

| <i>Site Description</i> | |
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| 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 |
| Adequate 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 |

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| 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 | Outline 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 require 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 |

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|------------------------------|---------|--|---|
| | | would be sort in residential areas | |
| Bicycle I 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 | |