



St. Paul Village: 1604 Purefoy Drive - Conditional Zoning

Staff: Britany Waddell, Judy Johnson, Corey Liles, Charnika Harrell, and Jacob Hunt

Town Council Meeting Date: October 11, 2023

Manager Recommendation

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| | The Town Manager recommends approval of the project and approval of all requested modifications to regulations , subject to the conditions in Ordinance A. |
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Updates from September 13, 2023, Legislative Hearing

The applicant team provided responses to questions raised during the September 13, 2023 meeting. No changes were made to Ordinance A or Resolution A.

1. What’s the proposed ownership structure?

Applicant’s response: The property will be held by St Paul NIDA, Inc. and its successors and/or assigns through a long-term ground lease with St Paul AME Church. The controlling entity in all cases will be St Paul NIDA, Inc., which is a 501(c)(3) nonprofit corporation. There may also be a necessity for an LLC depending on the financial needs of the project.

2. Has the applicant considered unbundling parking?

Applicant’s response: This is a concept that we cannot commit to but will give strong consideration as we operationalize our rental policies and after we gather information on the pros and cons of such practices with those living in the “affordable” housing environment. What we already know is their needs for parking are probably as diverse as those of market rate renters and in some circumstances perhaps greater. This population may be more likely to have shift work, have multiple jobs, and childcare dependencies during periods when public transportation and biking/walking options may not be available or conducive.

We are conducting a review of parking fee policy/charges for apartment complexes not located within walking distance of a center-city location. If you calculate the savings to a resident to unbundle the parking cost, it might be miniscule relative to the freedom of having ready access to parking for lifestyle needs over time and economically more rewarding. We are conducting the study to determine final policies that impact the future of St. Paul Village occupants and our business model.

3. Has the applicant considered meeting the 100-year stormwater design?

Applicant’s response: To manage the 50-year and 100-year storm events, the systems would need to be re-evaluated and increased in size. The increase in size would create more disturbance site-wide, more disturbance in the RCD, and more existing tree canopy removal. We worked diligently with the Town’s planning and stormwater departments to limit the disturbance within the RCD (in particular) as it was an area of concern for the Town. We revised the trail network layout, grading, and stormwater management facility locations between the second and third (final) submissions for the project to reduce the disturbance within the RCD as much as possible based on the Town’s feedback and discussions during meetings with the Town.

The discharge locations for the stormwater management facilities are into the stabilized stream on-site with adequate outlet protection to protect against erosion. While not managing the peak rates in the 50-year and 100-year storm events, the systems will still provide retention, limit the runoff, and provide other stormwater management best management practices during these large and infrequent storm events. This will ensure that the site will not create negative impacts on the properties downstream.

Project Overview

- St. Paul AME Church requests to rezone the property located at the corner of Purefoy Drive and Rogers Road from Residential-5-Conditional Zoning District (R-5-CZD) to Office/Institutional-3-Conditional Zoning District (OI-3-CZD).
- The Conditional Zoning would replace the existing Special Use Permit approved on June 25, 2012.
- Proposed uses include place of worship, recreation center, various commercial uses (e.g., retail, office, vocational school, etc.), 350 multifamily dwelling units, and other uses as identified in the Ordinance.
- All dwelling units will be rental.
 - One hundred of the units are expected to be for the 55+ active adult community.
 - Eighty-eight of the units are expected to be affordable.
- Proposed building heights vary from two to five stories.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project **meets the Town’s strategy for growth**. No single issue raised below should be considered in isolation.

Consistent ~ Somewhat Consistent Not Consistent

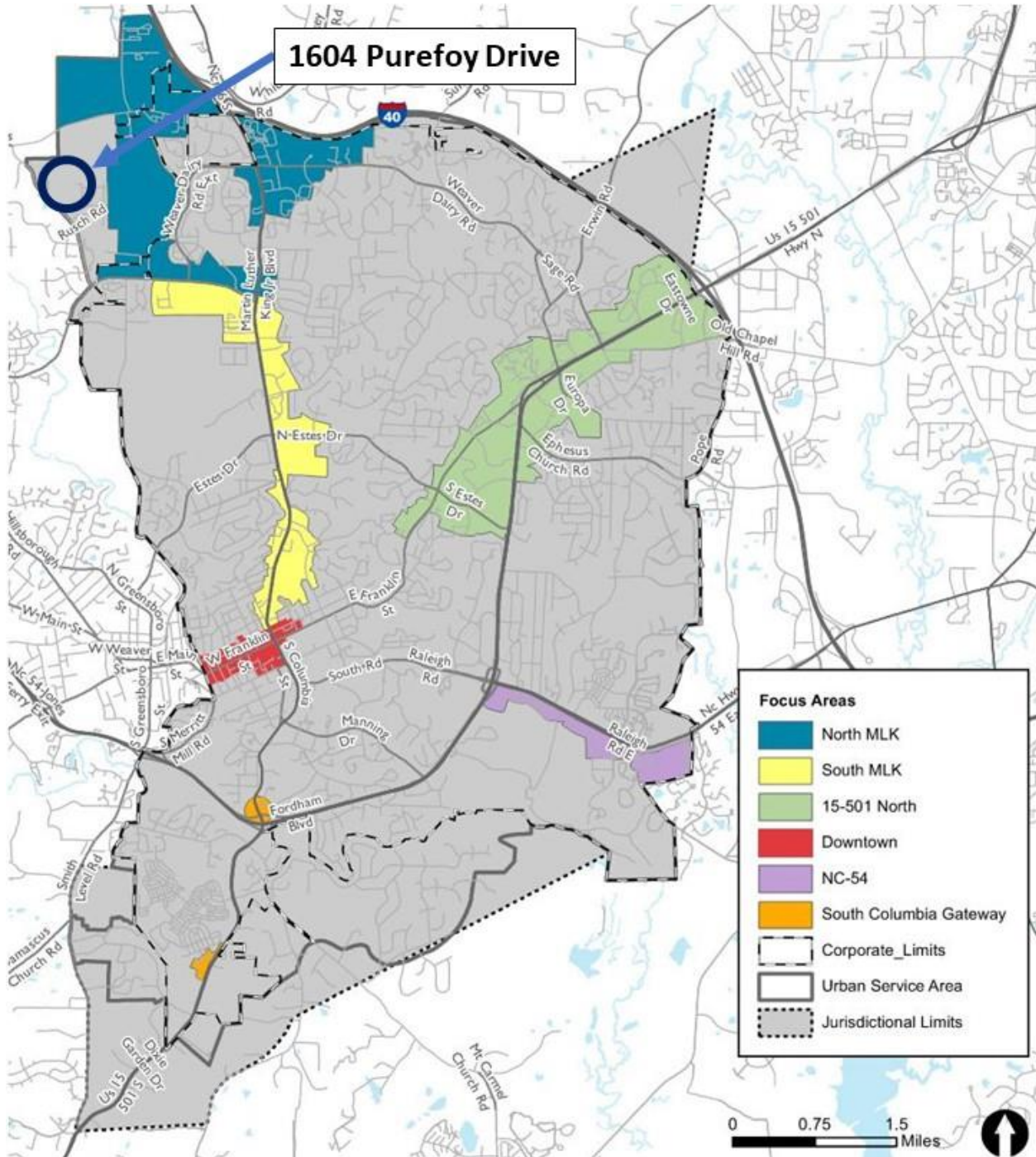
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| ~ | Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites. | |
| | <ul style="list-style-type: none"> • The project makes use of public infrastructure investments in an area of town that was identified for future development in the Future Land Use Map. | |
| <input checked="" type="checkbox"/> | Goal 1: Plan for the Future Strategically | Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map (FLUM) • Shaping Our Future |
| | <ul style="list-style-type: none"> • The FLUM designates the project site for Institutional and High Residential uses with densities generally at 8-15+ units/acre. • The project will provide a mix of uses including residential, commercial, and community facilities. • At least 30 percent of market rate dwelling units will be affordable. | |
| <input checked="" type="checkbox"/> | Goal 2: Expand and Deliver New Greenways for Everyday Life | Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan |
| | <ul style="list-style-type: none"> • The project includes construction of a multiuse path along Rogers Road and a sidewalk along Purefoy Drive. • A proposed crosswalk across Rogers Road will provide safe pedestrian access to existing sidewalks on the west side of Rogers Road. • The site is served by Chapel Hill Transit’s HS bus route. | |

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| <input checked="" type="checkbox"/> | Goal 3: Be Green and Provide Housing | Associated Comp. Plan Elements: <ul style="list-style-type: none">• Climate Action & Response Plan |
| <ul style="list-style-type: none">• Up to 375 dwelling units will be constructed within biking distance of established commercial centers.• The applicant will work with Town staff to further develop Climate Action Plan commitments during Final Plan review. | | |
| <input checked="" type="checkbox"/> | Goal 4: Plan for Excellence in the Public Realm and Placemaking | |
| <ul style="list-style-type: none">• The applicant worked extensively with the Town Urban Designer and other staff to improve the public realm aspects of the site plan. | | |

Public Engagement

No areas of concern were identified by members of the public. Engagement related to this project has included one virtual public information meeting and staff participation in a back-to-school event at the nearby community center.

Project Location



Attachments

Ordinance and Resolutions

1. Resolution A – Consistency and Reasonableness
2. Ordinance A – Approving the Application
3. Resolution B – Denying the Application

Applicant Materials

4. District-Specific Plan
5. [Applicant Materials from September 13, 2023 Public Hearing](#)