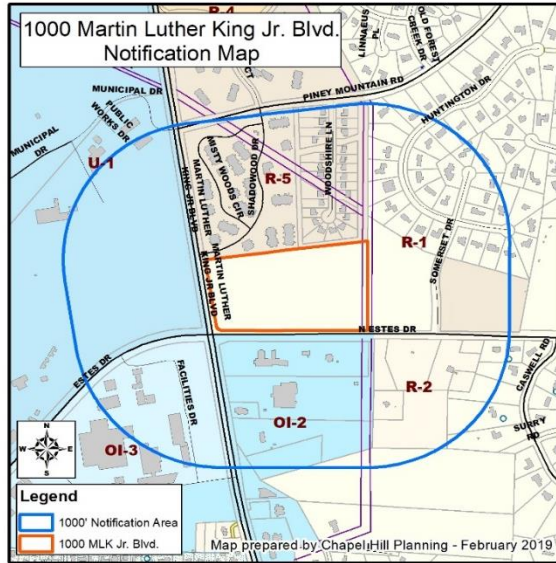




# Aura Development, 1000 Martin Luther King Jr. Blvd. Conditional Zoning

DRAFT

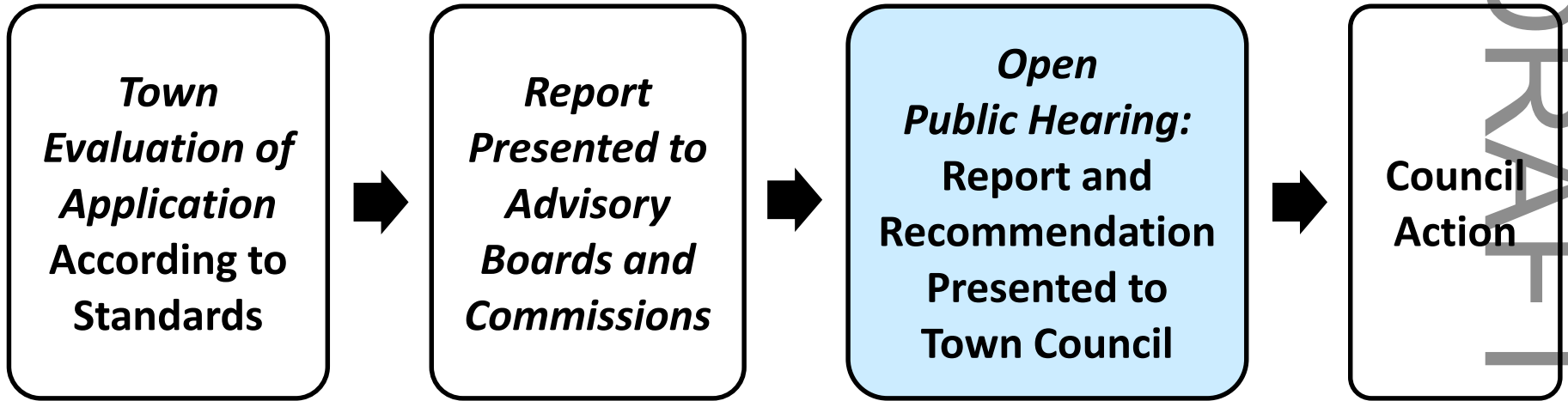


May 26, 2021

## Aura– Recommendation

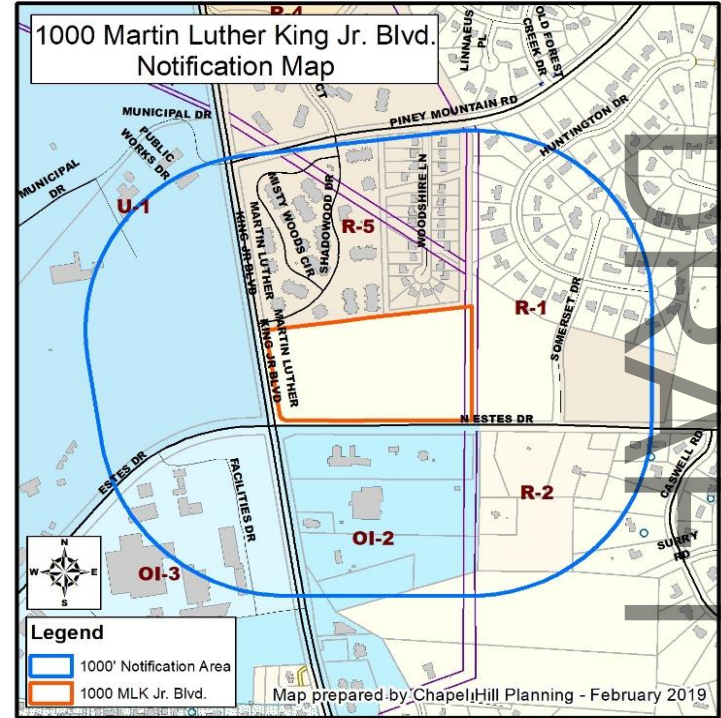
- Continue the Public Hearing, receive comments, close the public hearing and continue to receive comments for 24 hours
- Comments may also be shared with [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)
- Motion to consider the application at the June 16, 2021 meeting.

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– Location





# Aura – Site Plan



DRAFT

The applicant is requesting the following modifications to regulations:

- Reduced foundation landscaping standards
- Modified perimeter buffer standard

DRAFT



# Aura Development– 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	Approval with Conditions	Stormwater and traffic concerns
Planning Commission	Approval with Conditions	Affordable housing, tree canopy coverage, impervious surface, increase in commercial

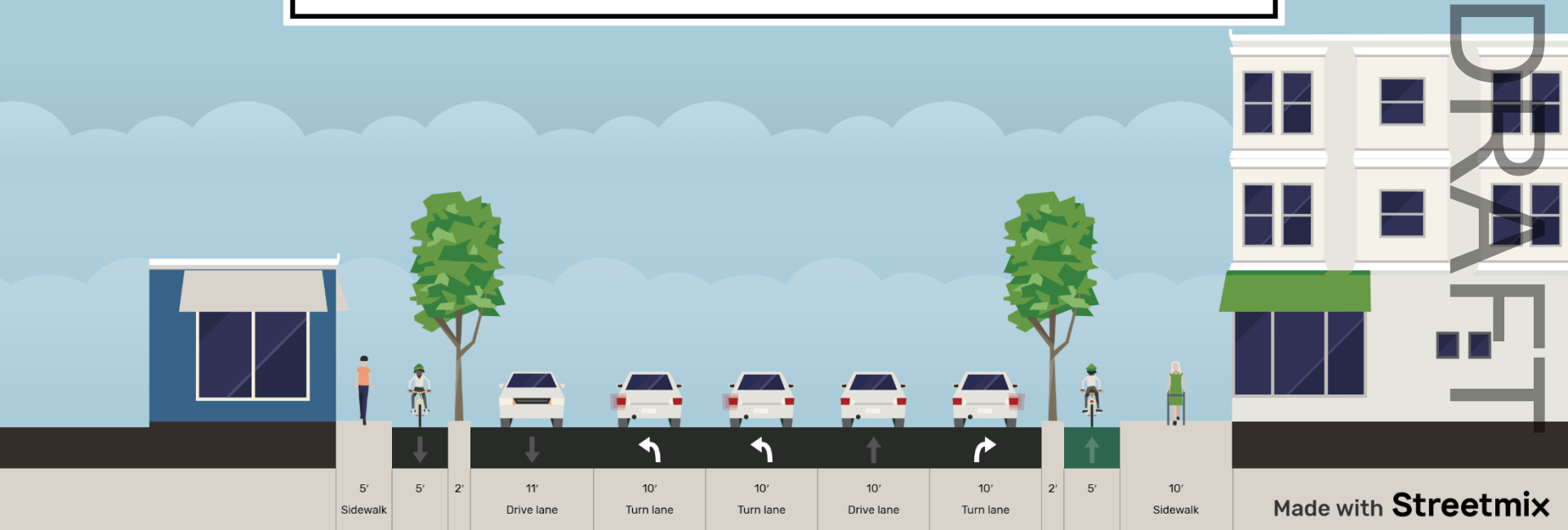
DRAFT

## Aura– Recommendation

- Continue the Public Hearing, receive comments, close the public hearing and continue to receive comments for 24 hours
- Comments may also be shared with [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)
- Motion to consider the application at the June 16, 2021 meeting.

DRAFT

## Estes Drive Westbound at MLK



Made with **Streetmix**