

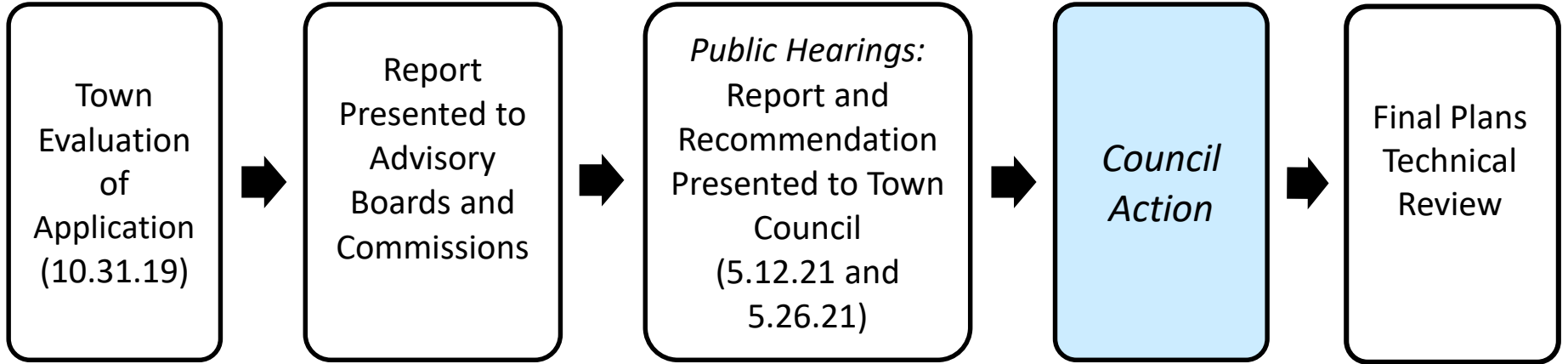


Aura Development, 1000 Martin Luther King Jr. Blvd. Conditional Zoning

June 16, 2021

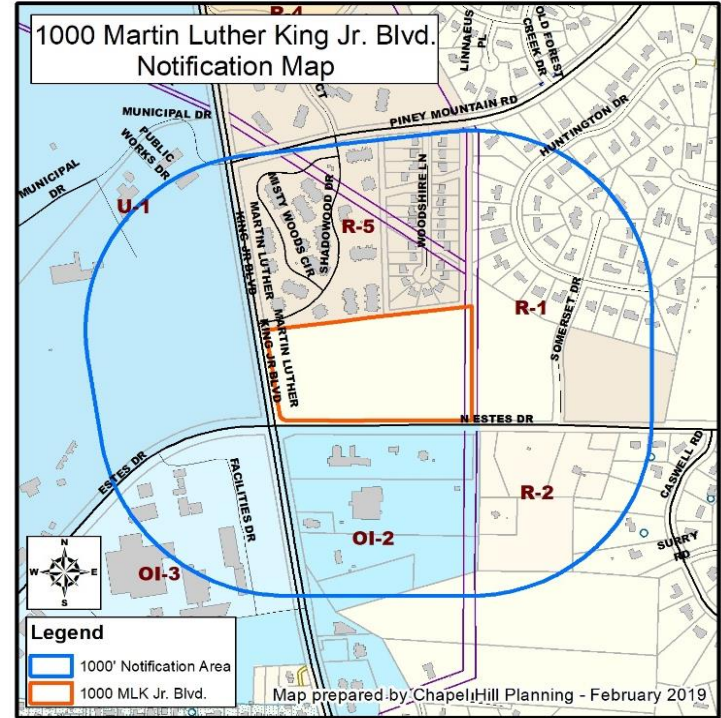
- Consider adoption of Resolution 7, Resolution of Consistency with Comprehensive Plan
- Consider enactment of Revised Ordinance 2, Approving the Development

Aura– Process



Aura– Project Summary

- 16.2 acre site
- Conditional Zoning
 - Currently R-1
 - Proposing Office/Institutional-3-CZD (OI-3-CZD)
- Construct
 - 419 residential units
 - 15,000 sq ft of commercial
 - 66.1% of impervious (466,092 sq. ft.)



Aura– Location



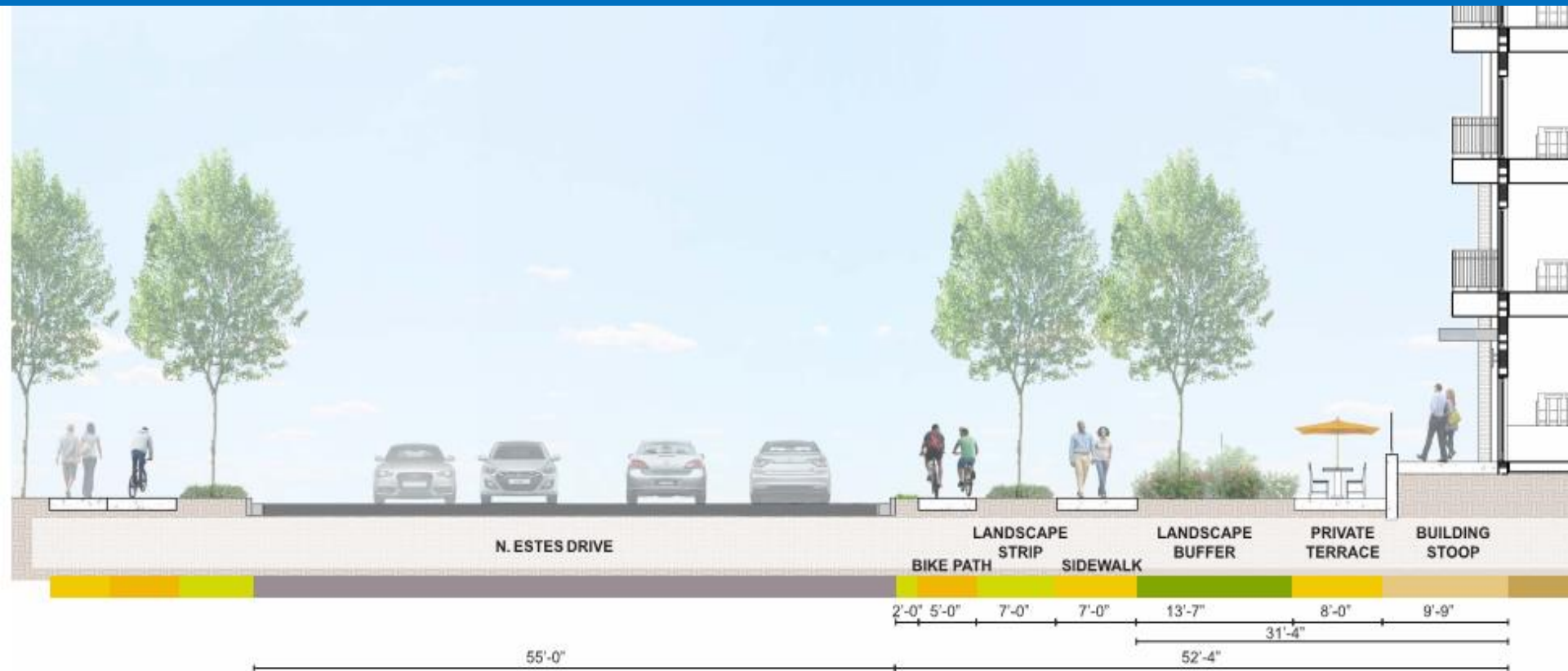
Aura– Key Considerations

- Traffic
- Estes Drive Cross Section
- Decoupling Parking
- Martin Luther King Jr Blvd median
- Stormwater
- Affordable Housing

Aura– Traffic



Aura - Estes Drive Cross-Section



3 SECTION F
1/8" = 1'-0"

Aura - Estes Drive Cross-Section

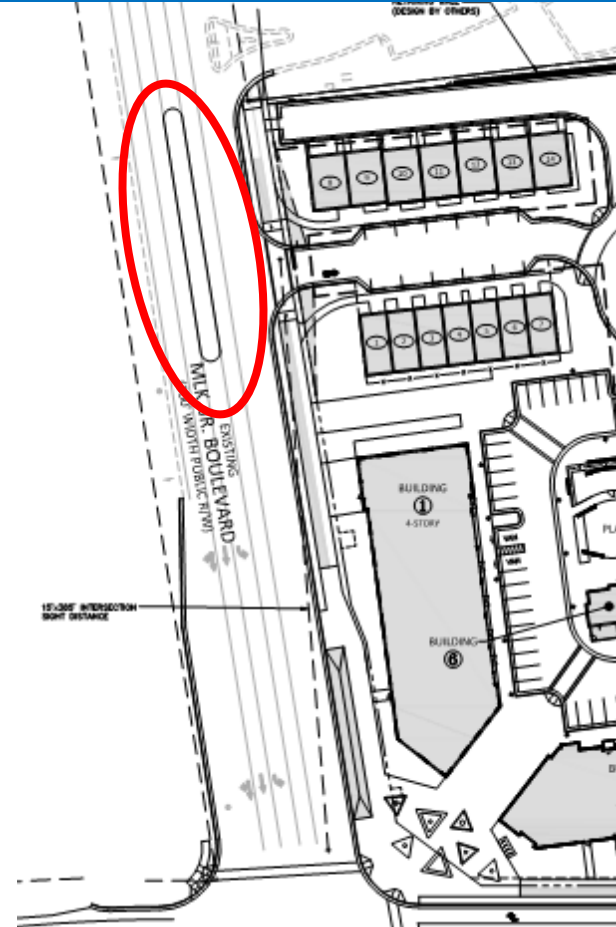
#17. Estes Drive Bicycle-Pedestrian Improvements: Prior to issuance of a Zoning Compliance Permit, the developer shall continue to coordinate with Town staff and design consultant on the construction management plan and traffic management plan for Aura Development in relation to those of the Estes Drive Connectivity Project to avoid conflict and maximize efficiency. The developer shall continue to coordinate and communicate with Town staff and design consultant to show accurate alignments, dimensions, and design details for multi-use path, bicycle lane, and roadway along Estes Drive on the site plan sheets. This coordination includes widening the four westbound lanes on Estes Drive from ten (10) feet to eleven (11) feet. Final design and construction must be approved by the Town Manager and NCDOT.

- 5 foot bicycle lane
- minimum 6 foot planting strip with landscaping;
- 8 foot sidewalk

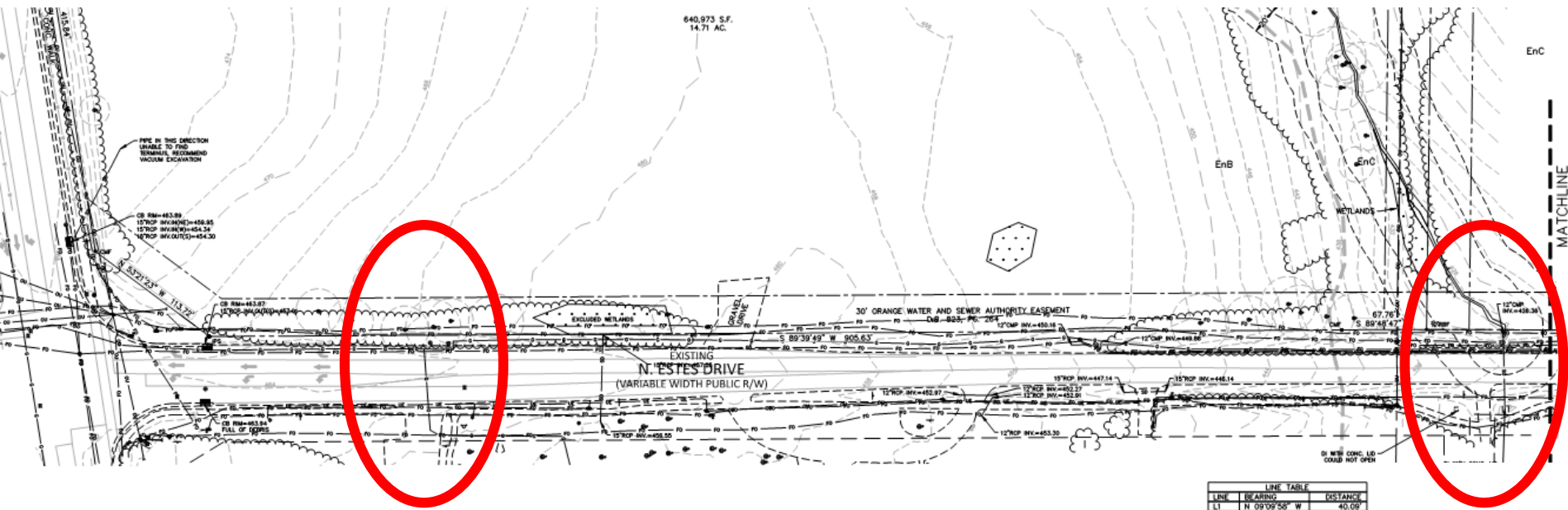
Prior to issuance of a Zoning Compliance Permit, the developer will work with Town staff on bicycle and pedestrian flow at and approaching the corner plaza to ensure safe and accessible movements for all users. Measures shall include varying paving materials, tactile warning surfaces, pavement markings, and signage as appropriate.

#19. Parking Space Rental: The developer shall rent the parking spaces, available only to Aura residents and visitors, separately from apartment rental leases. Vehicle parking spaces shall be offered to Aura residents at an additional per month rate. Prior to a Zoning Final Inspection, a lease example shall be provided to the Town for review and approval.

Aura– Martin Luther King Jr Blvd



Aura– Stormwater



#30. Stormwater Management Plan: This applicant shall provide a stormwater impact analysis demonstrating that post-development peak flows for the 50-year and 100-year storm events do not exceed the pre-development peak flows for the site at each point of analysis.

Aura– Affordable Housing

- 8 affordable townhomes at 80% AMI
 - Exterior indistinguishable from market rate units
 - Garage spaces
- 29 affordable rental units for 30 years
 - 9 at 80% AMI
 - 20 at 65% AMI



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