



**CONCEPT PLAN REVIEW: Aura Chapel Hill, 1000 Martin Luther King Jr. Blvd. (Project #20-008)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Judy Johnson, Interim Planning Director  
 Michael Sudol, Planner II

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| <b>PROPERTY ADDRESS</b><br>1000 Martin Luther King Jr. Blvd. | <b>DATE:</b><br>May 6, 2020 | <b>APPLICANT</b><br>Dan Jewell / Coulter Jewell Thames, PA on behalf of Trinsic Residential Group |
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**STAFF’S RECOMMENDATION**

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

**PROCESS**

The Council has the opportunity tonight to hear the applicant’s presentation, receive input from the Community Design Commission and Housing Advisory Board, hear public comments, and offer suggestions to the applicant.

- Because this is a Concept Plan submittal, statements by individual Council Members this evening do not represent a commitment on an official position should the applicant submit a formal application.
- The Community Design Commission reviewed a concept plan for this site on February 25, 2020.
- The Housing Advisory Board reviewed a concept plan for this site on March 10, 2020.

**DECISION POINTS**

- A Special Use Permit (SUP) modification and rezoning would typically be required with the submission of a formal application. Alternatives include Conditional Zoning or a Development Agreement.

Staff advised the applicant to discuss their preferred process with the Council tonight.

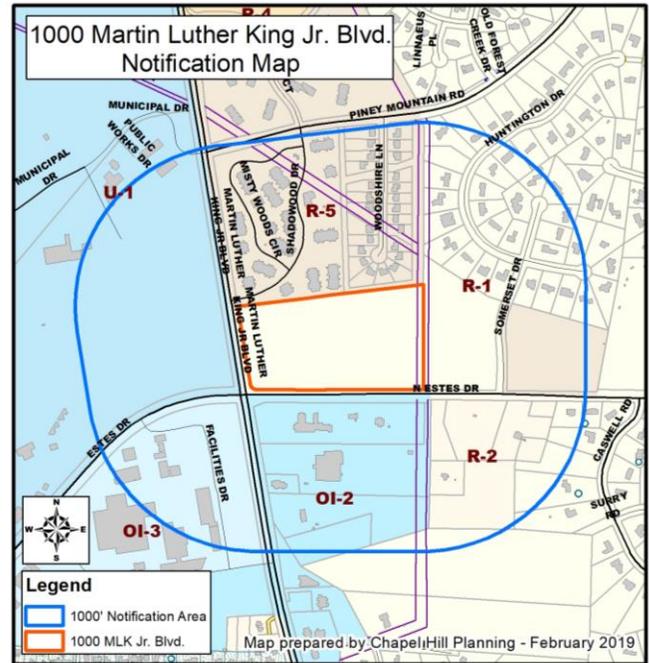
**PROJECT OVERVIEW**

The Concept Plan proposes construction of a Mixed-Use development that includes residential (townhomes and apartments) with commercial uses and amenities. Up to 505,700 square feet of floor area is proposed, including 395 dwelling units.

The 14.8 acre-site is currently zoned Residential-1 (R-1) and the applicant proposes rezoning it to Office/Institutional-3 (OI-3). Airport Hazard Overlay Districts B and C, associated with the Horace Williams Airport, also affect the site. Per an ordinance passed by the Council on November 23, 2015<sup>1</sup>, the Airport Hazard Overlay will be repealed following the full closure of the airport. The airport is still used by UNC Hospital Air Care but permanently closed for public use.

The site was timbered in June 2018. North Carolina General Statute 160A-458.5 allows the Town to deny a building permit or refuse to approve a site plan or subdivision for a period of three years following a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under the Town’s ordinance.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Resolution
2. Draft Staff Presentation
3. Community Design Commission Comments from February 25, 2020
4. Housing Advisory Board comments from March 10, 2020
5. Application
6. Developer’s Program and Statements
7. Response to Submittal Questions
8. Plan Set

<sup>1</sup> [https://library.municode.com/nc/chapel\\_hill/ordinances/code\\_of\\_ordinances?nodeId=834923](https://library.municode.com/nc/chapel_hill/ordinances/code_of_ordinances?nodeId=834923)