Site Description	
Project Name	St. Paul Community Village
Address	1604 Purefoy Drive Chapel Hill NC 27516
Property Description	Mixed Use Residential Village Community with Affordable Housing Component
Existing Land Use	Vacant property residential
Proposed Land Use	Residential, worship center, conference/ event , some retail, and out and indoor recreation
Orange County Parcel ID Numbers	(9870): 45-9243; 54-3735;54-0416;54-4583;54-5947
Existing Zoning	R5-C (current SUP zoning)
Proposed Zoning	TBD
Application Process	Modification of existing SUP
Comprehensive Plan Elements	Included with proposal
Overlay Districts	N/AT

Topic	Requirement	Proposal	Status
USE/Density		350 total residential Units of which 100 designated affordable residences. 100 Senior housing	M
Dimensional Standards	Minimal requirements will be adhered	Any exceptions will be negotiated at time of formal rendering	UNK
Floor Area	Greater than original SUP	Dependent on final rendering allowances	M
Modifications to Regulations			M
dequate Public Schools	Within the Chapel Hill district	No change	Meets standard
Inclusionary Zoning		Adequately addresses above that of current SUP	Meets Standard
Landscape/ Buffers	Requirements in SUP to be reviewed	Compliance with current standards on buffers	Meets Standards
Tree Canopy	Natural changes from SUP	To reclaim wetlands, and reforestation to recapture the original carbon footprint	M

Landscape standards	Per SUP	Compliance with current standards	Meets Standard
Environment			
Resources Conservation District	Per SUP	Compliance with SUP	?M
Erosion Control		Yes plan will be in place	UKN
Steep Slopes	Per SUP	Modification where needed	M
Land disturbance			
Impervious Surface		Reevaluation requested from SUP	M
Solid Waste and Recycling		Beyond that of SUP per local requirements	
Jordan Riparian Buffer	Outlined in SUP	Due to changes in the area, propose to improve the natural stream process across the property with culverts, etc	M
Storm Water management	Ouline in original SUP	Same as above, storm water management plan will be vital portion of reclamation of the original footprint	M
Access and Circulation			
Road Improvements	Outline in SUP	Will have enhanced movement within and around the property but will requirement extension of Road D to Rogers Rd for density accommodation (part of SUP)	M
Vehicular access	Y	Yes see note above	
Bicycle Improvements		Bike paths part of green space to in part outdoor health. Increase from SUP	M
Pedestrian Improvements	Per SUP	Enhanced given housing extension and more green space in the place central to all structures. Many community activities will be in walking or biking distance to the local community and retail stores	M
Vehicular Parking		2 parking garages will be added for residential and event parking with preservation of some surface parking	M
Transit		Bus line available to area currently, more friendly stops	M

		would be sort in residential areas	
Bicycle l Parking		Adequate space will be designated d	M
Parking Lot standards		Adherence	M
Technical			
Fire	Per SUP	Enhanced since SUP due to new department> Road D access for	M
Site Improvements			
Recreational Area	Per SUP	Greatly Enhanced with expanded Green space, and structural facilities, gymnasium, outdoor basketball and tennis courts. Pool for residents	M
Lighting Plan	Per SUP	Per Code and requirements beyond SUP	M
Homeowners		Yes	