



Blue Hill Form District Certificate of Appropriateness Application

A Certificate of Appropriateness must be approved prior to the issuance of a Form District Permit, Zoning Compliance Permit or any other permit granted for the purposes of constructing or altering buildings or structures. No exterior portions of any building or other structures, or any above-ground utility structure, may be erected, altered, restored, or moved within the Blue Hill Form District as defined in LUMO 3.11.2., until a Certificate of Appropriateness has been issued per LUMO 3.11.4.7.D.1 A Certificate of Appropriateness is not required for ordinary maintenance, repair, or any change certified by the Building Inspector or similar official as required for public safety per LUMO 3.11.4.7.D.2.

A Certificate of Appropriateness must be issued within 60 calendar days of acceptance of a complete application, either, issue, issue with conditions, deny the Certificate of Appropriateness, or applicant must request a time extension per LUMO 3.11.4.2.D.4. For additional information, please contact the Planning Department at (919) 969-5066 or at planning@townofchapelhill.org. Information on the form based code, including the adopted code itself, can be found at www.townofchapelhill.org/bluehilldistrict

OFFICE USE:	Project Number:		
Submission Date		Meeting Date:	
Accepted Date:		Decision Deadline:	

Parcel Identifier Number(s) (PIN): 9799343950, 9799340759, 9799340588 Date: 08/24/2021

Section A: Project Information

Project Name: Aura Blue Hill - Proposed Mixed-Use Development (1289 Fordham Blvd)
Property Address: 1289 Fordham Blvd. & 1 Bypass Ln Zip Code: 27517
101 Ephesus Church Rd.

Project Description: Demolition of an existing church, residence and commercial buildings/site improvements. Construction of a 6 story mixed-used development (including parking structure), extension of Legion Road to Fordham, Site improvements (including stormwater and utilities), multi-use path extensions and landscape improvements.

Section B: Contact Information

Name: Pennoni / Ethan Mindrebo
Address: 5430 Wade Park Blvd, Suite 106
City: Raleigh State: NC Zip Code: 27607
Phone: (919) 230-9217 Email: emindrebo@pennoni.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 and hereby authorizes on-site review by staff.

Applicant Signature: Date: 8/23/2021

Property Owner Signature: Date: 8/23/2021

Section C: Procedures for Review

1. When considering a Certificate of Appropriateness, the Community Design Commission shall consider and make a determination by majority vote as to the completeness of application materials.
2. An application determined to be complete will be considered at the same meeting. During the same meeting the Community Design Commission may approve, approve with conditions, deny, or table the application.
3. An application determined to be incomplete by staff will not be heard at that same meeting. The applicant shall be notified in writing as to the deficiencies and shall be permitted to amend the application to provide a complete application.

Section D: Submittal Requirements

A complete application includes the items listed below. Their absence will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

X	Application fee (refer to fee schedule)	Will pay both fees via credit card	Amount Paid \$	\$400
X	Digital Files – provide digital files of all plans and documents			
X	Mailing List of owners of property within 100 feet perimeter of subject property (see GIS notification tool)			
X	Mailing Fee for above mailing list		Amount Paid \$	\$46
X	Written Narrative describing the proposal – see below			
X	Plan Set – see below			Will pay both fees via credit card
X	Reduced Site Plan Set (reduced to 8.5"x11")			

1. Written Narrative

This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact in the context of the Code. Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The exterior construction materials, including textures and patterns
- b) The architectural detailing such as lintels, cornices, brick bond, and foundation materials
- c) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors)
- d) The accessory fixtures and other features (including masonry walls, fences, light fixtures, steps and pavement)
- e) Elevations and dimensions
- f) Interior floor plan

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. The visual description must include dimensions.

2. Plan Sets (10 copies to be submitted no larger than 24" x 36")

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

- a) Project name, designer information, site address, etc...
- b) Legend
- c) Labels
- d) North Arrow (North oriented to top of page where practical)
- e) Property Boundaries with bearing and distances. Include project and phasing boundaries where applicable.
- f) Scale (Engineering), denoted graphically and numerically
- g) Revision dates and professional seals and signatures as applicable

2A. Cover Sheet

- a) Include project name, applicant, contact information, PIN, design team

2B. Area Map

- a) Project name, applicant, contact information, PIN, & legend
- b) Dedicated public amenity space and recreation space
- c) Zoning District boundaries
- d) Property lines, project names of site and surrounding properties, significant buildings
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, street names

2C. Detailed Site Plan

- a) Existing and proposed building locations
- b) Roads, topography, features, existing vegetation, vistas (on & off-site)
- d) Location, arrangement, & dimension of vehicular parking, number of spaces, typical pavement section & surface type
- e) Lighting fixtures
- f) Landscaping pertaining to building elements, and construction trailer location

2D. Detailed Exterior Building Elevations

- a) Detailed Building Elevations
 - A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color.
 - A straight-on, two-dimensional view of each street-facing building façade.
 - Color renderings, sketches, or perspective drawings.
 - Do not include signage
- b) Cross-Sections: Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features.
- c) Above-ground utility structures. Show how these units will be screened from the view of any relevant public rights-of-way.