone)</b>	<b>Proposed Floor Area within RCD, sf</b>	<b>Proposed Floor Area Ratio</b>	<b>Max. Floor Area, sf FAR x GLA (Area in each zone)</b>
IO-3-CZD	0.264	662,827	174,986	603,651	<b>0.812</b>	538,216
Streamside	0.010	95,272	953	-	0.010	953
Managed	0.019	72,424	1,376	95	0.019	1,376
Upland	0.264	83,729	22,104	4,254	<b>0.812</b>	67,988
<b>Total</b>		914,252	199,420	608,000		608,532
<b>Proposed</b>			608,000		-	

Floor areas within each zone of the RCD are within the range permitted for the recreation center. As such, St. Paul respectfully requests a modification to regulations to include a floor area ratio for the IO-3-CZD zoning sufficient to support St. Paul Village’s proposed project density as follows:

$$\text{Proposed Floor Area Ratio (FAR)} = (608,000 - 953 - 1,376) / (662,827 + 83,729) = 0.812$$

PROPOSED MODIFICATIONS TO REGULATIONS LUMO, ARTICLE 3, SECTIONS 3.8 – DIMENSIONAL STANDARDS AS FOLLOWS:

**WAIVE THE TRANSITIONAL FLOOR AREA RATIO AND ESTABLISH 0.812 AS THE FLOOR AREA RATIO FOR THE SITE [LUMO 3.8.4 (a)] TO SUPPORT THE MULTI-USE DEVELOPMENT TO SUPPORT SCALE AND 34% AFFORDABLE COMPONENT.**

## **LUMO, ARTICLE 5 – DESIGN AND DEVELOPMENT STANDARDS**

### **MODIFICATIONS TO REGULATIONS REQUESTED LUMO, ARTICLE 5 – DESIGN AND DEVELOPMENT STANDARDS**

#### **MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.6 – LANDSCAPING, SCREENING AND BUFFERING**

**St. Paul Village is aspiring to meet the landscape buffer requirements but needs modification to regulations due to various site constraints and easements on the property.**

The site is bounded to the north by 30-foot OWASA water and sewer easements, overlapping and effectively reducing the eastern buffer on the northern recreational parcel to 5’ making planting types and counts impractical in this buffer. A 130-foot power easement exists in the southeast corner of the property as well under the overhead transmission lines. The only development planned under the existing transmission lines would be the entrance drive. Given that the easement’s locations and orientation through the site, onsite structure locations, and the alignment of Road ‘A’ (as a means of practical necessity) make it impractical for the buffer edge to follow the edge of the easement. As such, St. Paul Village requests modifications to the required buffers in these areas.

St. Paul Village also asks for a reduction in width and planting counts in the buffer south of Road ‘D’, adjacent to the multi-family residential building. Due to the scale of the project and considerable site constraints in this area of the site, the multi-family residential building would be located at the setback and a reduction in width of the landscape buffer and planting counts is necessary to allow St. Paul to provide the quantity and quality of housing to a diverse population with varying income levels and ages.

#### **LUMO, Article 5, Section 5.6.2 – Required Schedule of Buffers**

St. Paul Village proposes landscaping buffers as required per Table 5.6.6-2 – Required Schedule of Buffers but requests a modification to the regulations to allow for modification of the regulations to terminate or modify the buffers within the utility easements on the property in order to provide adequate access and workspace for utility structures, as required by the town’s Design Manual, Section 3. St. Paul Village also proposes modified buffers where the building setbacks and landscape yard buffers overlap along Road D to provide flexibility in the plantings and counts chosen to support and enhance the architectural design elements at final design zoning compliance.

Per Article 5, Section 5.6.2 – Schedule of Buffers, and Town staff, the required buffer types and those proposed for the St. Paul Village development are as follows:

Parcel	Location	Buffer Type Required	Buffer Type Proposed
Northern	North	20' Type C	20' Type C
	East	20' Type C	Minimum 5' buffer modified planting types and counts as practical due to overlapping OWASA easement.
	West	20' Type C	20' Type C
	South (along Road D and adjacent to ROW)	20' Type C	20' Type C
Multi-use	North (along Road D and adjacent to ROW)	15' Type B	Minimum 10' buffer and reduce planting counts by 25%.
	East	10' Type B	10' Type B (ending where it approaches Duke Power easement)
	West	10' Type B	10' Type B
	South (Purefoy Drive)	20' Type C	20' Type C
	Southwestern (Rogers Road)	20' Type C	20' Type C

Utility easements exist along the eastern property line of the northern parcel and diagonally through the southeast edge of the multi-use parcel. The building setbacks and landscape yard buffers along Road D also overlap and the multi-family residential building is located at the street setback. As such, modifications are sought to the buffers at the intersection or overlap with the easements and where the buildings are located at the setback as follows:

- Where the existing 130-foot Duke Energy utility easement cuts across the southeastern edge of the property, **a modification to regulations is sought to allow the buffer to end where it approaches the easement given that the easement’s orientation through the site, onsite structure locations, and the alignment of Road ‘A’ (as a means of practical necessity) make it impractical for the buffer edge to follow the edge of the easement.**
- Where the existing OWASA easement centers on the eastern property line along the length of the northern parcel and overlaps with the buffer, the buffer is effectively reduced to the remaining 5’ within the 20’ buffer required, per Ordinance. **A modification is requested to allow for alternate plant selection, counts and placement at the time of final design due to the limited planting area and its location adjacent to the OWASA easement. Planting plans would be coordinated with the Town of Chapel Hill for this buffer and with OWASA for screening and buffering at the time of final approval.**
- The multi-family residential building (and associated parking structure) is located along Road ‘D’ at the 10’ building setback. **A request to modify the width of this buffer to 10’ and to reduce planting counts by twenty-five percent (25%) is proposed, to allow for plant section and placement to support the architectural design. Consideration of planting types and counts within the buffer would be coordinated with the Town at final design.**

MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.6.2 – SCHEDULE OF REQUIRED BUFFERS:

- **WHERE THE EXISTING DUKE ENERGY UTILITY EASEMENT CUTS ACROSS THE SOUTHEASTERN EDGE OF THE PROPERTY, MODIFICATION TO REGULATIONS IS SOUGHT TO ALLOW THE BUFFER TO END WHERE IT APPROACHES THE EASEMENT GIVEN THE SITE DESIGN AS A MATTER OF PRACTICALITY.**
- **PERMIT ALTERNATE PLANT SELECTION, COUNTS AND PLACEMENT AT THE TIME OF FINAL DESIGN DUE TO THE LIMITED PLANTING AREA AND ITS LOCATION ADJACENT TO THE OWASA EASEMENT. PLANTING PLANS WOULD BE COORDINATED WITH THE TOWN OF CHAPEL HILL FOR THIS BUFFER AND WITH OWASA FOR SCREENING AND BUFFERING AT THE TIME OF FINAL APPROVAL.**
- **MINIMUM 10' WIDTH AND TWENTY-FIVE PERCENT (25%) REDUCTION IN THE LANDSCAPE COUNTS WITHIN THE TYPE 'B' BUFFER SOUTH OF ROAD 'D' TO ALLOW FOR PLANT SELECTION AND PLACEMENT TO SUPPORT ARCHITECTURAL BUILDING DESIGN**

**MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.7.2 – TREE CANOPY COVERAGE STANDARDS**

**St. Paul Village is striving to meet the 40% but requests a modification to 35% due to the scale and site constraints to support the density.**

Per Table 1 in LUMO Section 5.7.2 Tree Canopy Coverage Standards, the minimum canopy coverage for mixed-use land use is 40% while Tree Canopy Coverage Standards for a Multi-family Residential (81% of St. Paul Village) or a Commercial development require 30% minimum canopy coverage.

St. Paul Village is striving to meet the 40% tree canopy coverage. Given the scale of the project and the existing site constraints, St. Paul Village respectfully requests a modification to the regulations for minimum tree canopy coverage. As the project supports the goals of the town's Comprehensive Plan while offering substantial affordable housing (34%) to households of a variety of income levels and ages, and St. Paul Village's energy management and stormwater management strategies meet or exceed the town's requirements, we feel this request is reasonable and justified for this project.

MODIFICATION TO REGULATIONS REQUESTED TO LUMO, SECTION 5.7.2 – TREE CANOPY COVERAGE AS FOLLOWS:

**MINIMUM CANOPY COVERAGE FOR ST. PAUL VILLAGE: 35% DUE TO THE SCALE OF THE PROJECT AND SITE CONSTRAINTS, TO SUPPORT THE DENSITY.**

## **MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.9 - PARKING AND LOADING**

**St. Paul Village will need a modification to regulations for parking and loading standards to support the scale and layout of the project. Many of the program elements onsite have peak usage on nights or weekends. Bicycle facilities are strategically planned throughout the site, warranting a reduction in parking ratios as well.**

### **LUMO, Article 5, Section 5.9.6 - Parking Landscaping Standards**

**A modification to regulations is requested to waive the requirements for the foundation and entrance drive buffer strips for pedestrian access and connectivity.**

St. Paul Village has worked with the Town of Chapel Hill to create a site layout that embraces a town center feel with seamless transitions and pedestrian directed pathways. As such, we request a modification to the regulations to eliminate the requirement of the foundation buffer strip required between parking areas, pedestrian ways, and structures.

The entrance drive to the northern parcel parking area and the north campus residential parking structure are within the perimeter landscape buffer. The main entrance from Rogers Road leads to limited surface parking spaces and the residential parking structure, and sidewalks are proposed parallel to the drive for site connectivity and access to public transportation. A modification to regulations is therefore requested to eliminate the 8-foot buffer strip requirement along entrance drives to parking areas [LUMO Section 5.9.6(c)(1)].

### **MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.9.6 – PARKING LANDSCAPING STANDARDS**

- **WAIVE THE 5' FOUNDATION BUFFER STRIP REQUIREMENT [LUMO Section 5.9.6(c)(1)] TO ALLOW FOR TOWN CENTER DESIGN FOR PEDESTRIAN CONNECTIVITY**
- **WAIVE THE 8 FT BUFFER REQUIREMENT ALONG ENTRANCE DRIVES TO PARKING FACILITIES [LUMO SECTION 5.9.6(C)(1)] FOR ACCESS AND PEDESTRIAN CONNECTIVITY.**

### **LUMO, Article 5, Section 5.9.7 - Minimum and Maximum Off-Street Parking Space Requirements**

Minimum vehicular and bicycle parking requirements do not apply for uses located within the Office/Institutional-3 or Office/Institutional-4 Districts [LUMO 5.9.7]. St. Paul Village proposes parking spaces to fit the needs of the community based on the proposed uses and programming elements.

## Proposed Vehicular Parking Ratios and Counts for St. Paul Village

The proposed parking ratios and counts for St. Paul Village are shown in the table below.

St. Paul Village Proposed Parking		Minimum Proposed Vehicular Parking	
Land Use	Capacity / Area	Min. Parking Ratio	Minimum
<b>Residential, multi-family</b>			
Multifamily, 1 bed	83 units	1 per unit	83
Multifamily, 2 bed	228 units	1.3 per unit <sup>1</sup>	296
Multifamily, 3-bed	39 units	1.6 per unit <sup>1</sup>	62
<b>Residential totals</b>			<b>442</b>
Vocational classrooms (5 classes) (based on business, office type)	5,200 sq. ft.	1 per 350 sq. ft.	15
Daycare (based on elementary/middle school)	4 staff	1 per staff	4
Place of Worship	300 people	1/2 per 5 seats <sup>2</sup>	30
Other business, office	2,025 sq. ft.	1 per 350 sq. ft.	6
Place of Assembly	200-person rec center	1/3 per 4 persons <sup>2</sup>	50
	400-person event space		
	600 total		
Other business, convenience	12,100 sq. ft.	1/2 per 375 sq. ft. <sup>3</sup>	16
Business, convenience (restaurant)	1,800 sq. ft.	1/2 per 110 sq. ft. <sup>3</sup>	8
<b>Non-residential totals</b>			<b>129</b>
<b>Overall totals</b>			<b>571</b>

### Proposed Vehicular Parking Ratios

**Residential vehicular parking ratios.** St. Paul Village proposes housing and services for households of a variety of ages in the Rogers Road area, including a significant number of 55 plus units. As such, proposed residential parking ratios reflect the needs of a diverse populace.

**Non-residential vehicular parking ratios.** The sanctuary would hold services on Sunday mornings and occasionally host events (anticipated one weekend a month) in the neighborhood center. Peak public usage of the recreation center would also occur on weekends. As peak usage for these uses would fall on the weekends and non-concurrent with most of the remaining non-residential uses onsite, proposed parking ratios for these uses reflect both the off-peak usage and the sanctuary connection to the event space. Proposed onsite services and amenities (such as the small businesses and restaurants) will be used extensively by the residents of St. Paul Village requiring fewer total parking spaces for these uses in addition to those spaces provided for residential use. Proposed parking ratios for these non-residential uses are reflective of resident patronage.

### Proposed Vehicular Parking Layout

Onsite parking would be accommodated primarily within residential parking structures to serve the residents and visitors of St. Paul Village and reduce impervious surfaces imposed by the development. Limited additional surface parking spaces would be located in the vicinity of the recreation center, neighborhood center and sanctuary buildings, for convenience and to provide separation from non-residential uses during the week. Loading would be accommodated within the shared drive, during off-hours.



The proposed parking facilities have been designed to limit impervious surfaces and to provide convenience and flexibility for both residents and visitors of St. Paul Village. The parking facilities proposed (281 spaces on north campus and 294 spaces on south campus or 575 vehicular spaces total) would be adequate to accommodate all proposed uses for St. Paul Village.

### Proposed Bicycle Parking

As St. Paul Village would be a pedestrian oriented neighborhood with multi-modal access throughout the site, bicycle parking facilities are proposed throughout the site to facilitate non-vehicular access. The proposed parking meets or exceeds what might otherwise be required per ordinance as follows:

St. Paul Village Proposed Bicycle Parking						
Use	Capacity / Area	Proposed Parking Ratio	Proposed Bicycle Parking	Classification	Short-Term	Long-term
<b>Residential, multi-family</b>						
Multifamily, 1-bed	83 units	1 per 4 dwelling units	21	10% Short-term; 90% Long-term	2	19
Multifamily, 2 bed	228 units	1 per 4 dwelling units	57	10% Short-term; 90% Long-term	6	51
Multifamily, 3-bed	39 units	1 per 4 dwelling units	10	10% Short-term; 90% Long-term	1	9
<b>Residential totals</b>			<b>88</b>		<b>9</b>	<b>79</b>
Vocational classrooms (5 classes) (based on business, office type)	5,200 sq. ft.	Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area	6	80% Short-term; 20% Long-term	5	1
Daycare (based on elementary/middle school)	4 staff	1 per staff	4	80% Short-term; 20% Long-term	3	1
Place of Worship	300 people	Min. 8, 1 per 50 seats	8	80% Short-term; 20% Long-term	6	2
Other business, office	2,025 sq. ft.	Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area	4	80% Short-term; 20% Long-term	3	1
Place of Assembly	200-person rec center 400-person event space 600 total	Min 8; 1 per 20 seats	30	20% Short-term; 80% Long-term	24	6
Other business, convenience	12,100 sq. ft.	Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area	12	80% Short-term; 20% Long-term	9	3
Business, convenience (restaurant)	1,800 sq. ft.	Min 4; 2 additional spaces per every 1,000 sq. ft. of floor area	6	80% Short-term; 20% Long-term	4	2
<b>Non-residential totals</b>			<b>70</b>		<b>54</b>	<b>16</b>
<b>Overall totals</b>			<b>158</b>		<b>63</b>	<b>95</b>

Bicycle parking has been carefully considered to fit the needs of St. Paul Village, taking into account programming elements onsite. Ample bicycle parking is proposed for residential and non-residential uses throughout the site.

LUMO, Article 5, Section 5.9.8 – Loading Space Design Standards and 5.9.10 Minimum Off=Street Loading Space Requirements.

**A modification to regulations is requested to waive the requirement for a dedicated loading space and allow for loading within the travel lanes during off business hours in the shared drive. The commercial uses are limited to small, local businesses, and the shared drive is designed for pedestrian access and connectivity to onsite services.**

Per ordinance, one (1) loading space is required for floor area 10,000 - 29,999 sf associated with business, convenience and business, general uses within a single building [LUMO, 5.9.10]. St. Paul Village plans include retail spaces and barbershop/beauty shop spaces totaling 13,900 sf. Depending upon the areas associated with these uses and the placement of these uses within the neighborhood center and the ground floor of the residential building during final design, a loading space may or may not be required on the south campus.

As the south campus is intended to be a pedestrian oriented drive with a town center feel, a loading space fitting the Town’s requirements doesn’t fit well with the architectural elements and intention. In lieu of a dedicated off-street space for loading, we propose restricting loading to off business hours, along the drive; to limit the exposure to on drive traffic. We respectfully request a modification to regulations to support this, in case a loading space is warranted at the time of construction drawings (>10,000 sf of business, convenience and general space is located in a given building).

MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.9.8 – LOADING SPACE DESIGN STANDARDS:

- **WAIVE THE REQUIREMENT FOR A DEDICATED LOADING SPACE AND ALLOW FOR LOADING WITHIN THE DRIVE, OFF BUSINESS HOURS AS COMMERCIAL USES ARE LIMITED TO SMALL, LOCAL BUSINESSES, AND THE SHARED DRIVE IS DESIGNED FOR PEDESTRIAN ACCESS AND CONNECTIVITY TO ONSITE SERVICES [LUMO, 5.9.8].**

**MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.11 – LIGHTING STANDARDS**

**St. Paul requests a modification to regulations pertaining to off-site illumination for the recreational parcel to support the use of outdoor recreational facilities and public safety.**

**LUMO, Article 5, Section 5.11 – Loading Space**

LUMO, Article 5, Section 5.11.4 – Off-site Illumination, limit the off-site property illumination in light levels to 0.3 foot-candles, measured at ground level. A modification to regulations is sought to increase this limit to 0.6 footcandles under the conditional zoning permit. We are requesting this modification for the recreation parcel only as this request is in alignment with other municipal codes and provides flexibility at the time of final design.

MODIFICATION TO REGULATIONS REQUESTED TO LUMO, ARTICLE 5, SECTION 5.11.4 – OFF-SITE ILLUMINATION:

- **INCREASE TO 0.6 FOOTCANDLES FPR RECREATIONAL PARCEL [LUMO, 5.11.4].**

**SUMMARY OF MODIFICATIONS TO LUMO AND CONCLUSION:**

Due to considerable site constraints, modifications to required standards are necessary to develop St. Paul Village as summarized in the table below:

Regulation	Factor or Use	Allowed/Required	Proposed Modification to Regulations
LUMO, 3.6.3 – Resource Conservation District	USES	VARIED	Recreation center in upland and managed use zones, due to environmental site constraints to support an active lifestyle for residents and visitors.
			Guiderails in managed use and streamside zones, for public safety
			Retaining walls to minimize disturbance and to protect existing waterways
			Fences in all zones for public safety
			SCM outlet pipes/structures in streamside zone due to site topography to minimize land disturbance and protect waterways.
			Stormwater outfalls not discharging from SCM, to reroute existing ephemeral stream and offsite drainage through the northern parcel and maintain direction of flow with Upland Zone
	Land Disturbance Factors - RCD	Allowed	Proposed
	Stream Side Zone	0.2	0.21
Managed Use Zone	0.4	0.43	
Upland Zone	0.4	0.84	
Impervious Surface Factors - RCD	Allowed	Proposed	
Upland Zone	0.2	0.27	
LUMO, 3.8.4(a);(b)(4) - Transitional Control Intensity Modifications	Floor Area Ratio	Allowed OI-3-CZD, FAR =0.264 Upland RCD, FAR = 0.264 Managed Use RCD, FAR = 0.01 Streamside RCD, FAR=0.019	Proposed Waive the transitional floor area ratio and establish 0.812 as the floor area ratio for the site to support density in order to provide 34% affordable housing component.
	Primary Structure Height at Setback	Max. Primary Building Height at setback	Increase to 55 feet at setbacks for buildings that front along Rogers Road, to support 34% affordable housing component.
35 feet		Increase to 60 feet at setbacks for buildings that front along Road 'D,' to support 34% affordable housing component.	
LUMO, 5.6.2 - Schedule of Required Buffers	Landscape Buffers Multi-use Parcel	Types 'B' (East)	Modification Requested Where the Duke Energy Utility easement cuts across the southeastern edge of the property to allow the buffer to end where it approaches the easement given the site design as a matter of practicality
	Landscape Buffers Recreation Parcel	Type 'C' (East)	Modification Requested Alternate plant selection counts and placement at the time of final design due to the limited planting area and its location adjacent to the OWASA easement. planting plans would be coordinated with the town of chapel hill for this buffer and with OWASA for screening and buffering at the time of final approval
	Landscape Buffers Multi-use Parcel	Type 'B' (North)	Modification Requested Minimum 10' buffer and reduce planting counts by 25% to allow for plant selection and placement to support architectural design.
LUMO, 5.7.2 - Tree Canopy Coverage	Tree Canopy Coverage	Required	Proposed
		40%	35% (Due to Site constraints and density)
LUMO, 5.9.6 - Parking Lot Landscaping Standards	Foundation Buffer Strip	5 ft.	Waive foundation buffer strip for access and connectivity
	Entrance Drive Buffer Strip	8 ft.	Waive entrance drive buffer strip to allow for sidewalks for access and connectivity
LUMO, 5.9.8 – Loading Space Design Standards	Loading Space Location	Off-Street	Waive the requirement for a dedicated loading space and allow for loading within the travel lanes during off business hours in the shared drive for pedestrian access and connectivity to services.
LUMO, 5.11.4 - Off-site Illumination	Off-site Illumination	0.3 foot-candles	Increase to 0.6 foot-candles for recreation parcel to promote a healthy lifestyle and public safety

St. Paul Village meets the Town’s Comprehensive Plan goals and the needs of St. Paul NIDA and the greater Rogers Road community. The requested modifications are necessary to allow for a functional, safe mixed-use development that provides substantial affordable housing to households of a variety of income levels as well as a variety of services currently lacking in the Rogers Road Area. As such, we respectfully request modifications to regulations necessary to support the project.

# Affordable Housing Statement for St. Paul Community Village Application

August 11, 2023

St. Paul Community Village from its origin has targeted workforce housing segments; those that work in this community such as teachers and hospital workers but find it unaffordable to live in this area despite their contribution to the success of the community. This group continues to be underserved 15 years later from the time the vision of this project was begun in 2008. Consequently, a commitment of 88 units as proposed in the original approved SUP in 2012 has not changed. For the current application this equates to 34% of the proposed units at or below **80% AMI** = 88 units. To align and support the Town's affordable housing goals we are agreeing to your request to modify our proposal to specify that **15%** of the total units be rentals for those at or below 60% AMI; resulting in **39** units at this AMI sector; the remaining **49** units would target AMIs between 61 and 80%. The exact distribution within the respective AMI sectors would be dependent upon circumstances near the time of occupancy.

In response to your questionnaire:

- The **affordable** units will be randomly dispersed among other rental units, identical in appearance and **amenities**. The 55 plus housing sector will share in these 88 units.

Given the large number of affordable units we offer with this project, it is difficult to specify the exact distribution of units within the 2 buildings on the property. An additional complexity, in order to be compliant with federal rules governing 55-plus designated housing, it must be discrete. The 100 55-plus units reside in a building consisting of 3 discrete segments of 2,3, and 4 stories respectively. The 2 and 3-story segments will house 100 units for 55 plus housing only, the 4-story segment (51 units) will not have age designation. Therefore, having pre-specified affordable unit numbers or percentages per building is pre-mature. If the intent of such allocations is to avoid ostracizing affordable housing residents, the St. Paul Village developers are highly sensitive of the need to respect our future residents as equitable citizens within the village.

- Residents of these affordable units will have full access to the same external amenities as those afforded to other residents.
- The affordable units will be 1 and 2 bedrooms with identical square footage as the respective market rate units (1000sq ft and 1200sq ft respectively).
- No studio units are envisioned for this project.
- A similar number of 1 and 2-bedroom units are designated affordable but would like to reserve some flexibility to adapt to market needs on housing at the time of completion.
- We agree to a housing plan regarding both the 30-year affordability clause for the δεσιγνατεδ units under this sector of AMI and the methodology used in calculating AMI.

CONCEPT PLAN COMMENTS  
St. Paul AME Village  
COMMUNITY DESIGN COMMISSION

June 14<sup>th</sup>, 2021

The Community Design Commission conducted a Concept Plan review for St. Paul AME Village at a meeting on June 14<sup>th</sup>, 2021. The project proposes a housing complex w/ approx. 50 units.

*\*Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple commissioners requested information on the proximity of the project to the adjacent neighborhoods during the next review.
- Multiple commissioners expressed concern over the density and massing and relayed that the transition from the project to the neighborhood would need further study.
- Multiple commissioners expressed concerns related to drainage and the RCD.
- Multiple commissioners expressed concern over the development of the blocks and how those uses and functions would work.
- Multiple commissioners expressed concern ` the size of the parking.
- Multiple commissioners expressed support of reforestation and green spaces, and suggested that those efforts could be used to mitigate the transition concerns.
- Multiple commissioners expressed support of the affordable housing component.
- Multiple commissioners requested that Council add CDC review and approval authority to building elevations and site lighting.
- Multiple commissioners questioned how such a dense project could fit into the historic Roger's Road neighborhood district.

**Response: St. Paul NIDA submitted an application for a conditional for St. Paul Village on November 7, 2022. Since then, the St. Paul Village Team has met with Brian Peterson, Urban Designer, Town of Chapel Hill to discuss the site layout in terms of the development of the blocks and how the uses and functions would work. The new site plan embraces the concepts of a central green and a town center on the south campus. The sanctuary is proposed closest to Rogers Road. The multi-use building and the sanctuary along Purefoy Drive are limited to 2 stories and the residential buildings beyond are stepped up in height as you progress through the site. The recreational fitness center is located on the northern parcel and provides active recreational spaces for the community. Small local retail spaces are proposed on the ground level of the residential and multi-use buildings along the main street on the south campus, and trails are strategically placed throughout the property to promote healthy lifestyles and social interactions between residents and visitors of all ages. The team also met several times with the Fire Department, the Stormwater Department, and the Planning staff to address concerns related to the resource conservation district and site drainage, emergency services and affordable housing. Please see the updated site plan, building elevations, narrative and statement of justification.**

**HOUSING ADVISORY BOARD SUMMARY OF A  
CONCEPT PLAN REVIEW:  
ST. PAUL VILLAGE  
1604 PUREFOY DRIVE**

**June 8, 2021**

The key points made by members of the Housing Advisory Board during its review of the concept plan focused on encouraging the applicant to accept rental subsidies in the development and to consider targeting deeper levels of affordability that fall below 60% of the Area Median Income.

Two members of the public spoke on the concept plan. Feedback included expressing support for the project and its substantial contribution of affordable units, encouraging the Town to implement an expedited review to meet the project's schedule needs, and encouraging the applicant to consider serving households with incomes below 60% of the Area Median Income.

Submitted by: Sue Hunter, Chair  
Drafted by: Emily Holt, Staff Liaison

**Response: St. Paul Village proposes a variety of housing including a considerable amount of affordable housing in ranges that meet the needs of the Rogers Road community and the Town of Chapel Hill, as defined in the proposed Affordable Housing Plan statement.**