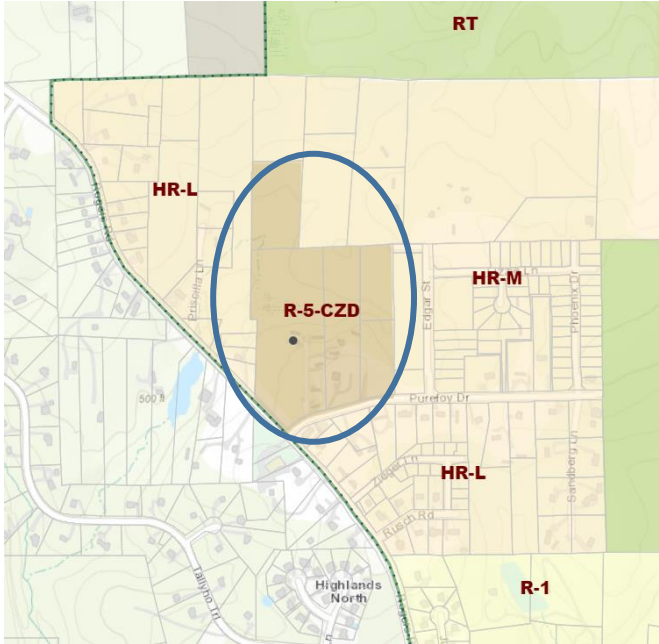




**CONCEPT PLAN REVIEW: ST PAUL COMMUNITY VILLAGE, 1604 PUREFOY DRIVE
(PROJECT #21-027)**

SUMMARY REPORT


TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director

<p>PROPERTY ADDRESS 1604 Purefoy Drive</p>	<p>MEETING DATE June 21, 2021</p>	<p>APPLICANT Rose Snipes Bynum, on behalf of St. Paul AME Church</p>
<p>STAFF RECOMMENDATION That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.</p>		
<p>PROCESS</p> <ul style="list-style-type: none"> The Council will hear the applicant’s presentation, receive comments from the Community Design Commission and Housing Advisory Board, hear public comments, and offer suggestions to the applicant. Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application. The Community Design Commission reviewed a concept plan for this site on June 14, 2021. The Housing Advisory Board reviewed a concept plan for this site on June 8, 2021. 	<p>DECISION POINTS</p> <ul style="list-style-type: none"> The applicant is requesting to modify the existing approval to increase the density to allow additional affordable housing units. 	
<p>PROJECT OVERVIEW</p> <p>A Special Use Permit for the property was approved in 2012 for a new worship sanctuary, market-rate and affordable housing, and recreation facilities. The applicant is requesting a modification to the Special Use Permit to increase the density to accommodate additional affordable housing units. Approximately 16 affordable housing units were approved in the original Special Use Permit; the proposed modification would allow up to 100 affordable housing units.</p>	<p>PROJECT LOCATION</p> 	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Concept Plan Report 2. Draft Staff Presentation 3. Resolution 4. Advisory Board Comments 5. Applicant Materials 	



**LONG-RANGE PLANS EVALUATION
ST. PAUL COMMUNITY VILLAGE**

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

PROPERTY ADDRESS 1604 Purefoy Drive	APPLICANT Rose Snipes Bynum, on behalf of St. Paul Church	CURRENT ZONING DISTRICT Residential-5-Conditional Zoning District (R-5-CZD)		
EXISTING LAND USE Vacant	PROPOSED LAND USE Mixed-Use			
SURROUNDING PROPERTIES – EXISTING LAND USES Residential, Place of Worship, Community Center				
FUTURE LAND USE MAP (FLUM) Institutional/High Residential (generally 8-15+ units/acre)	FLUM SUB-AREA Not applicable			
OTHER APPLICABLE ADOPTED PLANS <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan </td> </tr> </table>			<input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan	<input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan
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<p>SUMMARY OF PLAN CONSIDERATIONS AFFECTING ST. PAUL VILLAGE SITE</p> <p>Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of St. Paul Village is marked with the  symbol.</p> <p><u>Future Land Use Map (FLUM)</u></p> <p>The Future Land Use Map was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.</p> <ul style="list-style-type: none"> The project is categorized as Institutional and High Residential. The Historic Rogers Road Zoning was enacted in May 2019. These districts include Residential-Low Density (HR-L), Residential-Medium Density (HR-M), and Housing and Employment-Mixed Use (HR-X) <p><u>Mobility and Connectivity Plan</u></p> <ul style="list-style-type: none"> The site is located along Rogers Road, with existing sidewalks, and a multiuse path is proposed. <p><u>Parks Comprehensive Plan</u></p> <ul style="list-style-type: none"> The site is outside of the boundaries of the Parks Comprehensive Plan. <p><u>Greenways Master Plan</u></p> <ul style="list-style-type: none"> There are no existing greenways nearby. <p><u>Chapel Hill Bike Plan</u></p> <ul style="list-style-type: none"> Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design. <p><u>Cultural Arts Plan</u></p> <ul style="list-style-type: none"> The Cultural Arts Plan identifies locations that are opportunities for integrating public art. No locations are proposed adjacent to this site. <p><u>Stormwater Management Master Plan</u></p> <ul style="list-style-type: none"> The site is located in the Upper Bolin Creek Subwatershed (BL2). The applicant should coordinate with Chapel Hill’s Stormwater Management Division to understand relevant stormwater considerations. 				

CONCEPT PLAN REPORT

St. Paul Village

Future Land Use Map (Excerpt)



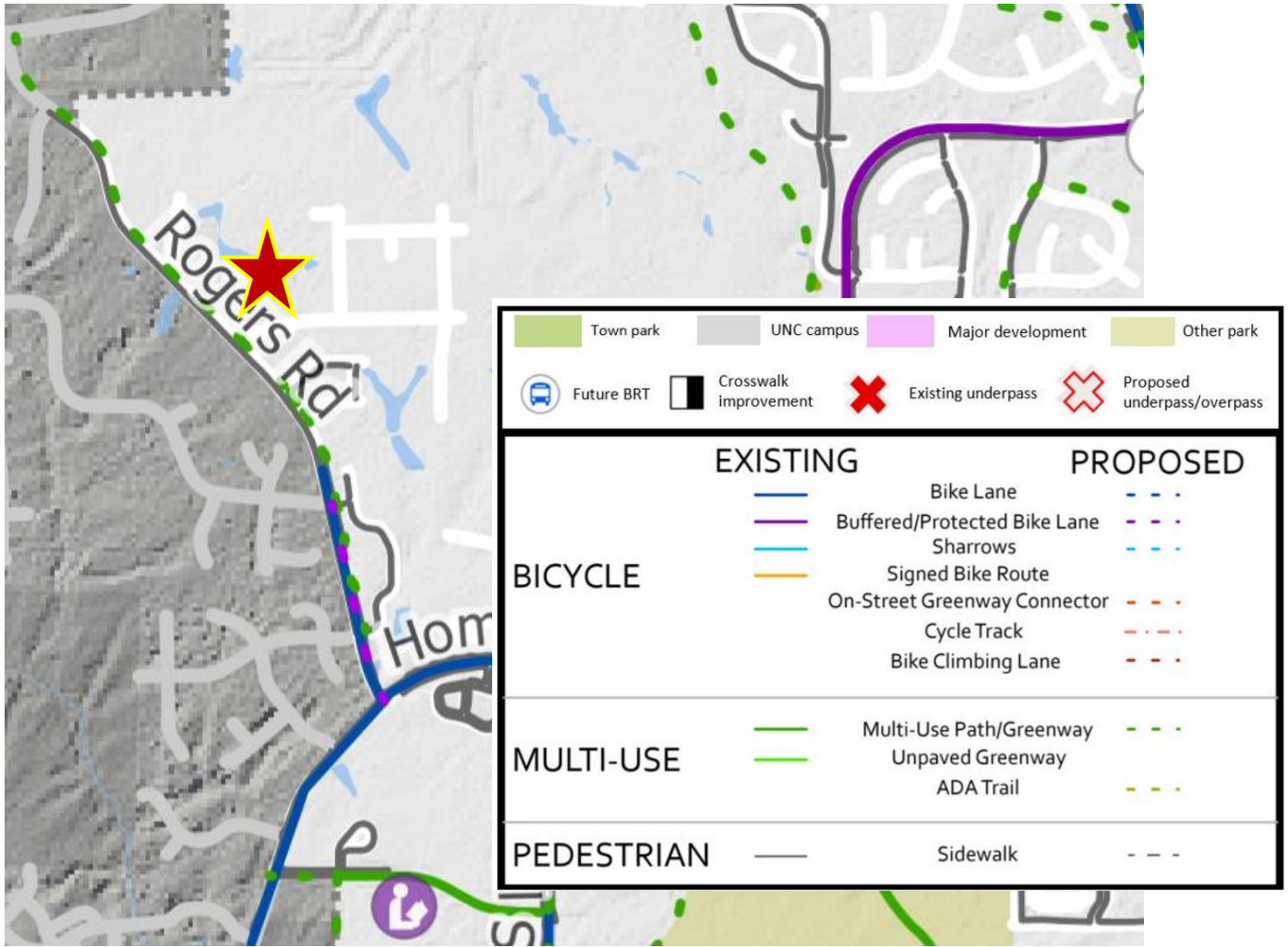
Chapel Hill Future Land Use Map (2050)

- Rural Residential, 1 unit / 5 acres
- Rural Residential, 1 unit / acre
- Very low residential, 1 unit / acre
- Low Residential, Generally 1-4 units / acre
- Medium Residential, Generally 4-8 units / acre
- High Residential, Generally 8-15+ units / acre
- Commercial / Office
- Mixed Use
- Village Center
- Institutional
- University
- Parks/Open Space
- Former Landfill
- Subject to Development Agreement
- Traditional University Supportive Uses
- Jurisdictional Limits
- Urban Service Area
- Focus Area - See Focus Area Map
- Potential School Site
- Waterbodies

CONCEPT PLAN REPORT

St. Paul Village

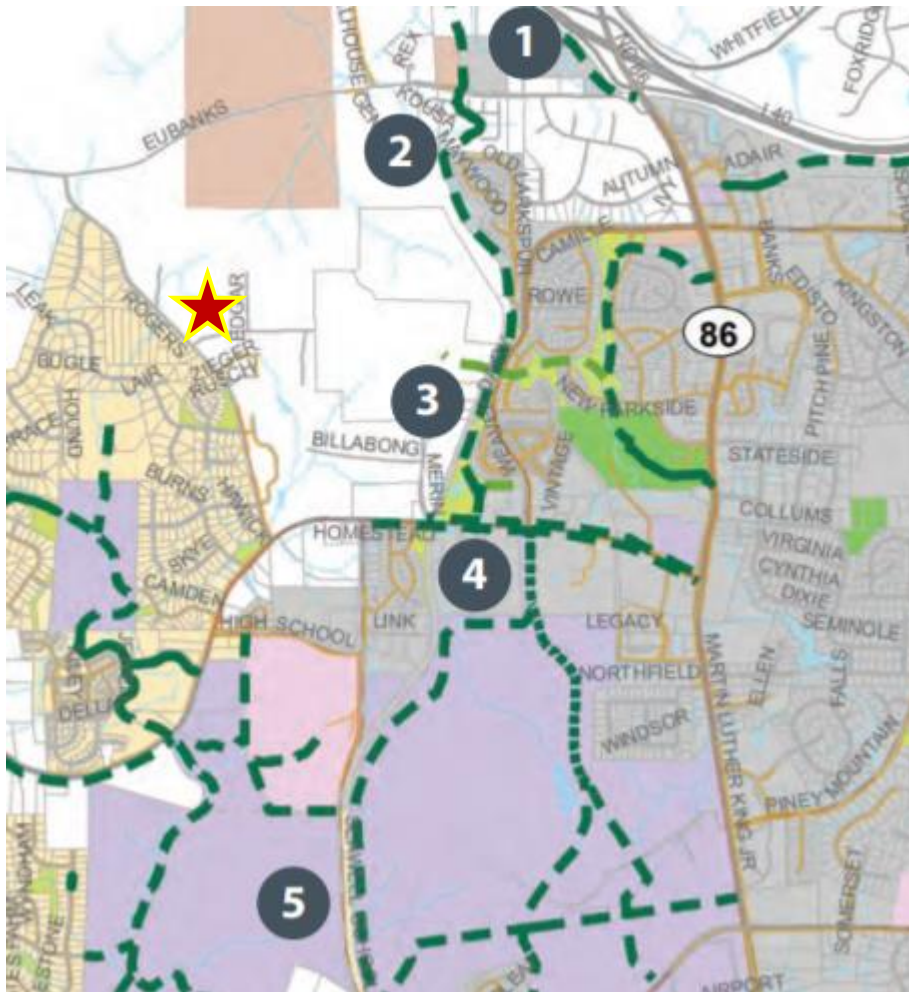
Mobility & Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT

St. Paul Village

Greenways Master Plan (Excerpt)



Greenways

- Paved
- Unpaved
- - Proposed Paved
- - Proposed Unpaved
- ⋯ Planned

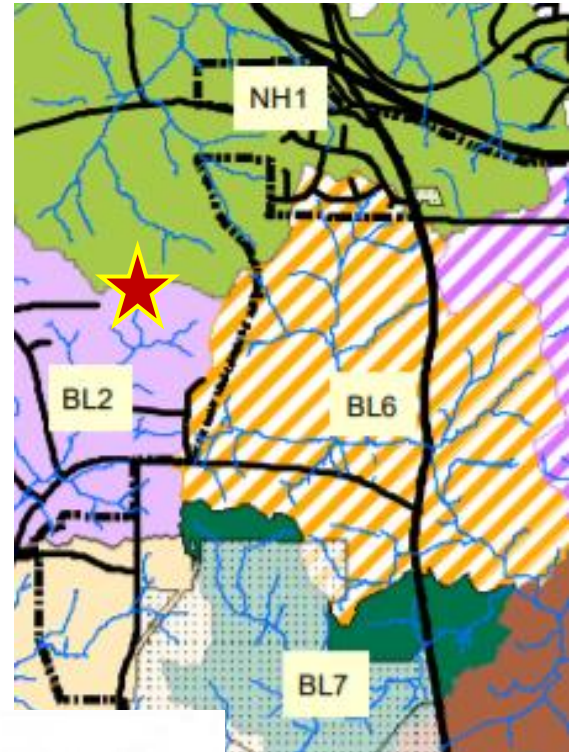
Bike Facilities

- Bike Lane
- Wide Shoulder/Outside Lane
- - Proposed Facility
- - Proposed C to C Connector

CONCEPT PLAN REPORT

St. Paul Village
 Cultural Arts Plan (Excerpt)
 Master Plan (Excerpt)

Stormwater Management



Legend

<p>Opportunities for Integrating Public Art into Town Master Plans & Action Plans</p> <ul style="list-style-type: none"> Gateway Node of Intersecting Plans Shared Improvement Corridor Entranceway or Major Cross-Connector <p>Future Non-Street Pedestrian and Transit Facilities</p> <ul style="list-style-type: none"> Future Nature Trail Proposed Paved Greenway TTA Rail Corridor (Adopted 9-14-05) 	<p>Town Public Art: Existing or Funded</p> <ul style="list-style-type: none"> Existing Public Art Funded & Planned Public Art <p>Public Lands & Town Boundaries</p> <ul style="list-style-type: none"> Town Owned Land UNC Owned Land Chapel Hill Town Limits Chapel Hill Urban Services Boundary
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