



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
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)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or 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)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789359617 Date: 1-28-20

Section A: Project Information

Project Name: Aura Chapel Hill

Property Address: 1000 Martin Luther King Jr. Blvd. Zip Code: 27514

Use Groups (A, B, and/or C): A, B, and C Existing Zoning District: R-1

Project Description: Mixed Use: Residential (Townhome and Apartments) with Commercial Uses and Amenities

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames, PA

Address: 111 W. Main St.

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: DJewell@cjtpa.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Trinsic Residential Group Ryan Stewart

Address: c/o 111 W. Main St.

City: Durham State: NC Zip Code: 27701

Phone: 919.884.7395 Email: rstewart@trinsicres.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____



Concept Plan Overview

Site Description	
Project Name	Aura Chapel Hill
Address	1000 Martin Luther King Jr. Blvd.
Property Description	Vacant
Existing Land Use	Vacant
Proposed Land Use	Mixed Use: Residential (Townhomes and Apartments), Retail, & Amenities
Orange County Parcel Identifier Numbers	9789359617
Existing Zoning	R-1
Proposed Zoning	OI-3
Application Process	CZ/ZCP
Comprehensive Plan Elements	
Overlay Districts	Airport Hazard District (AHC & AHB), Resource Conservation District

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density		Mixed Use and up to 505,700 SF / 395 Units	
Sec 3.8	Net Land Area	644,627 SF 14.8 AC	644,627 SF 14.8 AC	
Sec 3.8	Gross Land Area	709,090 SF 16.278 AC	709,090 SF 16.278 AC	
Sec. 3.8	Dimensional Standards	Street = 0' ,Solar = 0' Interior = 0' S&W, 14' E, 6' N	Same	
Sec. 3.8	Floor area	0.566	Up to 0.566 Plus inclusionary zoning density bonus	
Sec. 4.5.6	Modification to Regulations		UNK	
Sec. 5.5	Recreation Space	LUMO 0.15	0.15 +/- 9,700	



Site Design

Design/LUMO Standards		Requirement	Proposal	Status	
Landscape	Sec. 5.6	East	C / 20'	Modification	
	Sec. 5.6	North	C / 20' and B/10'	Modification	
	Sec. 5.6	South	D/30'	Modification	
	Sec. 5.6	West	D/30'	Modification	
	Sec. 5.7	Tree Canopy	40%	40%	
	Sec. 5.11	Lighting Plan (footcandles)	LUMO	LUMO	
Environment	Sec. 3.6	Resource Conservation District	Potential (currently under determination)	Potential (currently under determination)	
	Sec. 5.18	Jordan Riparian Buffer	Potential (currently under determination)	Potential (currently under determination)	
	Sec. 5.3.2	Steep Slopes	LUMO	8,626 SF @ 15%	
	Sec. 5.4	Stormwater Management	LUMO	Wet Ponds	
		Land Disturbance	LUMO	+/- 90%	
	Sec. 5.4	Impervious Surface	LUMO 70%	60%	
	Sec. 5.13	Solid Waste & Recycling	LUMO	Compactors	
Housing		Affordable Housing Proposal, if applicable	15%	80-100% AMI	



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	LUMO & Central / West Small Area Plan	See Plan	
	Sec. 5.8	Vehicular Access	LUMO	4 Access Points to Streets and adjacent properties	
	Sec. 5.8	Bicycle Improvements	LUMO	LUMO	
	Sec. 5.8	Pedestrian Improvements	LUMO	LUMO – additional greenway – see plan	
	Sec. 5.8	Distance from bus stop		Site Frontage	
	Sec. 5.8	Transit Improvements		Future BRT Station Stop	
	Sec. 5.9	Vehicular Parking Spaces	0 in OI-3	+/- 637	
	Sec. 5.9	Bicycle Parking Spaces	114	114	
	Sec. 5.9	Parking Lot Standards	LUMO	LUMO for surface & structured parking	
Other		Homeowners Association	NA	NA	
	Sec. 5.5	Recreation Space	LUMO 0.15	0.15 +/- 9,700 SF	
	Sec. 5.12	Utilities	OWASA water & sewer, Duke Energy	OWASA water & sewer, Duke Energy	
	Sec. 5.16	School Adequate Public Facilities	LUMO	UNK	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	360
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (2 copies)		
X	Statement of Compliance with Comprehensive Plan (2 copies)		
X	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	61.60
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - <i>Updated Determination in process</i>		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location