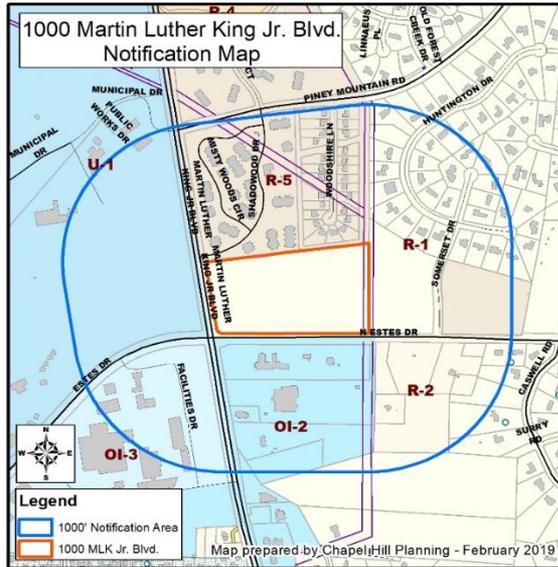




Aura Development, 1000 Martin Luther King Jr. Blvd. Conditional Zoning

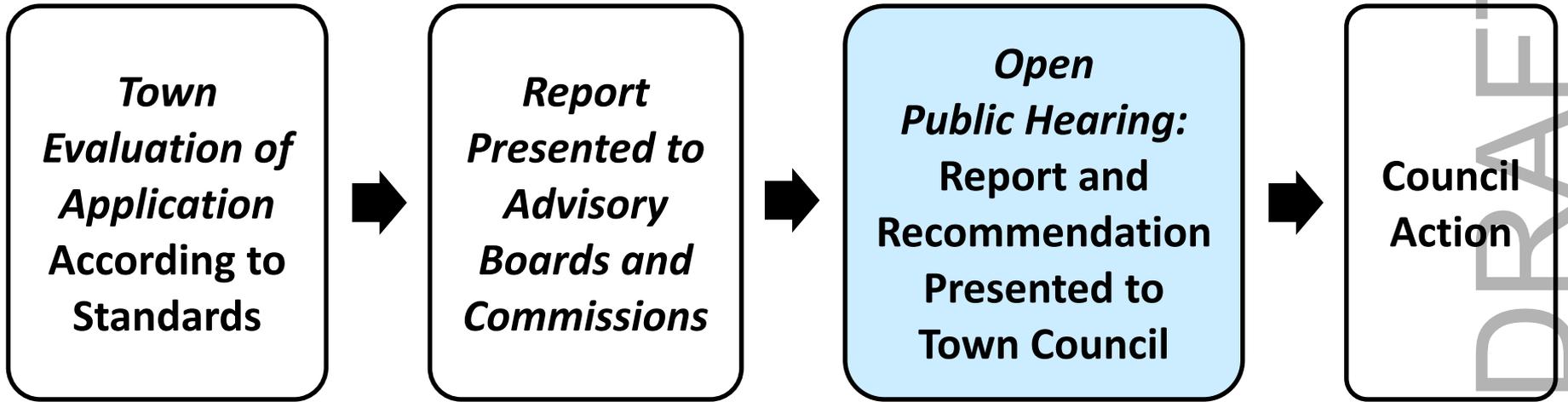


May 12, 2021

DRAFT

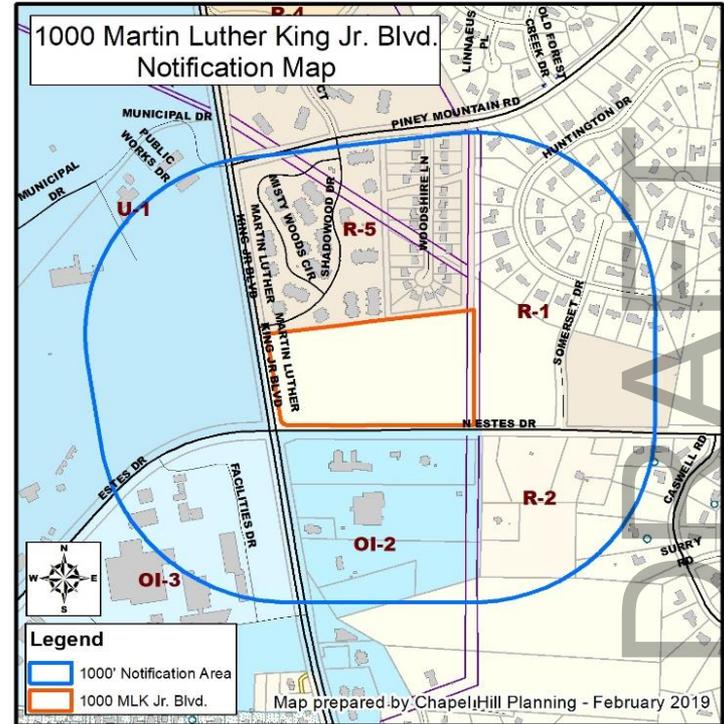
- Open the Public Hearing, receive comments, and continue the Public Hearing to the May 26, 2021 Council meeting.
- Comments may also be shared to planning@townofchapelhill.org

DRAFT



Aura– Project Summary

- 16.2 acre site
- Conditional Zoning
 - Currently R-1
 - Proposing Office/Institutional-3-CZD (OI-3-CZD)
- Construct
 - 418 residential units
 - 15,000 sq ft of commercial



Aura – Site Plan



DRAFT

- May 12 - Public Hearing
- May 26 – Public Hearing cont.
- June 16 – Tentative action

DRAFT

Existing Conditions – Central West Small Area Plan

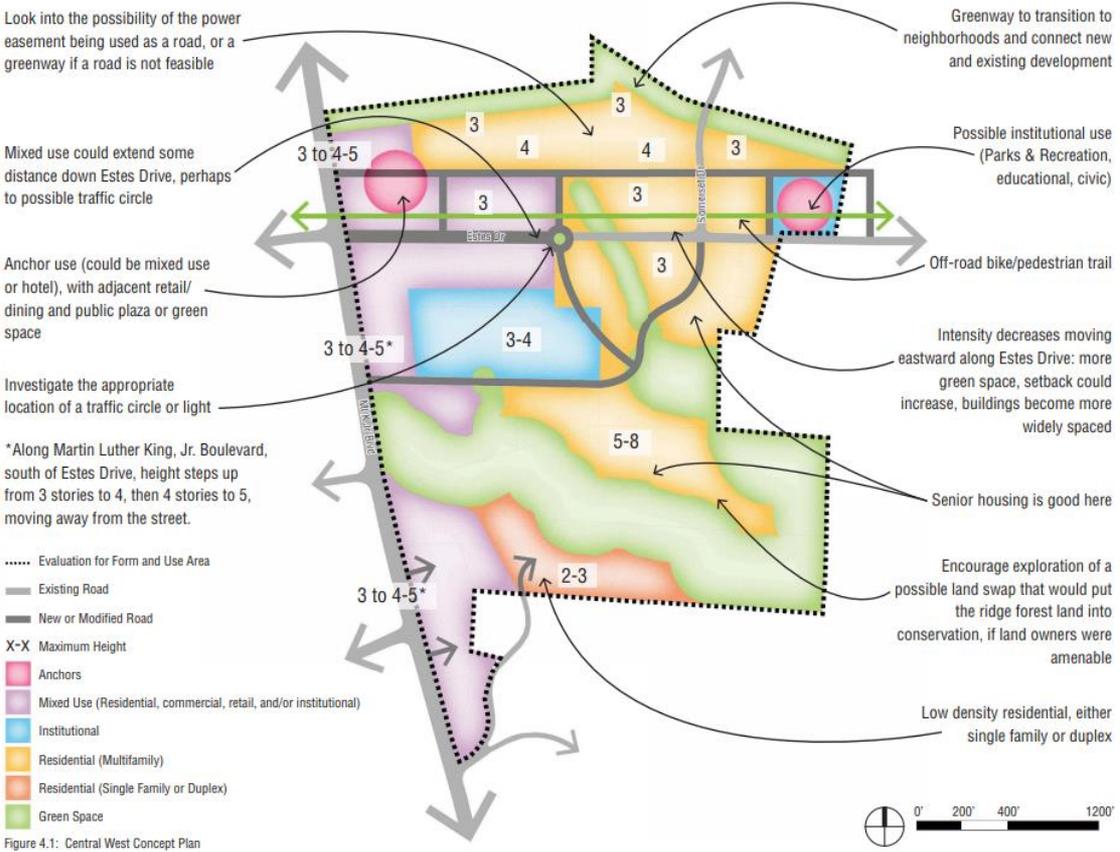


Figure 4.1: Central West Concept Plan

DRAFT

Existing Conditions – Central West Small Area Plan

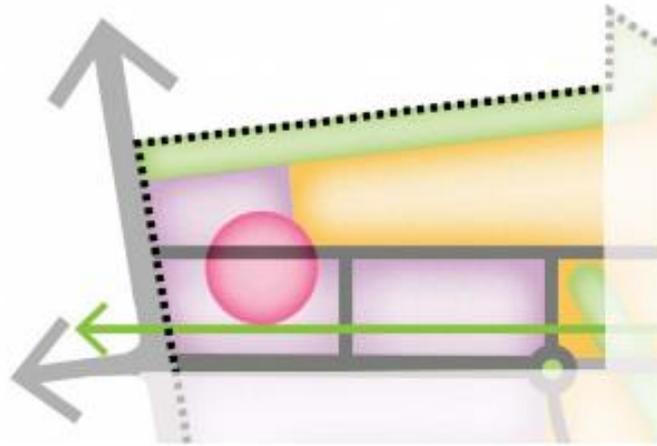


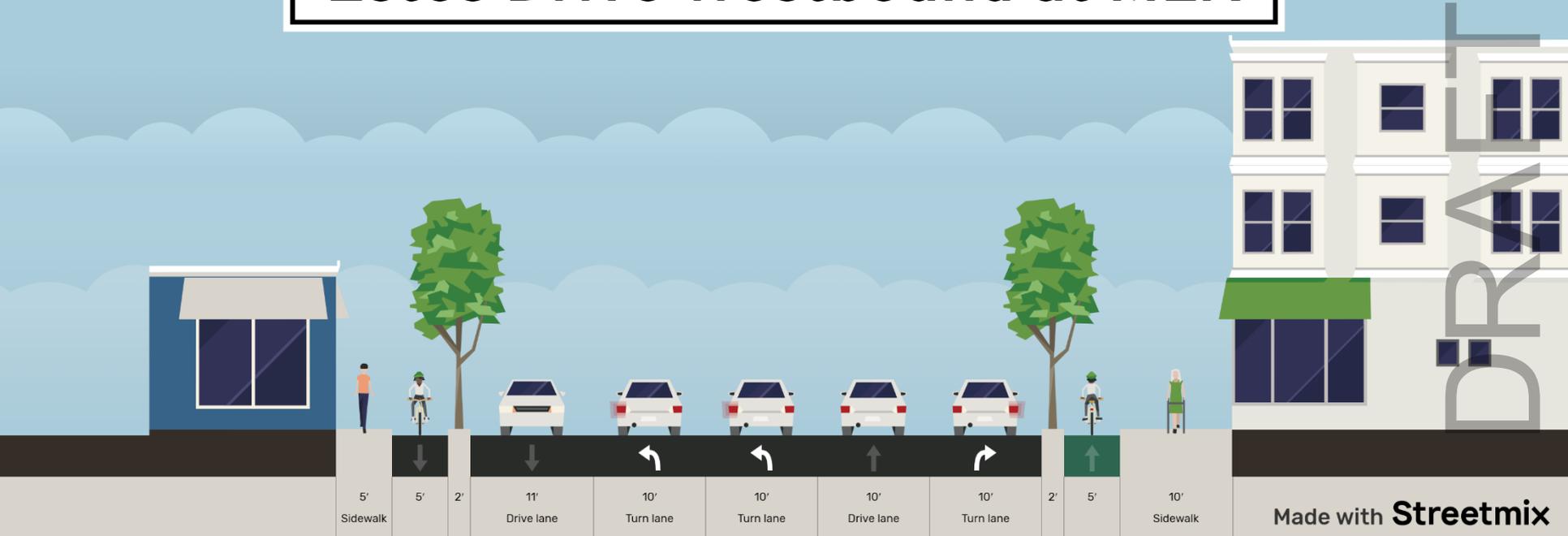
Figure 4.4: The Northwest Quadrant

Use	Total
Residential (units)	175
Office (square feet)	40,000
Retail (square feet)	20,000
Hotel (square feet)	65,000
Commercial (square feet)	20,000

Table 4.2: Northwest Quadrant – Residential Units and Floor Area by Land Use

DRAFT

Estes Drive Westbound at MLK



Made with **Streetmix**

The applicant is requesting the following modifications to regulations:

- Reduced foundation landscaping standards
- Modified perimeter buffer standard

DRAFT

University Place– Recommendations

Boards/Commissions	Recommendation	Conditions/Comments
Community Design Commission	Approval with Conditions	Elevation approval, northern buffer, building elevations
Transportation and Connectivity Board	Denial	Parking spaces, traffic impacts, goals of Central West Plan
Housing Advisory Board	Approval	
Environmental Stewardship Advisory Board	Denial	Stormwater and traffic concerns
Planning Commission	Approval with Conditions	Affordable housing, tree canopy coverage, impervious surface, increase in commercial

DRAFT

- Open the Public Hearing, receive comments, and continue the Public Hearing to the May 26, 2021 Council meeting.

DRAFT