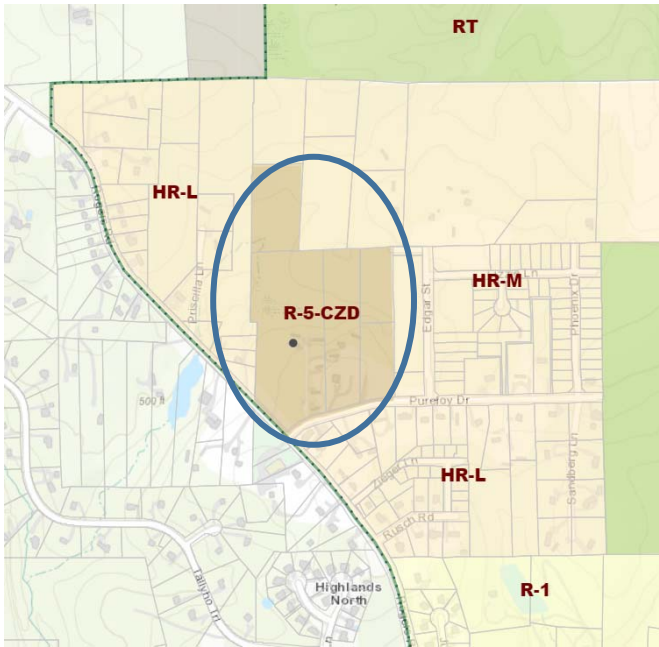




CONCEPT PLAN REVIEW: ST PAUL COMMUNITY VILLAGE, 1604 PUREFOY DRIVE (PROJECT #21-027)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director

PROPERTY ADDRESS 1604 Purefoy Drive	MEETING DATE June 8, 2021	APPLICANT Rose Snipes Bynum, on behalf of St. Paul Church
STAFF RECOMMENDATION That the Housing Advisory Board transmit comments to the applicant regarding the proposed development.		
PROCESS <ul style="list-style-type: none"> The Housing Advisory Board has the opportunity tonight to hear the applicant's presentation, hear public comments, and offer suggestions to the applicant. Town Council will also hear the project and consider the comments from each advisory board. 	DECISION POINTS <ul style="list-style-type: none"> The applicant is requesting a Special Use Permit modification to increase the density to allow additional affordable housing units. 	
PROJECT OVERVIEW A Special Use Permit for the property was approved in 2012 for a new worship sanctuary, market-rate and affordable housing, and recreation facilities. The applicant is requesting a modification to the Special Use Permit to increase the density to accommodate additional affordable housing units. Approximately 16 affordable housing units were approved in the original Special Use Permit; the proposed modification would allow up to 100 affordable housing units.	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> 1. Concept Plan Report 2. Draft Staff Presentation 3. Resolution 4. Applicant Materials 	



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.

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


Residential, Place of Worship, Community Center

FUTURE LAND USE MAP (FLUM) Institutional/High Residential (generally 8-15+ units/acre)	FLUM SUB-AREA 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 ASPEN HEIGHTS SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of St. Paul Village 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 is categorized as Institutional and High Residential

Mobility and Connectivity Plan

- The site is located along Rogers Road, with existing sidewalks, and a multiuse path is proposed.

Parks Comprehensive Plan

- The site is outside of the boundaries of the Parks Comprehensive Plan.

Greenways Master Plan

- There are no existing greenways nearby.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

Cultural Arts Plan

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. No locations are proposed adjacent to this site.

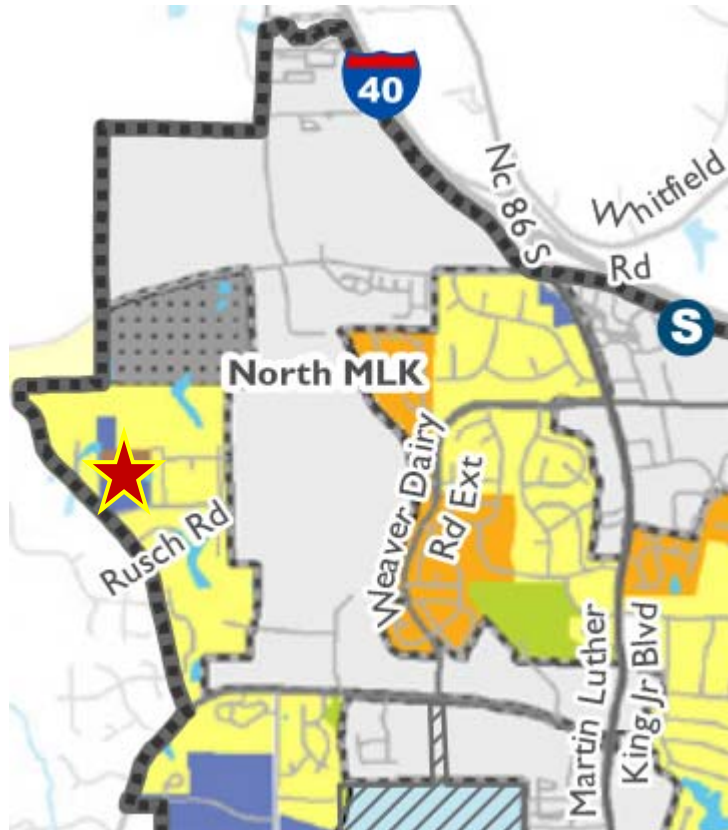
Stormwater Management Master Plan

- The site is located in the Upper Bolin Creek Subwatershed (BL2). The applicant should coordinate with Chapel Hill's Stormwater Management Division to understand relevant stormwater considerations.

CONCEPT PLAN REPORT

St. Paul Village

Future Land Use Map (Excerpt)



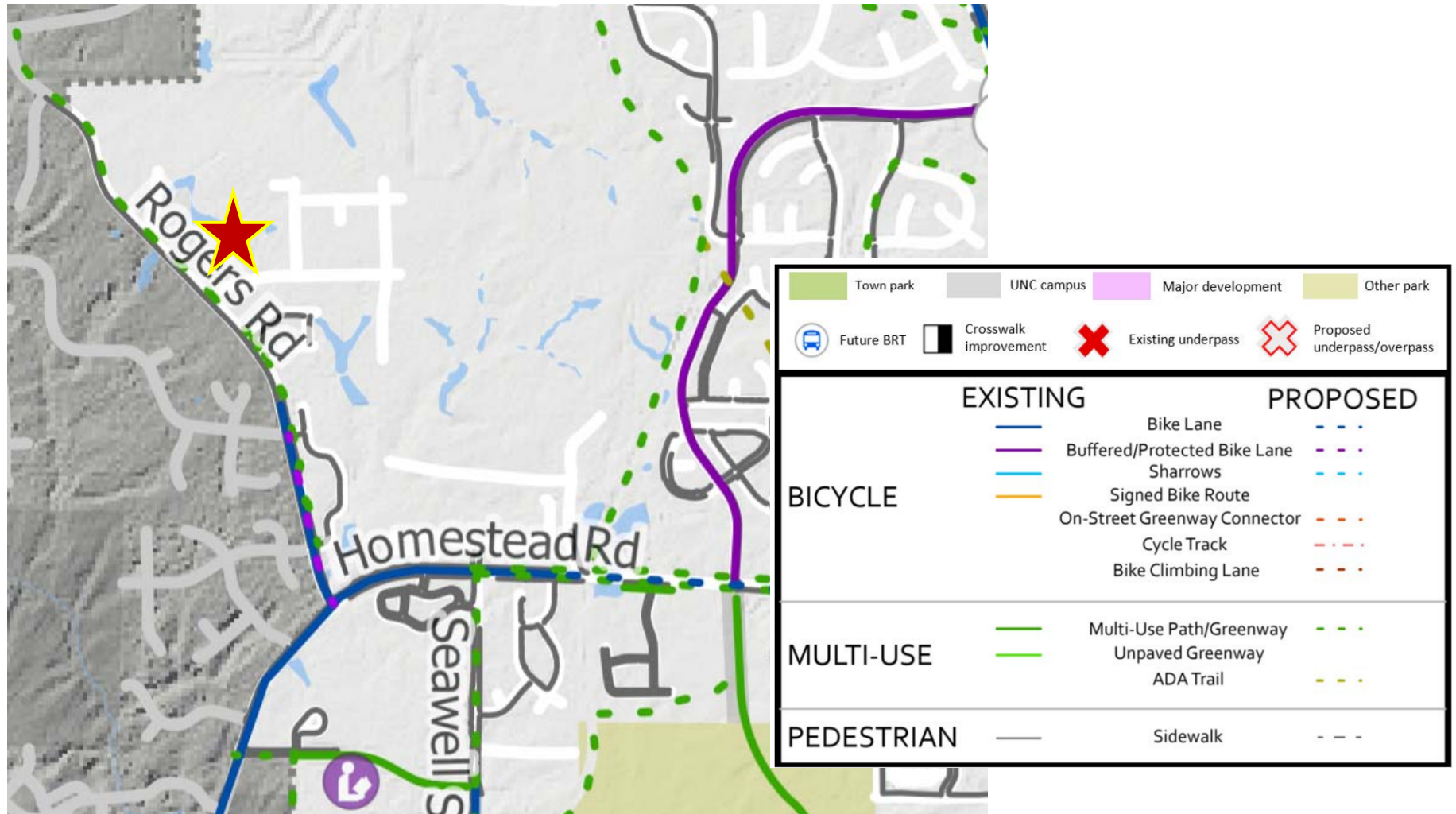
Chapel Hill Future Land Use Map (2050)

- Rural Residential, 1 unit / 5 acres
- Rural Residential, 1 unit / acre
- Very low residential, 1 unit / acre
- Low Residential, Generally 1-4 units / acre
- Medium Residential, Generally 4-8 units / acre
- High Residential, Generally 8-15+ units / acre
- Commercial / Office
- Mixed Use
- Village Center
- Institutional
- University
- Parks/Open Space
- Former Landfill
- Subject to Development Agreement
- Traditional University Supportive Uses
- Jurisdictional Limits
- Urban Service Area
- Focus Area - See Focus Area Map
- S Potential School Site
- Waterbodies

CONCEPT PLAN REPORT

St. Paul Village

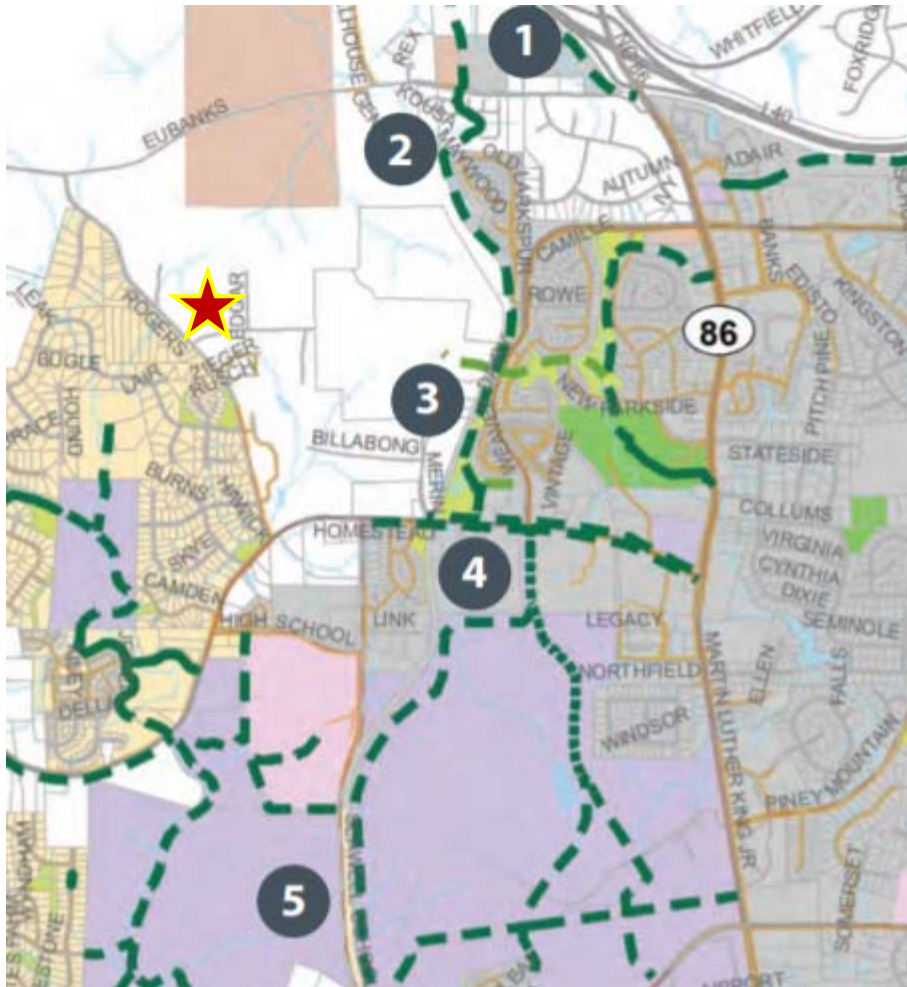
Mobility & Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT

St. Paul Village

Greenways Master Plan (Excerpt)



CONCEPT PLAN REPORT

St. Paul 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)

