

## **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 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 solid surface waste that has 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:**

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 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 upland and managed zones of the RCD. A modification to the regulations is requested to allow for this use

Guiderrails, fences, and retaining walls are not listed in Table 3.6.3-2. as permitted within the RCD and would be required for public safety.

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 in order to minimize land disturbance within the RCD. Outlet protection for these pipes/structures would be designed and installed to protect waterways from bank erosion. Fences would also be required within the RCD, for safety, around the 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.

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

- RECREATION CENTER TO PROVIDE RECREATIONAL FACILITIES THAT PROMOTE AN ACTIVE LIFESTYLE FOR RESIDENTS AND VISITORS DUE TO FIRE CODE SAFETY AND SITE CONSTRAINTS ON THE NORTHERN PARCEL
- GUIDERAILS FOR PUBLIC SAFETY
- FENCES FOR PUBLIC SAFETY
- OUTLET PIPES/STRUCTURES ASSOCIATED WITH SCMS WITH OUTLET PROTECTION IN STREAMSIDE ZONE 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 TO REROUTE EXISTING EPHEMERAL STREAM AND OFFSITE DRAINAGE THROUGH THE NORTHERN PARCEL, WITHIN UPLAND ZONE NOT ASSOCIATED WITH THIS DEVELOPMENT TO PRESERVE NATURAL FLOW PATH
- RETAINING WALLS TO MINIMIZE DISTURBANCE AND TO PROTECT EXISTING WATERWAYS

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

In order to provide 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 landscaped 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 AND IMPERVIOUS SURFACE LIMITS WITHIN THE RCDAS FOLLOWS:

- INCREASE LAND DISTURBANCE ALLOWED WITHIN THE RCD BY INCREASING THE LAND DISTURBANCE FACTORS AS FOLLOWS FOR ACCESS, CONNECTIVITY AND TO PROMOTE HEALTHY LIFESTYLE:

RCD Zone	Allowed Factor	Proposed Factor
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**

St. Village	RCD Zone	Factor	Area, sf	Max. I/S Allowed, sf	Proposed I/S, sf	Percent Disturbed
	<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

Paul

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.

- 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**

In order to be able to provide the housing opportunities for a diverse population of varying income levels and ages and to provide opportunities for health and wellbeing; vocational/educational opportunities; cultural and social interactions, and to support and encourage local business enterprises, St. Paul Village needs modifications to the dimensional standards to support the density including increased floor area ratios and building heights.

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 <sub>4</sub> (max feet)	Building Height, Core (max feet)	Street Setback <sub>1</sub> (min. feet)	Interior Setback <sub>3</sub> (min. feet)	Solar Setback <sub>3</sub> (min. feet)	Impervious Surface Ratio (max)	Floor Area Ratio <sub>2</sub> (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	29	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:
  - 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.
  - Minimum interior setback adjacent to residentially zoned land shall be equal to the interior setback applicable in the adjacent residential district.
  - Minimum solar setback adjacent to residentially zoned land shall be equal to the solar setback applicable in the adjacent residential district.
  - 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:

	Highest FG	Lowest FG	FF Elevation	Average Diff. in F.G. (FT)	Adjusted FF Elevation	Building Height from FF to Parapet / Top of Roof at peak (FT)	Average Building Height above FG (FT)	Closest Distance from Setback to Highest Point (FT)	Calculated Building height at core (FT)	Max. Permitted height at core (FT)	Min. Primary Height Needed (FT)	Max. Primary Height Allowed (FT)	Max. Allowed at Location (FT)
Apartments	520.0	510.0	520.0	5.00	525.0	55.0	60.0	0.0	70.67 (includes roof access)	70	60.0	60	60.0
Recreational	513.5	502.9	513.5	5.30	518.8	55.0	60.3	6.2	60.3	70	54.1	60	66.2
55+ (Based off 4-Story Portion)	524.3	519.3	523.0	2.52	525.5	44.0	46.5	61.6	46.5	70	-15.1	35	96.6
Neighborhood Sanctuary	529.0	521.5	522.2	-3.75	518.4	47.0	43.3	27.4	43.3	70	15.9	35	62.4
	524.3	519.3	520.1	-2.52	517.6	55.0	52.5	0.6	54.4	70	51.9	55	55.6

(If greater than 70 FT (Permitted Max. Core Height, Building Height is Limited to 70 Ft)

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 (60) feet at this preliminary design stage, and the sanctuary, which fronts along and takes access from Rogers Road, would need to be around fifty (54) 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. A core height of at least seventy (70’) feet is necessary for roof access for operation and maintenance.

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

- **PRIMARY BUILDING HEIGHT LIMITATION AT SETBACK FOR THOSE BUILDINGS THAT FRONT ALONG AND TAKE ACCESS FROM ROAD ‘D’ – 60’ [LUMO 3.8.4 (b)(4)]**
- **PRIMARY BUILDING HEIGHT LIMITATION AT SETBACK FOR THOSE BUILDINGS THAT FRONT ALONG AND TAKE ACCESS FROM ROGERS ROAD – 55’ [LUMO 3.8.4 (b)(4)]**

**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. In order 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 (5.77 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		-	

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:

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 AND 34% AFFORDABILITY 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**

There are existing OWASA water and sewer easements on the northern parcel and an existing historic cemetery near Purefoy Drive on the main parcel. Due to these site constraints, and to support the proposed affordable density, St. Paul Village requests modification to regulations to landscape buffers on both parcels.

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

St. Paul Village generally proposes landscaping buffers as required per Table 5.6.6-2 – Required Schedule of Buffers but requests a modification to the regulations to modify the planting requirements of the buffer effectively reduced by the OWASA utility easement on the eastern property line of the northern parcel and 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. An existing historic cemetery is located along Purefoy Drive within the landscape buffer, and a modification is also requested to exclude this area from this buffer. The cemetery will be preserved as a place for public reflection.

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 with hedge row
	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
	West	10' Type B	10' Type B
	South (Purefoy Drive)	20' Type C	20' Type C– Exclude historic cemetery area from the buffer
	Southwestern (Rogers Road)	20' Type C	20' Type C

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

- **EXCLUDE AREA ASSOCIATED WITH EXISTING HISTORIC CEMETERY FROM THE TYPE ‘C’ BUFFER ALONG PUREFOY DRIVE FOR PUBLIC REFLECTION**
- **HEDGE ROW IN FIVE FOOT (5’) BUFFER ALONG THE EASTERN PROPERTY LINE OF THE NORTHERN (RECREATION) PARCEL DUE TO OVERLAPPING OWASA EASEMENT AND RESTRICTED PLANTING AREA**
- **MINIMUM TEN FOOT (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**

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 SCALE AND SITE CONSTRAINTS**

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

St. Paul Village requests 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, warranting a reduction in parking ratios as well. Bicycle facilities are strategically planned throughout the site, and a transit stop is located on the project frontage along Rogers Road to support alternate forms of transportation.

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

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

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

**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	
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>

**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 travel lanes of drives and parking areas, 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 and reflects programming elements onsite. Ample bicycle parking is proposed for residential and non-residential use throughout the site.

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

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 TO ALLOW FLEXIBILITY FOR ONSITE LIGHTING DESIGN [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:

**Summary of Modifications to Regulations Requested**

Regulation	Factor or Use	Allowed/Required	Proposed Modification to Regulations
LUMO Section 3.6.3(e): Resource Conservation District (RCD): Permitted uses			<ul style="list-style-type: none"> <li>Recreation center in upland and managed use zones, due to environmental site constraints to support an active lifestyle for residents and visitors.</li> <li>Guiderails, for public safety</li> <li>Fences, for public safety</li> <li>Outlet pipes/structures for SCMs with outlet protection in Streamside Zone due to site constraints, including the extent and topography of the RCD to protect existing waterways</li> <li>Stormwater outfalls not connected to SCMs in Streamside Zone to convey offsite drainage through the site to discharge in same direction as predevelopment.</li> <li>Retaining walls to minimize disturbance and to protect existing waterways</li> </ul>
	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
			For access and connectivity
	Impervious Surface Factors - RCD	Allowed	Proposed
	Upland Zone	0.2	0.27
			For site access and connectivity
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  35 feet	Proposed Max. Primary Building Height at Setback  60 feet for both buildings that front along and take access from Road 'D' and 55 feet for buildings that take access from and front along Rogers Road to support density in order to provide 34% affordable housing component.
LUMO, Article 5, Section 5.6.2 – Required Schedule of Buffers	Landscape Buffers Recreation Parcel	Type 'C' (East)	Modification Requested Hedge row in minimum 5' buffer due to overlapping OWASA easement and existing vegetative buffer on adjacent lot
	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 and 34% affordable housing component
	Landscape Buffers Multi-use Parcel	Type 'C' (Purefoy Drive)	Modification Requested Exclude existing cemetery area
LUMO, 5.7.2 - Tree Canopy Coverage	Tree Canopy Coverage	Required 40%	Proposed 35% (Due to Site constraints and density)
LUMO, 5.9.6 - Parking Lot Landscaping Standards	Foundation Buffer Strip	5 ft.	Eliminate foundation buffer strip to allow for town center design
	Entrance Drive Buffer Strip	8 ft.	Eliminate entrance drive buffer strip to allow for sidewalks
LUMO, 5.11.4 - Off-site Illumination	Off-site Illumination	0.3 foot-candles	Increase to 0.6 foot-candles for recreation parcel to allow for flexibility in on-site lighting design

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