

ITEM #10: Open the Legislative Hearing: Conditional Zoning Application for St. Paul Village at 1604 Purefoy Drive

Council Question:

I believe the proposed project is not within Town limits but in the ETJ. If this is not correct, then the questions below will not apply:

- a. Has there been any discussion about annexing this property into Chapel Hill?
- b. Who will be responsible for providing police, fire and other essential services to this development?

Staff Response:

A condition of the draft ordinance (Condition 3) requires the property owner to petition for annexation into the Town. Essential services such as police and fire will therefore be provided by the Town once the property is annexed.

Council Question:

Has the applicant explored options for reducing the total amount of parking in the project?

Staff Response:

The applicant proposes less parking than what LUMO would typically require for other zoning districts. Minimum parking requirements do not apply to property zoned Office/Institutional-3 (OI-3). If the typical requirements applied, St. Paul Village would need more than 700 vehicular parking spaces based on the uses proposed. To ensure adequate parking was provided, staff recommended the applicant propose alternate parking ratios to establish a minimum parking requirement for this conditional zoning district (Condition 28 of the Draft Ordinance). The alternate ratios are below typical LUMO requirements.

Council Question:

Given the amount of affordable housing proposed, doesn't this project qualify for our expedited review process?

Staff Response:

To be eligible for the Community Priority process, 25% of rental units must be offered to those earning at or below 60% of the Area Median Income (AMI). The applicant advised that they could not meet this requirement. The affordable unit count exceeds 25% of total units, but some of those will be affordable at 80% AMI.