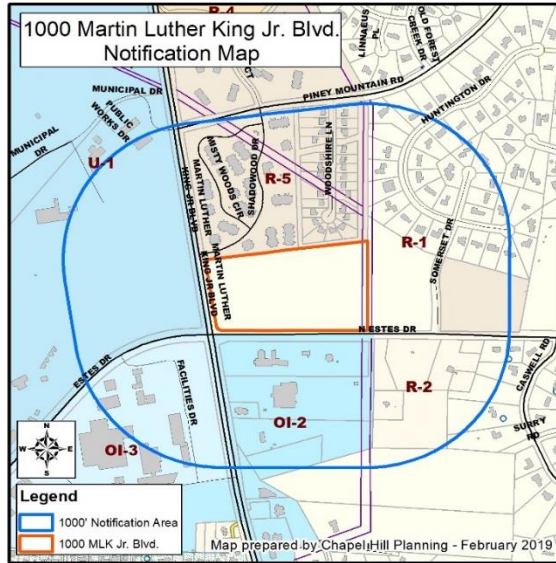


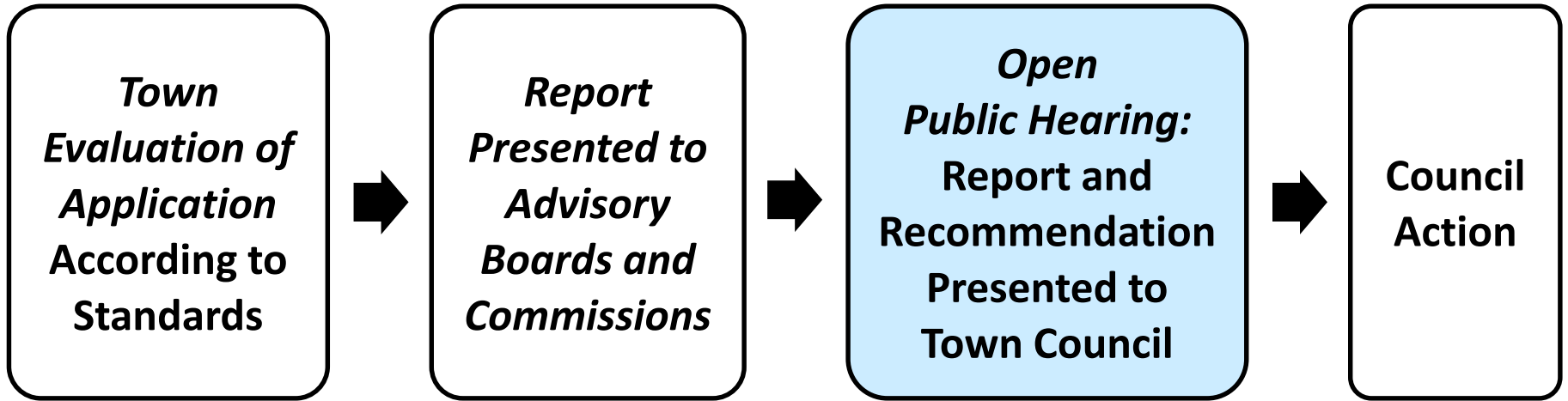


# Aura Development, 1000 Martin Luther King Jr. Blvd. Conditional Zoning



May 12, 2021

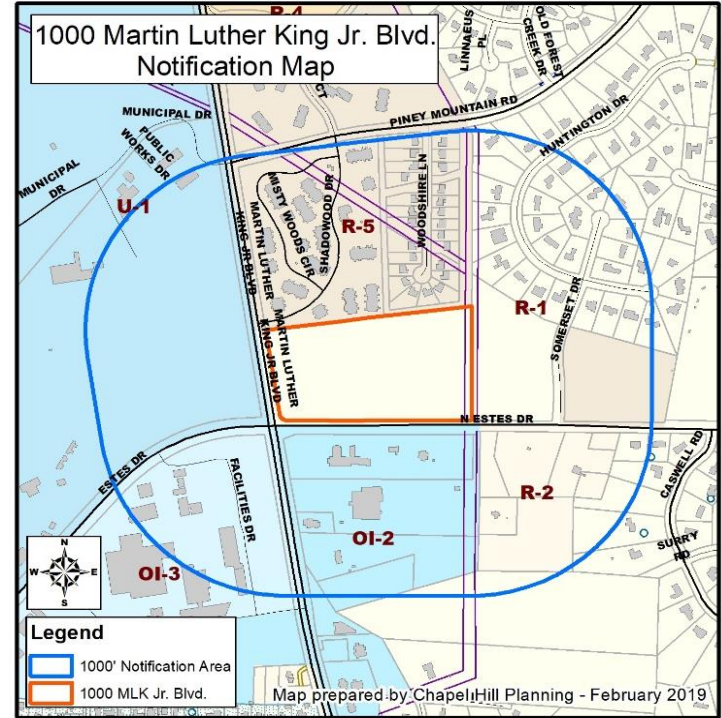
- Open the Public Hearing, receive comments, and continue the Public Hearing to the May 26, 2021 Council meeting.
- Comments may also be shared with [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)



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

# 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



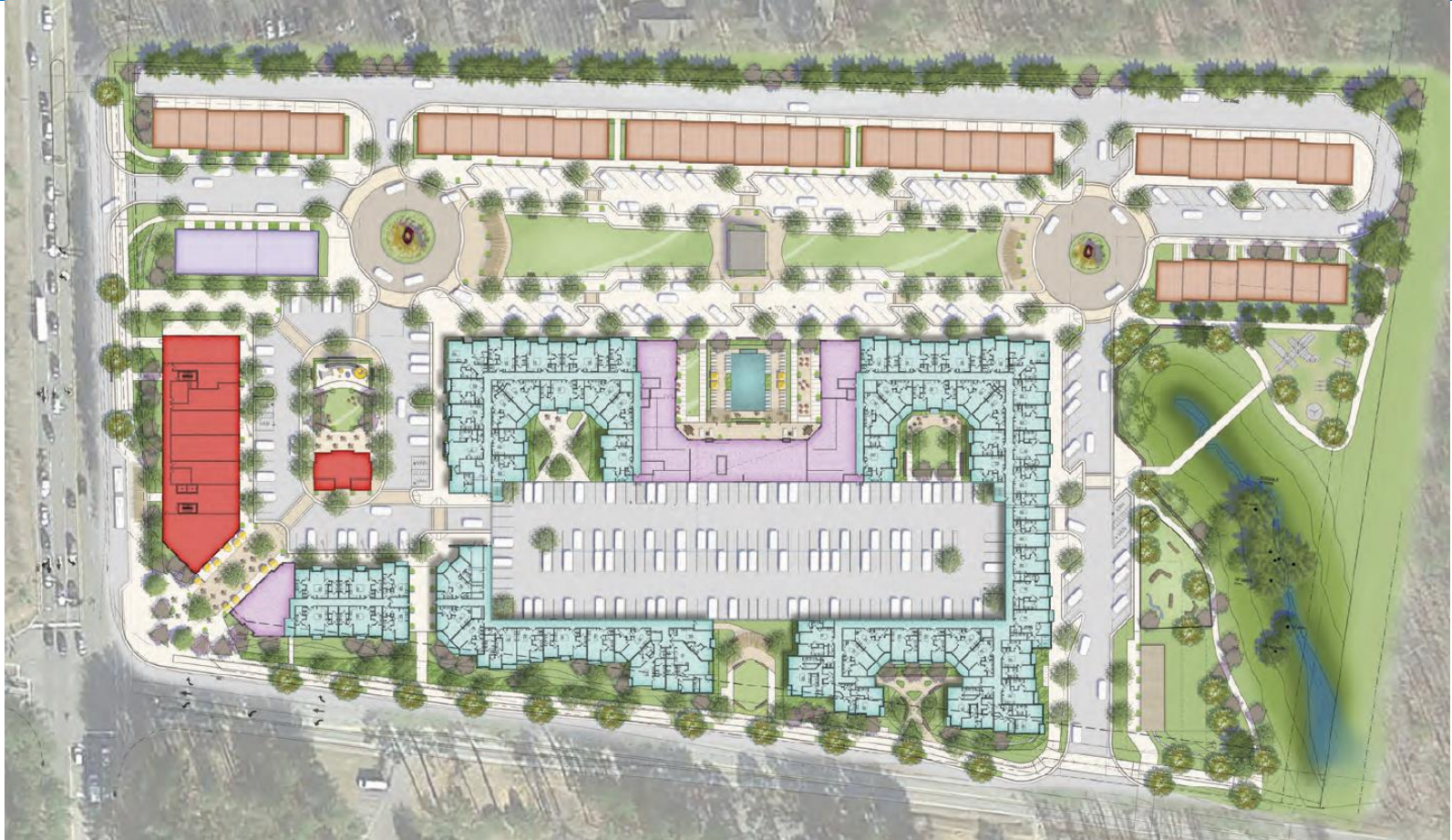
# Aura— Location



# Aura Chapel Hill – Existing Conditions



# Aura – Site Plan





# Existing Conditions – Central West Small Area Plan

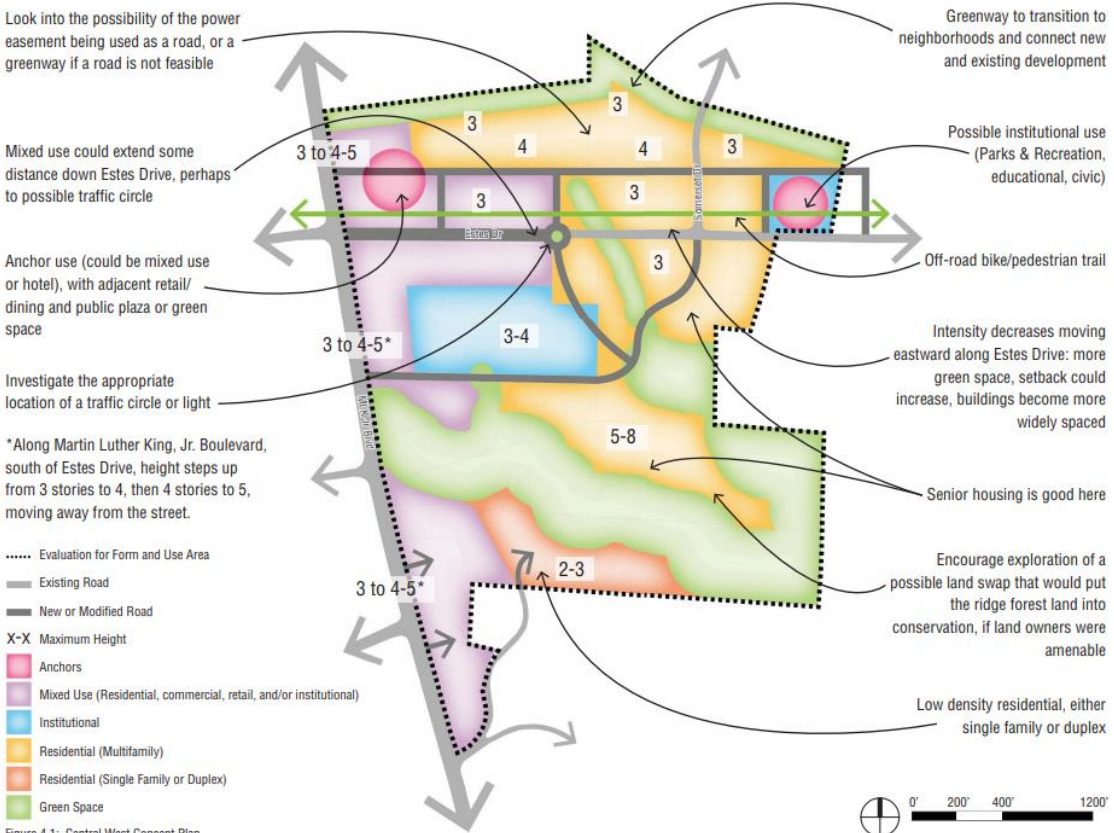


Figure 4.1: Central West Concept Plan

# Existing Conditions – Central West Small Area Plan

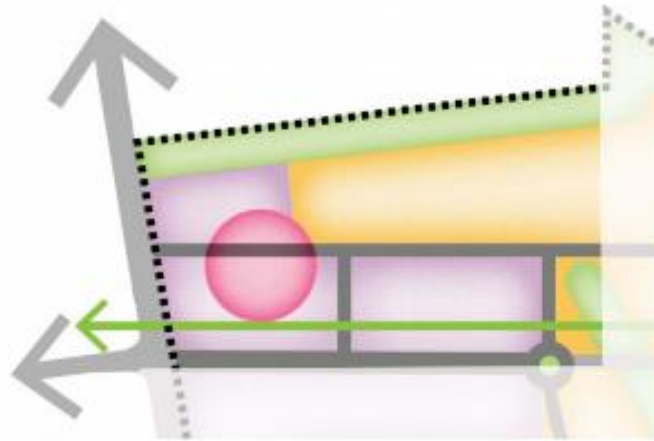
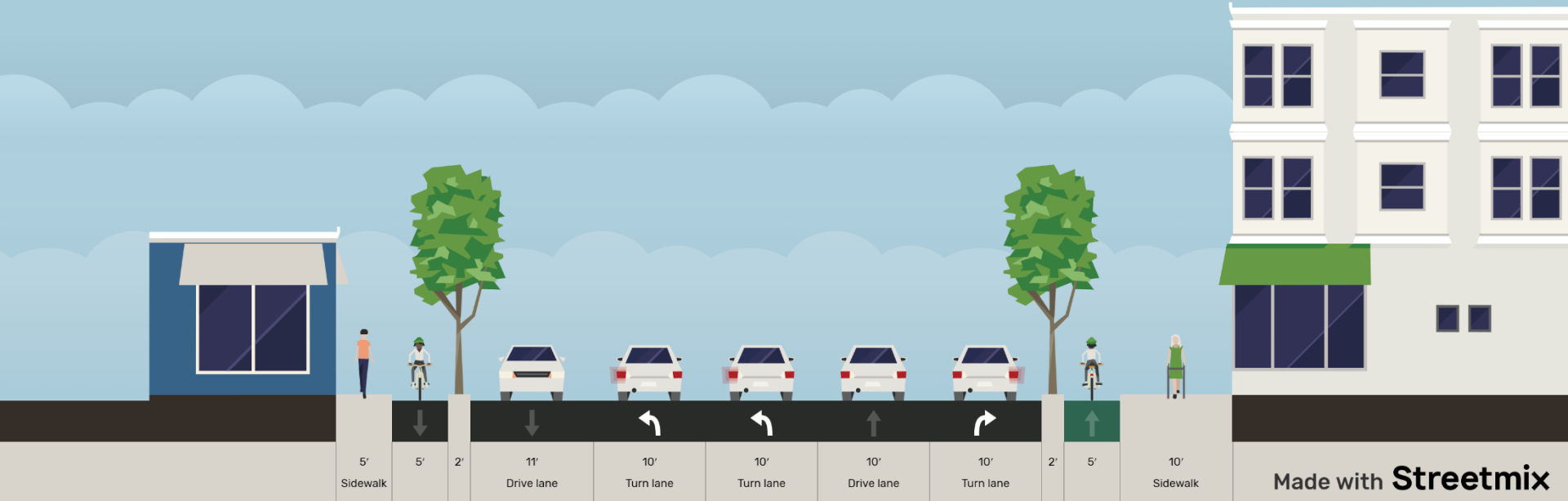


Figure 4.4: The Northwest Quadrant

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

## 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

# 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

DATE	EVENT
11/16/2020	Public Information Meeting
2/10/2021	Traffic Information Meeting
3/29/2021	Town-wide Traffic Model Meeting
3/30/2021	Aura Traffic Model Meeting
5/3/2021	Council Special Meeting

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