

03-22-2023 Town Council Meeting

Responses to Council Questions

ITEM #21: Concept Plan Review: Aura South Elliott, 200 S. Elliott Road

Council Question:

How large is the plot of land that the applicant is considering dedicating for affordable housing? Approximately how many units are contemplated for this site/what is its likely capacity? Would the applicant provide financial assistance in developing affordable housing on this plot or just the land?

Staff Response:

The parcel making up the site that is furthest to the west is 0.72 acres in area. The applicant has indicated that their current approach is to include affordable apartment units within the multifamily building, rather than on the separate parcel. Affordable units would be indistinguishable from the market-rate multifamily units, similar to the Aura Chapel Hill project. The quantity of affordable units is still being contemplated as part of the potential redevelopment. The applicant is currently contemplating the 0.72-acre parcel as tree preservation land in lieu of a standalone affordable housing concept.

Council Question:

Approximately how many spaces are planned for the deck? Would this deck be used for affordable housing residents?

Staff Response:

The applicant indicates they anticipate a development program with 1.5 parking spaces per residential unit, inclusive of the affordable units within the building.

Council Question:

Do the Blue Hill design guidelines apply to this project?

Staff Response:

Under the existing zoning of the site, or under rezoning to a Conditional Zoning district, the Blue Hill Design Guidelines would not apply. The Design Guidelines would only apply to this project (and would be administered through Community Design Commission review) if the site was rezoned to a Blue Hill Zoning District such as WR-7 or WX-7. After discussions with Planning staff, it is the applicant's intent for this project is to pursue a Conditional Zoning application.