

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION: AURA DEVELOPMENT

May 4, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: Melissa McCullough moved and John Rees seconded a motion to recommend that the Council approve the Resolution of Consistency.

Vote: 9 – 0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Melissa McCullough, John Rees, Louie Rivers, Buffie Webber, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: John Rees moved and Elizabeth Losos seconded a motion to recommend that the Council approve Ordinance A with the following conditions:

1. Allow administrative approval of up to a 100% increase in commercial square footage over what is currently proposed.
 - Do not allow more than the standard administratively approved 10% reduction.
2. Require that all affordable housing be offered at 65% AMI – provided this does not result in a reduction of the total number of affordable units currently proposed.
3. Provide open space that could be repurposed as a bike share docking station area near the BRT station in the future.
4. Provide a minimum 40 percent tree canopy and increase open space wherever possible.
5. Remove any unnecessary impervious surface and use pervious pavement (or other treatments) wherever possible.
6. Remove any unnecessary parking spaces, ideally reducing the average to 1.2 spaces per unit.

Vote: 8-1

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Elizabeth Losos, Melissa McCullough, John Rees, Louie Rivers, Buffie Webber, Stephen Whitlow

Nays: Neal Bench

Prepared by: Michael Everhart, Chair
Judy Johnson, Planning

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT 1000 Martin Luther King Jr. Blvd. (AURA)

March 29, 2021

Recommendation: Approval Approval with Conditions Denial

Motion: Ted Hoskins moved and John Weis seconded a motion to recommend approval of Ordinance A for the project, with the following conditions:

1. That Council add 'and approve' to the standard stipulations regarding review of building elevations and site lighting plans.
2. That Council add a stipulation to Ordinance A for the CDC to review and approve the northern buffer.
3. That the applicant revise the proposed building elevations to have a lighter feel.

Vote: 3-2

Yeas: Ted Hoskins
Megan Patnaik
John Weis

Nays: Christine Berndt
Susan Lyons

Recusal Note: The CDC recused Susana Dancy from participating in this recommendation due to her consulting role for the project developer.

Prepared by: Adam Nicholson, Senior Planner

HOUSING ADVISORY BOARD

May 11, 2021

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION AURA DEVELOPMENT APPLICATION 1000 MARTIN LUTHER KING JR BOULEVARD

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Dustin Mills seconded by Mary Jean Seyda, that the 1000 Martin Luther King Blvd Development (Aura) Application be recommended for approval by the Town Council with the condition that the applicant will determine a path that will allow some amount of affordable homeownership opportunities on site. As a concession there could be a reasonable reduction in the number of total affordable housing units on site.

Vote: 5-1

Ayes: Sue Hunter (Chair), Dustin Mills (Vice-Chair), Dawna Jones, Laura Cowen, Mary Jean Seyda

Nays: Mark Shelburne

Prepared by: Sue Hunter, Housing Advisory Board Chair
Emily Holt, Staff

HOUSING ADVISORY BOARD
March 9, 2021

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION
AURA DEVELOPMENT APPLICATION
1000 MARTIN LUTHER KING JR BOULEVARD

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Dustin Mills seconded by Mark Shelburne, that the 1000 Martin Luther King Blvd Development (Aura) Application be recommended for approval by the Town Council. The motion carried by a unanimous vote.

Vote: 5-0

Ayes: Sue Hunter (Chair), Dustin Mills (Vice-Chair), Anne Hoole,
Laura Cowen, Mark Shelburne

Nays:

Prepared by: Sue Hunter, Housing Advisory Board Chair
 Nate Broman-Fulks, Staff

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING LOCATED AT 1000 MLK JR BVLD AND 850 ESTES DR

March 18, 2021

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Bruce Sinclair moved and Lucy Vanderkamp seconded a motion to recommend that the Council approve the conditional zoning for a mixed used development containing office, retail, multi-family residential and amenity spaces called “Aura”, located at 1000 MLK Jr Blvd and 850 Estes Dr., with the following conditions and special considerations.

Vote: 6-4

Aye: Chair Maripat Metcalf, Vice-Chair Adrienne Tucker, Thomas Henkel, Marirosa Molina, Bruce Sinclair, and Lucy Vanderkamp

Nay: Grace Elliott, Julie Gras-Najjar, Julie McClintock, and Noel Myers

Reasons Cited for Voting Against:

- Grace Elliott: concerns about traffic and lacking certainty that conditions will be met
- Julie Gras-Najjar: concerns about a lack of pertinent information
- Julie McClintock: concerns about reviewing a project ahead of understanding traffic impacts in the context of the new Town-wide traffic mode
- Noel Myers: concerns about traffic, stormwater, and lack of pertinent information

Conditions:

- Provide Council with a detailed stormwater management plan, ensuring that the NCDOT culvert has adequate capacity
- Ensure zero stormwater runoff to neighbors on the northeastern side of the property, with some form of recourse if the standard is not met (e.g. stormwater bond)

- Provide a detailed landscaping plan, ahead of the Council's review of a buffer modification, that includes number of trees, species, and location

Special Considerations:

- Model 50, 75, 100-year storm events to ensure that the on-site stormwater infrastructure can meet capacity needs
- Add solar as part of initial construction, which could help the project meet the AIA 2030 standards
- Assess environmental health outcomes, both acute and larger
- Meet the Council's energy policy regarding 20% better performance than ASHRAE 90.1
- Allow the ESAB to review the project a second time once there are more details regarding: landscaping, traffic, stormwater

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION

Aura

(Project #20-074)

April 5, 2021

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Rudy Juliano moved, and Brian Hageman seconded, to recommend denial of the conditional zoning application. The Board wanted to include the following reasons for denial:

- The development does not reflect the goals of the Central West Small Area Plan
- The development does not meet the transit priority goals of the Town due to the number of parking spaces and the increase in single occupancy vehicle trips
- The project will exacerbate existing pedestrian and bicycle safety issues due to the increase in traffic on Estes Drive and Martin Luther King Jr. Blvd., and thus is not in line with the Road to Zero pedestrian safety goals of the Town.
- The traffic impact analysis and the Townwide traffic model do not reflect the current reality and lived experience of drivers on Estes Drive, nor do they take a holistic view of traffic on Estes Drive, including the future development of other surrounding parcels. The traffic model needs to be validated.
- The Estes Drive site access is a major safety hazard and should be right-in-right-out.

Vote: 5-0

Ayes: Susanne Kjemtrup-Lovelace, Rudy Juliano, Brian Hageman, Denise Matthews, Katie Huges

Nays:

Prepared by:

Susanne Kjemtrup-Lovelace, Vice-Chair, Transportation and Connectivity Advisory Board
Bergen Watterson, Transportation Planning Manager