



Aura Chapel Hill Mixed-Use @ 1000 Martin Luther King Jr. Blvd.

Concept Plan Submittal

Chapel Hill, NC

2.28.2020

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:

➤ Small Area Plan	<i>Yes – Central West</i>
➤ Overlay Zone / NCD	<i>Yes if AHC is amended</i>
➤ Study Area:	<i>Yes -Central West Small Area Plan</i>
➤ Land Use Plan	<i>Yes-2020 Plan Future Focus Area 3</i>

2. Would the proposed project comply with the Land Use map? *Zoning Map Change requested. The Central West Plan is not consistent with the current zoning or Land Use Map*

3. Would the proposed project require a rezoning? *Yes*

4. What is the proposed zoning district? *OI-3*

5. Would the proposed project require modifications to the existing regulations? *Yes – Buffers, potentially RCD*

6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)? *Scheduled*
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options? *Scheduled*
 - Is the project for ownership or rental? *Rental*

7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site) *Potential RCD, minor steep slopes*

8. Has the applicant addressed traffic impacts? Traffic and circulation issues? *TIA in Process*

9. Has the applicant discussed the project with adjacent neighbors? *Yes – neighborhood meeting on 2/3*