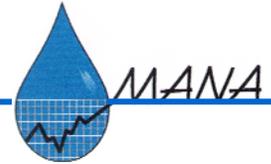


## NARRATIVE

### ST. PAUL VILLAGE



The St. Paul Village project site is a 20.4-acre assemblage of five parcels located at 1604 Purefoy Drive, at the corner of Rogers Road and Purefoy Drive in Chapel Hill, North Carolina. The Orange County Landfill is generally located to the north; Rogers Road to the west; Purefoy Drive to the south; and Phoenix Place (a Habitat for Humanity community) on Edgar Road to the east.

The property is situated just northwest of the municipal boundary of the Town of Chapel Hill and just northeast of the Carrboro Municipal Boundary, placing it in the Chapel Hill Transition Area; an area that is planned to become a part of the Town of Chapel Hill and is within the Town's Urban Service Boundary. It is an integral part of the area known as the Rogers Road Small Area neighborhood.

The proposed St. Paul Village site plan includes a new worship sanctuary and fellowship hall, mixed-use affordable housing, a daycare, both active and passive recreational facilities, such as athletic fields and walking trails, a wellness center, a health clinic, an historical museum and a memorial garden.

The St. Paul Village development will fulfill not only the church's need for congregational growth, but also their vision of extended ministry within the community. The church strives to provide facilities that are available throughout the week to the community, not just its congregation, that will balance spiritual and physical health as well as provide educational opportunities. St. Paul Village facilities will help bring youth and senior citizens together and will support and promote the stability of the Rogers Road neighborhood—socially, economically, and culturally.

Although the St. Paul Village site plan does not allow for any currently existing structures to remain on the property, the St. Paul Village community has made a firm commitment to preserving the historical and cultural heritage of Rogers Road. It is for this reason that the church has included in their proposed plan a space dedicated for *The Rogers Road Historical Museum*.

The Rogers Road Small Area Plan Task Force members "...expressed great concern over the ability of existing homeowners to bear the cost of extending water and sewer lines...thereby decreasing the affordability of low-cost housing that currently exists..." The St. Paul Village development, which plans to include affordable housing opportunities, will only enhance the Rogers Road neighborhood by bringing in necessary infrastructure, such as water and sewer, to an area that could benefit from such resources.

The St. Paul Village also plans to be good stewards of the environment and implement a number of water quality management and conservation techniques that will remove at least 85% of total suspended solids from stormwater runoff and will preserve and protect

the existing wetland features. Also planned are a tree protection plan that will identify specimen trees that are feasible to save and protect, as well as a comprehensive landscaping plan, which ensures that the solid waste, loading and service areas are carefully sited and screened.

The new St. Paul Village campus will value preserving areas of natural beauty and environmental sensitivity, along with their view sheds, and will integrate into the existing neighborhood in a mutually beneficial manner. Housing options will be many and varied and will maintain the area's social and economic diversity. The scale, density, and design of these residences will be highly compatible with the current residences.

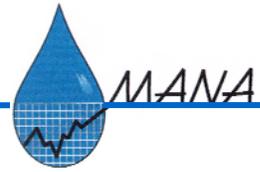
Furthermore, the St. Paul Village plans to meet and in many instances exceed the Task Force's recommendations, one of which *"requires expansion or upgrade of existing streets...and additional access to the neighborhood with more internal road connections."* The current site plan includes three new access points to the area, one off of Rogers Road and two off of Purefoy Drive. The church is also taking the initiative to construct an east-west roadway off the north end of Edgar Road, which will extend along the back of their property towards Rogers Road, ready to be connected when further development occurs to the west.

The St. Paul Village community will also be served by the Chapel Hill Transit services along Rogers Road. Efforts will continue to be made to not only increase transit availability but also pedestrian and cycling traffic to and from this community. A new sidewalk will be constructed around the property along Purefoy Drive and Rogers Road, continuing to connect the community as a whole.

The St. Paul Village will enhance the Rogers Road neighborhood, bringing affordable housing opportunities, new services, and much needed infrastructure improvements. It is designed in accordance with the hopes and intentions of the Town's Comprehensive Plan and the Rogers Road Small Area Plan and meets the requirements of the Town's Land Use Management Ordinance. Through this project, St. Paul's AME Church hopes to nurture the mind, body and spirit of the St. Paul AME Church and the St. Paul Village community while reaching out to stewardship opportunities within the greater community.

## Special Use Permit – St. Paul Village Statement of Justification

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### Introduction

St. Paul's AME Church respectfully submits this application for a Special Use Permit for the development of a planned mixed-use development on 20.4 acres of property located at the intersection of Rogers Road and Purefoy Drive, which would include a Sanctuary and Fellowship Hall, Senior/Teen Wellness Center and gymnasium, a day care, multi-family and affordable housing, an Assisted Living facility, passive and active recreational facilities, memorial gardens and Rogers Road Historical Museum.

St. Paul Village would be intended to be a pedestrian-oriented community that would foster use of the Town's Transit system and provide an extension of public services to the residents, facilitating the Town's goal to expand public services and infrastructure throughout the Rogers Road area. The mixed-use development would also serve to transition from the densely populated Phoenix Place Habitat for Humanity residential community to the east to the sparsely populated lots to the north and west. St. Paul Village will provide a variety of community oriented services that will bring together the generations who reside there in a healthy, sustainable community; goals in line with the Rogers Road Taskforce and the Town Council's intentions for this community.

### Existing and Proposed Site Conditions

Boundaries and Topography. The site is a little over 20 acres and is comprised of five (5) contiguous lots north of Purefoy Drive and east of Rogers Road, abutting the Habitat for Humanity subdivision Phoenix Place to the east. There is a low-lying area that bisects the property from east to west inclusive of perennial and intermittent streams and wetlands as defined by the Army Corps of Engineers. The site is not within the Watershed Protection District or the 100-year flood plain. The plans indicate the Resource Conservation District zones, and the project complies with all ordinances applicable thereto.

The site is bounded to the north by a 30-foot OWASA water easement and the extension of a public through road is proposed to further connect the development with the greater surrounding community. The development is bounded to the east by Phoenix Place, the south by Purefoy Drive, the southwest by Rogers Road. A series of sidewalks and bike trails will be constructed around and throughout the community, and public transportation will be provided by the Chapel Hill Transit stop along Rogers Road.

Vegetation. There is sparse vegetation at the southern end of the site. Dense vegetation exists on the site's northern, eastern and western boundaries with a mixture of deciduous and coniferous vegetation. Land disturbance will be kept to a minimum and care will be taken to identify and preserve as many large deciduous trees as possible. Vegetative buffers will be preserved at the northern, eastern and western boundaries of the site as defined by the adjacent land uses and the Chapel Hill Land Use Management Ordinance.

Utilities. Power Easements exist throughout the property to service the existing trailers and abandoned house. Duke Power will reroute existing residential service power lines to service the new facilities. A 130-foot power easement exists in the southeast corner of the property as well under the overhead transmission lines. The only development planned under the existing transmission lines is the entrance drive and parking.

Sewer line and water line service will be facilitated along Purefoy Drive. Topography on the south end of the project allows for gravity sewers. Grinder pumps will pump sewage from the apartments and assisted living facilities on the north end of the project to connect with the existing sewer along Purefoy Drive that currently services Phoenix Place. Mutually beneficial storm and sewer easements between the two communities will provide access to these utilities.

Site Layout. The residential components of the project will be situated on the higher ground north of the RCD, away from the Church and the recreational and wellness complex, which will be constructed on the high ground on the south end of the project, easily accessible to Rogers Road and Purefoy Drive. Storm water management facilities will be constructed in the upland reaches of the RCD. The memorial garden is proposed for the remote parcel on the northwest corner of the property, removed from the community-oriented Worship Complex, providing solitude and peace.

Parking and Access. Three points of access will be provided to vehicles entering the site: two along Purefoy drive and one off of Rogers Road. An additional access road will be constructed along the northern property line, extending access through Phoenix Place, allowing for further connection in the future when development occurs to the west. Sidewalks and internal access road for bicycles and vehicles will provide additional access to facilities for residents, and a bus stop and parking facilities provided for public use of the site.

## Phasing Plan

The church plans to build the planned development in three phases. The current phasing plan and the timeline for the project follows. The Fellowship Hall will be built during the first phase, along with the associated Day Care and Administrative Offices, some of the recreational and independent living components and the Memorial Garden facilities, as these will reflect the sense of the community as a whole.

There will be a housing element in each phase of the project, with the independent continuing care buildings in the first and second phases. Construction of the Sanctuary, Mausoleum, and the Senior and Teen Center and Rogers Road Historical Museum aspects of the Wellness Center are also planned during the second phase. The third and final phase of construction will include the Assisted Living/Continuing Care Building, the Health Clinic and the Guest House.

Each phase of the project is expected to run from 1 to 3 years, with final build out by the 10<sup>th</sup> year. Construction is intended in each phase in such a way that builds community and allows the church to grow and minister to the community.

The proposed phasing plan and timeline follow:

### Phase I: Year 1-3

- Fellowship Hall 600 seats, 10,089 sf
- Administration for Worship Complex, 4,843 sf
- Day Care 75 children, 4,245 sf
- Gymnasium, 8,414 sf
- 36 Independent Living Apartments 48,240sf
- Memorial Gardens, 5 acres
- Sales Office, 1,600 sf

### Phase II: Years 4-6

- Sanctuary, 650 seats, 10,134 sf
- Wellness/Senior/Teen Center/*Historical Museum* Elements, 11,791
- 35 Independent Living Apartments 48,465 sf
- Mausoleum, 4,549 sf

### Phase III: Years 7-10

- 54 Assisted Living/Continuing Care Units 31,965 sf
- Guest House, 1,714 sf
- Health Clinic, 5,577 sf

## Special Use Permit Requirements

We believe that this SUP application meets all of the required findings prescribed in the Town of Chapel Hill Land Use Management Ordinance (LUMO), Section 4.5.2. Evidence in support of these findings follows.

**Finding #1: *That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.***

## General

The proposed new St. Paul Village will promote the public's general welfare. The Village buildings and grounds will provide a safe and healthy environment for residents, parishioners, workers, students, and visitors, in accordance with all applicable zoning, health, life-safety and building codes. Infrastructure improvements provide three new points of access and continue a grid of streets designed to connect the neighborhoods throughout the area and provide access to public transportation and facilities. New OWASA public water and sewer lines will also be extended to serve the St. Paul Village community.

Church facilities will also be used by local organizations and for neighborhood activities not directly related to the church. There will be a Fellowship Hall, Senior/Teen Center with Wellness facilities and a Gymnasium, which will be open to the public. The facilities can be used by various organizations for meetings and athletic events. There will be a satellite Health Clinic and Assisted Living apartments as well. In these ways, the overall public health and welfare are promoted and supported by St. Paul Village through use of the facilities provided by St. Paul AME.

## Emergency Services

Fire protection and "first responder" emergency services will be provided by the New Hope Volunteer Fire Department, Station #1 located at 4012 Whitfield Rd. in Chapel Hill, approximately 5 miles from the Village. The Orange County Sheriff will provide police protection until such time as the area is to be annexed by the Town of Chapel Hill.

Much of the new St. Paul Village complex will consist of buildings with fire suppression sprinkler systems. All buildings will be designed using conventional fire-protection and fire-management strategies, and the building plans will be approved by the Chapel Hill Fire Department to verify compliance to applicable life-safety regulations and standards.

### Utility and Solid Waste Services (LUMO, Sections 5.12 and 5.13)

New OWASA public water and sewer lines will be extended to serve the St. Paul Village. Solid wastes collection will be facilitated by the Town of Chapel Hill, and the collection of recyclables will be provided by the Orange County Solid Waste Management Department. Solid waste management and recycling methods and facilities will be reviewed and approved by these agencies and will conform to all applicable regulations and standards.

### Traffic Generation (LUMO, Section 5.8)

A Traffic Impact Study for the project was conducted in September 2009 by HNTB North Carolina, PC of Raleigh and is included in the SUP Application package. The report analyzes current conditions and future (2015) conditions at final build out of the St. Paul Village for traffic generation; impact, access, signal warrant, crash and other transportation-related analyses. It discusses the mitigation measures/recommendations including committed improvements and necessary improvements.

HNTB's report recognizes the increased traffic in these areas and analyzes the projected impact on the surrounding intersections and made the following recommendations:

- The report recommended extension of the public transit service to the area, which has since come on line with plans for a bus shelter in the SUP.
- The report also recommended street connectivity in the area to the east of Rogers Road as the area develops – and use of traffic calming methods in the design of these streets. Phoenix Place to the east has already constructed an east-west Road D. St. Paul plans to extend this public road across the northern property boundary until such time as development occurs to the west and final connectivity can be accomplished.
- The traffic report also calls for consideration of a roundabout at Rogers Road and Purefoy Drive in the future to improve safety and to act as a traffic calming device as well but recognizes that additional traffic studies will need to be completed after the St. Paul Village has been established. The need for traffic calming was wisely addressed when Phoenix Place was built and a north-south jog was intentionally built into Road D to calm traffic parallel with Purefoy Drive.
- Careful consideration to accommodate onsite off street parking for the Sanctuary was advised. St. Paul AME has worked carefully with the Town's staff to address parking requirements as the site is designed to be a pedestrian community with many counter-circular uses. Public transit service is available on Rogers Road, sidewalks will connect the property to the adjacent neighborhoods, and bicycle lanes and facilities are available throughout the complex, lessening the need for additional parking.

### Parking (LUMO, Section 5.9)

The site provides adequate bicycle facilities for residents and visitors to encourage and accommodate biking as a viable means of transportation to and from the St. Paul Village. Sidewalks are also provided to promote a pedestrian neighborhood, with the option for neighboring communities to freely access the complex. Off-street parking facilities are also available to residents and visitors throughout the site in accordance with the Town of Chapel Hill Land Use Management Ordinance (LUMO). Parking is provided for the independent and assisted living residences per Table 5.9T of the Town's LUMO, and the entrance drive and loop to the Memorial Garden on the northwestern corner of the property provides adequate stacking of vehicles, in our experience, and as required by the Town's LUMO.

Off-street parking for the diverse uses within the Worship Complex on the south end of the property facilitates counter-circular parking, depending upon the hour of the day and day of the week. Discussions with Town staff regarding the various uses resulted in the parking plan, which minimizes the built upon area while providing adequate parking. Also taken into consideration was the anticipated connectivity of the St. Paul Village with the greater Rogers Road neighborhood through the growing street and sidewalk networks and with the greater Chapel Hill area through the Chapel Hill Transit stop on Rogers Road.

### Pedestrian Routes

Sidewalks will be provided along Purefoy Drive and Rogers Road and throughout the property. The site is intended to be pedestrian oriented. It is St. Paul's hopes that the residents of St. Paul Village and neighboring communities will take full-advantage of the Worship Complex and all the services it offers.

### Public Art

The public art to be displayed at St. Paul Village has yet to be decided upon. In support of the Town's Percent for Art Ordinance, public art shall be displayed to help "define the community's identity" and to provide avenues for the residents and visitors to interact socially while "memorializing the past" and expressing hope for the future. As a church, the Sanctuary will have its share of religious art and features and will be open to the public. The proposed Rogers Road Historical Museum will also provide Public Art and serve to "memorialize the past". The remainder of the Public Art will conform to the Town's Percent for Art Ordinance and will be coordinated through the Town's Public Art Coordinator.

**Finding #2:** *That the use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the Supplemental Use Regulations (Article 6), and with all other applicable regulations.*

### General

St. Paul Village will comply with all applicable regulations and standards defined in the LUMO.

### Zoning (LUMO, Articles 3, 5 and 6)

The existing property zoning is R-1. The proposed re-zoning for St. Paul Village is R-5. We are applying for a Planned Development - Mixed Use Special Use Permit to accommodate the varied uses of the St. Paul Village. The St. Paul Village hopes to nurture the mind, body and spirit of the St. Paul congregation and the St. Paul Village while reaching out to stewardship opportunities within the greater community. The proposed uses will conform to all zoning parameters set forth in LUMO Article 3 and Article 5 and the applicable specific Standards for a planned mixed-use development as defined in Article 6, Section 6.18.7.

### Planned Development – Mixed Use Development, LUMO, Section 6.18.7

In accordance with Section 6.18.7(a) of the LUMO, the Site Plan is designed such that the residences are separated from “major vehicular traffic and other disquieting influences so as to protect privacy and tranquility”. The residential buildings are located on the higher ground on the north side of the RCD, separated from the Worship complex and it’s many varied, community oriented uses.

Also in accordance with Section 6.18.7(a) of the LUMO, the Worship Complex provides a variety of nonresidential uses that are “concentrated for maximum pedestrian and bicycle convenience, and located for easy accessibility for residents of the development, workers within the development, and visitors arriving via public transportation”. The Worship Complex is located convenient to public transportation provided by Chapel Hill Transit along Rogers Road. The frontage of the nonresidential aspects are uninterrupted by the residential and office components, as required.

In accordance with Sections 6.18.7(b)(c)(d) of the LUMO, the project gross land area is greater than five (5) acres and meets the permitted and required uses, dimensional standards and intensity regulations for a PD-MU in R-5 of Article 3 of the LUMO.

In accordance with Section 6.18.7(e) of the LUMO, the St. Paul Village meets the design requirements of Article 5 of the LUMO. There is direct access to St. Paul Village from aerial streets as required for a planned mixed-use development. The nonresidential uses and signs will be located or oriented away from the adjacent Phoenix Place neighborhood to the maximum extent reasonably practicable. The nonresidential uses of the Worship Complex will be concentrated on the south end of the project, adjacent to Purefoy Drive and the bus stop along Rogers Road, with bicycle lanes and facilities and pedestrian walkways, allowing for access by all, as required in Section 6.18.7(e).

### RCD (LUMO, Section 3.6.3)

Table 3.6.3-2: Permitted Uses within Resource Conservation District allows for “streets, bridges, and other similar transportation facilities where there is a practical necessity to their location within the RCD” to be permitted upon approval of a Special Use Permit.

St. Paul Village has submitted plans to the Town for review of a stream crossing within the Jordan Lake Buffer where the access drive leads from public Road D to the Memorial Garden on the Northwest corner of the property. A stream crossing is a practical necessity, as there is no other viable way to access this portion of the property.

It is the intention of St. Paul’s to construct the public connector Road D along the north end of the property to a point east of the streamside and managed portions of the RCD and outside of the Jordan Lake Buffer until such time as it is feasible to complete construction and connection to future development offsite. To extend this into the RCD at this time would cause more negative environmental impact than benefits. The connection cannot be made nor construction facilitated on the adjacent property at this time. It is not beneficial to have interrupted segments of construction causing drainage problems and the need for a culvert to facilitate flow without being able to complete construction of the road and culvert onto the adjacent property. We recommend dedicating a right-of-way through the RCD and terminating construction of the road east of the RCD until development occurs on the property to the west, which would allow for the extension of the road through the RCD.

Service drives for the West Apartments and the Assisted Living building (on the north end of the property) are currently proposed within the RCD so that emergency services have access to residents. It is appropriate, for public protection, that deliveries and emergency personnel have access to the rear of the assisted living building. The access drive underneath the west apartments provides the surface area necessary to provide adequate parking to the residential component as defined by the Town.

We anticipate extension into the RCD for grading purposes only associated with that portion of the north-south drive adjacent to the RCD, leading from Purefoy Drive to the apartments on the north end of the property along the eastern property line. The pavement itself will not be within the RCD. The grading for the roadway however would extend into the RCD as well as a culvert conveying treated stormwater under the roadway

from Phoenix Place east of the property to the RCD. The only practical means of access from Purefoy Drive to the north end of the St. Paul Village is along the eastern property line. Grading for this access drive can only be accomplished within the RCD and the treated stormwater must be conveyed under the drive to meet stormwater and public safety standards.

#### Relief From Building Heights (LUMO, Section 3.8)

The St. Paul Village is requesting allowance for relief from the maximum building height requirements defined in Section 3.8 of the LUMO. For the R-5 Zoning, the maximum primary height is 39 feet and the secondary height is 60 feet. The Sanctuary will have a steeple that extends beyond the secondary height requirement. We are requesting an exception for the Sanctuary only, as it is the most important building on the campus.

#### Phasing and Timeline for Construction (LUMO, Section 3.5)

The church plans to build the planned development in three phases. Each phase of the project is expected to run from 1 to 3 years, with final build out by the 10<sup>th</sup> year. Construction is intended in each phase in such a way that builds community and allows the church to grow and minister to the community.

As required in Section 3.5 of the LUMO for a planned mixed-use development, there will be built a housing element in each phase of the project, with the two independent living buildings in the first and second phases and the continuing care/assisted living building in the third phase.

Fellowship Hall will be built during the first phase, along with the associated day care and administrative offices and Gymnasium in the Worship Complex. One of independent living buildings and the Memorial Garden will be also be built during the first phase. These elements will begin to reflect the sense of the community as a whole.

Construction of the second independent living building, the Mausoleum, and the Sanctuary, Senior/Teen Center and Rogers Road Historical Museum aspects of the Wellness Center are planned during the second phase. The Worship Complex will be then be complete. The third and final phase of construction will include the Assisted Living/Continuing Care Building, the Health Clinic and the Guest House.

Bus Stop and Shelter: Based upon the phasing and timeline for construction of this project; the phasing of the residential portion in particular, it is proposed that the Town accept a payment in lieu of a bus stop, pad, bench and shelter. The payment-in-lieu amount shall be submitted to the Town prior to the issuance of a Zoning Compliance Permit. If improvements to the bus stop are not completed within 5 years after the issuance of the first Certificate of Occupancy, the original payment shall be returned to St. Paul AME Church.

### Design Development Standards and Sustainability (LUMO, Article 5)

St. Paul Village will meet or exceed the requirements of LUMO Article 5. The facilities will be designed to “protect and conserve environmental resources” throughout the project to extent possible, especially within the existing vegetative buffers along the property lines, the wetland, RCD and Jordan Lake Buffers. The buildings will be designed to “maximize energy efficiency and conservation” to the extent feasible.

We are considering sophisticated and advanced elements of green design for the proposed St. Paul development, such as:

- The use of natural day lighting passive solar heating, with an emphasis on efficient building design and orientation to maximize winter sun and summer shade;
- Green ready building shells;
- The incorporation of energy-efficient lighting,
- The use of recycled building materials,
- Enhanced insulation,
- Air filtering,
- And LED products.

These goals will be reinforced with the associated landscape design as well.

All in all, the St. Paul development could achieve energy efficiency improvements that meet or exceed ASHRAE standards by at least 20%.

***Finding #3: That the use of development is located, designed, and proposed to e operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.***

The property values of contiguous property owners will be enhanced by not only the quality of the St. Paul development and the additional amenities it will provide, but also through the implementation of buffer zones with enhanced landscape plantings. We will make every effort to ensure the existing neighbors’ privacy is maintained and that all wanted and unwanted views are controlled. The existing Rogers Road community will have direct access to St. Paul’s passive recreation areas and open spaces and will also benefit from the sidewalk system and public transportation access.

**Finding #4: *That the use or development conforms with the general plans of the Town as embodied in this Chapter and in the Comprehensive Plan.***

#### General

The St. Paul Village will conform to the general plans for physical development of the Town and for development within the Rogers Road Small Area.

#### **The Comprehensive Plan**

Chapel Hill's Comprehensive Plan outlines Chapel Hill's vision for the community as it develops into the 21<sup>st</sup> century. The plan has twelve major themes:

- Maintain the Urban Services Area/Rural Buffer Boundary
- Participate in the regional planning process
- Conserve and protect existing neighborhoods
- Conserve and protect the natural setting of Chapel Hill
- Identify areas where there are creative development opportunities
- Encourage desirable forms of non-residential development
- Cooperatively plan with the University of North Carolina
- Work toward a balanced transportation system
- Complete the bikeway/greenway/sidewalk systems
- Provide quality community facilities and services
- Develop strategies to address fiscal issues

Section 2.9 – Major Themes – of The Comprehensive Plan describes the need to “protect existing neighborhoods”, to “create and preserve affordable housing opportunities”, and to “work hard toward a balanced transportation system” while providing “quality community facilities and services” and completing the bikeway/greenway/sidewalk systems. All of these elements have been incorporated into the St. Paul Village plan through affordable housing options, community related public services, recreational facilities, and transit, infrastructure and sewer extensions and improvements.

Section 3.0 - Community Character - of The Comprehensive Plan describes the need for the Town of Chapel Hill to maintain the unique character of its communities “in the face of growth and change”. It states that “the social fabric and sense of community” must be preserved. St. Paul's Village is in direct alignment with this goal. Building a community like the St. Paul Village increases a sense of community among its residences, bridging the age groups and connecting adjacent neighboring communities.

Chapter 8.0 – Land Use and Development- of The Comprehensive Plan addresses the need for small area planning. The proposed site is within the Rogers Road neighborhood within the Northwest Area of the Comprehensive Plan. The Rogers Road Small Area Plan Task Force developed such a plan for future development that incorporated the elements of the Comprehensive Plan and the needs of the existing community. Design elements of the St. Paul Village are in agreement with this small area plan as subsequently discussed.

Chapter 9.0 – Natural Environment- of The Comprehensive Plan discusses the need to preserve dedicated areas of open space and greenways and calls for regulations. It also calls protection of the Resource Conservation District, Water Quality District and Watershed Protection Districts, as well as tree protection and design standards. Design standards and regulatory requirements were then incorporated into the Town’s Land Use Management Manual (LUMO). The LUMO calls for all development to be in accordance with four specific findings. These findings as they relate to St. Paul’s Village are presented herein.

### **Rogers Road Small Area Plan**

St. Paul Village is located entirely within the Rogers Road Small Area Plan (RRSAP) area. The Rogers Road Small Area Plan Task Force drafted a land use plan for the area and made recommendations for policies to support the land uses. The RRSAP recommendations included implementation of policies impacting transportation and infrastructure, open space and recreation, design and land use and community preservation to be incorporated into all future development.

Transportation and Infrastructure. The RRSAP calls for bus service, new points of ingress and egress and sanitary sewer extensions to the property.

Bus service currently exists along Rogers Road. The SUP proposes a new bus shelter to serve the residents. There will be three new points of ingress/egress, two along Purefoy Road and one along Rogers Road, which include a bike lane and new sidewalks. In addition, the extension of Road D along the north end of the complex will provide further connection of the area communities and access through a growing street network.

The proposed new sewer extension to the St. Paul Village has been reviewed by OWASA and complies with their requirements to connect with the network proposed by OWASA in the RRSAP.

Open Space and Recreation. The RRSAP calls for active recreation opportunities. The proposed teen/senior center provides ample active recreational areas with the gymnasium, exercise room, and multipurpose rooms. The day care will have an active recreation area as well. Tennis courts provide additional outdoor active recreational space. Sidewalks around the worship complex and the cook out area will also provide other passive recreational areas for residents and visitors.

Design and Land Use. The RRSAP calls for a range of housing types, including affordable housing options, new roads with curb and gutter, and a maximum building height of 45', in order to maintain the community's character. St. Paul provides ample affordable housing options, new roads with curb and gutter. The Village is requesting an exception to the height recommendations to accommodate the Sanctuary as it represents the heart of the community.

Community Preservation. The RRSAP recommends collaboration to rehabilitate declining residential properties in the area while maintaining the historical culture of the community. While the existing mobile homes and abandoned house will be removed from the property, St. Paul Village plans for an historical Museum to be dedicated to the Rogers Road Community. The new complex will provide for affordable, sustainable housing with increased community services to residents and visitors.

### **Summary Statement**

St. Paul AME Church believes that approval of this SUP request has met the requirements defined within the Town of Chapel Hill's LUMO Section 4.5.2 through written evidence presented herein supporting and justifying this request.

The proposed project enhances an area of Chapel Hill within the Rogers Road neighborhood. It provides an extension of new public services and infrastructure to the project area and will serve the community well. St. Paul will be good stewards of the community and the land and will bridge communication through the generations it serves. St. Paul respectfully requests approval of this Special Use Permit so that it may continue to extend and improve its ability to serve its congregation, the greater community and the Town of Chapel Hill.