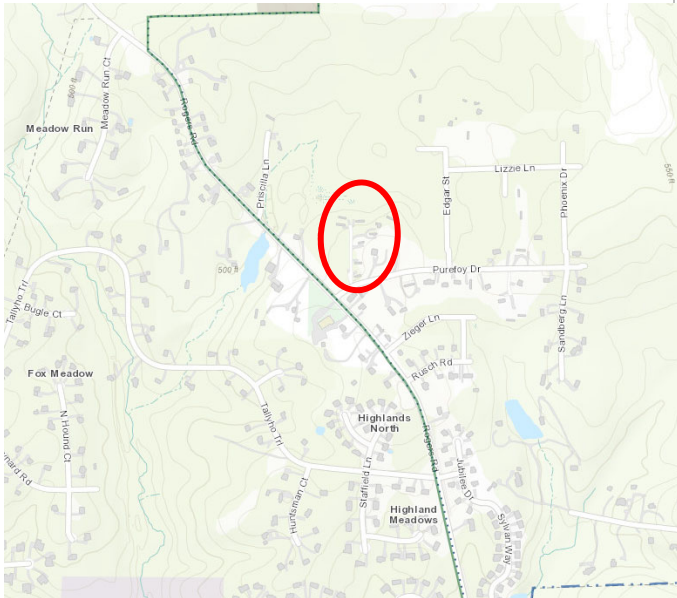




## CONCEPT PLAN REVIEW: ST. PAUL COMMUNITY VILLAGE

### SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Colleen Willger, Director  
Judy Johnson, Assistant Director  
Adam Nicholson, Senior Planner

<b>PROPERTY ADDRESS</b> 1604 Purefoy Drive	<b>MEETING DATE</b> May 25, 2021	<b>APPLICANT</b> Rose Snipes Bynum, on behalf of St. Paul AME Church
<b>STAFF RECOMMENDATION</b> That the Community Design Commission transmit comments to the applicant regarding the proposed development.		
<b>PROCESS</b> <ul style="list-style-type: none"><li>• The Community Design Commission has the opportunity tonight to hear the applicant’s presentation, hear public comments, and offer suggestions to the applicant.</li><li>• Town Council will also hear the project and consider the comments from each advisory board.</li></ul>	<b>DECISION POINTS</b> <ul style="list-style-type: none"><li>• A Special Use Permit (SUP) was approved for this site in June, 2012</li><li>• A time extension for that SUP was also processed in June, 2016</li></ul>	
<b>PROJECT OVERVIEW</b> <p>The site is located at the northern intersection of Rogers Road and Purefoy Drive, just west of the RENA community center. The project proposes a mixed-use village w/ an affordable housing component. Proposed program includes residential, worship center, conference/meeting space, retail and residential (indoors and outdoors).</p> <p>The site is zoned Residential-5-Conditional Zoning District (R-5-CZD).</p>	<b>PROJECT LOCATION</b> 	
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"><li>1. Concept Plan Report</li><li>2. Draft Staff Presentation</li><li>3. Resolution</li><li>4. Applicant Materials</li></ol>	



## 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.

<b>PROPERTY ADDRESS</b> 1604 Purefoy Drive	<b>APPLICANT</b> Rose Snipes Bynum, on behalf of St. Paul AME Church	<b>CURRENT ZONING DISTRICT</b> Residential-5-Conditional Zoning District (R-5-CZD)
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<b>EXISTING LAND USE</b> Vacant	<b>PROPOSED LAND USE</b> Multifamily Residential
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#### SURROUNDING PROPERTIES – EXISTING LAND USES


Residential and Community. Neighborhood is located west of the Greene Tract.

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> Not included	<b>FLUM SUB-AREA</b> Not applicable
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#### OTHER APPLICABLE ADOPTED PLANS

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Cultural Arts Plan                |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan       | <input checked="" type="checkbox"/> Stormwater Management Master Plan |
| <input checked="" type="checkbox"/> Greenways Master Plan          | <input type="checkbox"/> West Rosemary Street Development Guide       |
| <input checked="" type="checkbox"/> Chapel Hill Bike Plan          | <input type="checkbox"/> Central West Small Area Plan                 |

#### SUMMARY OF PLAN CONSIDERATIONS AFFECTING MURRAY HILL SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Murray Hill is marked with the  symbol.

##### **Future Land Use Map (FLUM)**

The Future Land Use Map was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.

- The project lies outside of the Focus Areas of the map.

##### **Mobility and Connectivity Plan**

- The site's closest greenway is the Morgan Creek Trail.

##### **Parks Comprehensive Plan**

- The site falls in the Neighborhood Park Service Radius of Homestead Park.

##### **Greenways Master Plan**

- The site's closest greenway is the Morgan Creek Trail.

##### **Chapel Hill Bike Plan**

- There are no bike facilities planned for this location.

##### **Cultural Arts Plan**

- No notes applicable to this plan.

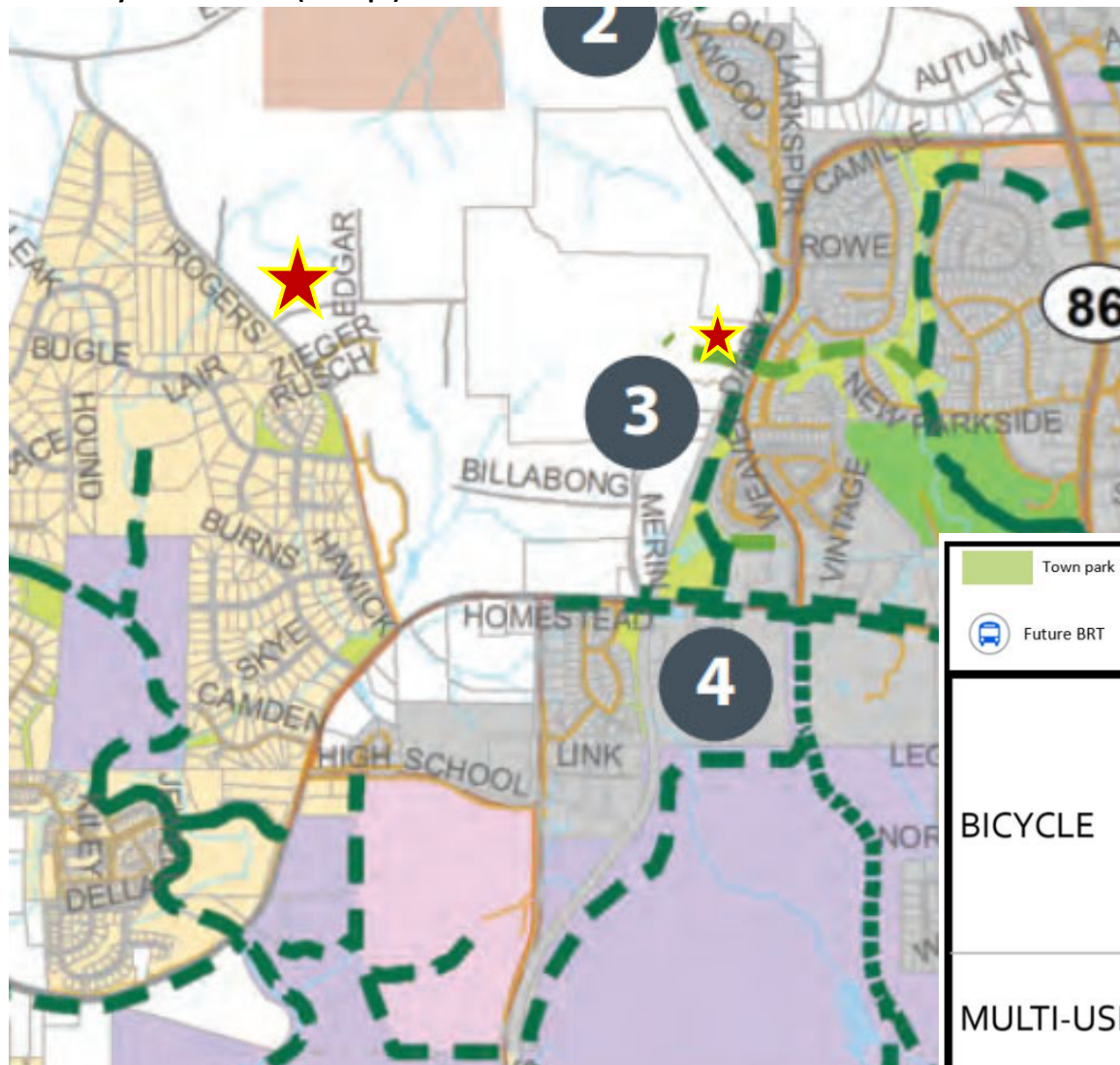
##### **Stormwater Management Master Plan**

- The site is located in the Upper Bolin Creek Subwatershed. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

# CONCEPT PLAN REPORT

St. Paul AME Village

Greenways Master Plan (Excerpt)

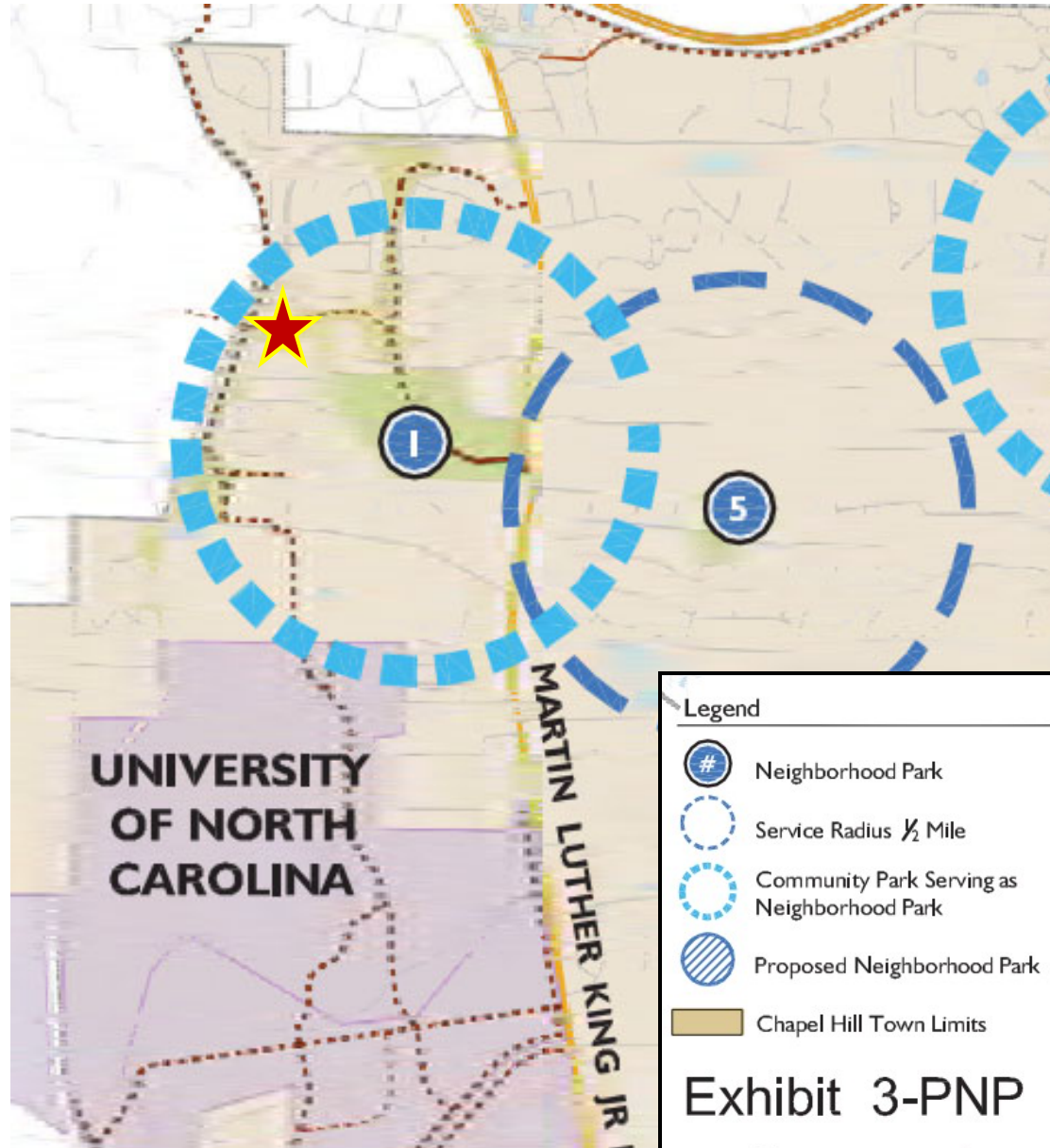


			Town park	UNC campus	Major development	Other park
			Future BRT	Crosswalk improvement	Existing underpass	Proposed underpass/overpass
BICYCLE	EXISTING		Bike Lane		PROPOSED	
			Buffered/Protected Bike Lane			
			Sharrows			
			Signed Bike Route			
			On-Street Greenway Connector			
			Cycle Track			
MULTI-USE			Bike Climbing Lane			
PEDESTRIAN						

# CONCEPT PLAN REPORT

St. Paul AME Village

## Parks Comprehensive Plan (Excerpt)



### Legend

- Neighborhood Park
- Service Radius 1/2 Mile
- Community Park Serving as Neighborhood Park
- Proposed Neighborhood Park 1/2 Mile radius
- Chapel Hill Town Limits

## Exhibit 3-PNP Proposed

### COMMUNITY PARK FACILITIES

(Community Park Serving as Neighborhood Park)

- 1 HOMESTEAD PARK
- 2 CEDAR FALLS PARK
- 3 COMMUNITY CENTER PARK
- 4 SOUTHERN COMMUNITY PARK

### NEIGHBORHOOD PARK FACILITIES

- 5 NORTH FOREST HILLS PARK
- 6 PRITCHARD PARK
- 7 EPHESUS PARK
- 8 UMSTEAD PARK
- 9 HARGRAVES PARK
- 10 OAKWOOD PARK
- 11 MEADOWMONT PARK



# CONCEPT PLAN REPORT

St. Paul AME Village

## Cultural Arts Plan (Excerpt)



### Legend

#### Opportunities for Integrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- Shared Improvement Corridor
- Entranceway or Major Cross-Connector

#### Future Non-Street Pedestrian and Transit Facilities

- Future Nature Trail
- Proposed Paved Greenway
- TTA Rail Corridor (Adopted 9-14-05)

#### Town Public Art: Existing or Funded

- Existing Public Art
- Funded & Planned Public Art

#### Public Lands & Town Boundaries

- Town Owned Land
- UNC Owned Land
- Chapel Hill Town Limits
- Chapel Hill Urban Services Boundary



## Stormwater Management Master Plan (Excerpt)

