

**From:** Adam Nicholson anicholson2@townofchapelhill.org

**Subject:** RE: CDC-March Agenda - Requests

**Date:** March 22, 2021 at 2:47 PM

**To:** bberndt500@aol.com, ted@edwardhoskins-aia-architect.com, johnweis32@comcast.net, megan@ellencassillyarchitect.com, ldilyons@gmail.com, susana.dancy@gmail.com, Judy Johnson jjohnson@townofchapelhill.org

**Cc:** Hongbin Gu hgu@townofchapelhill.org, Karen Stegman kstegman@townofchapelhill.org, elizabethlosos@gmail.com

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Chris,  
See the highlighted comments below.

Thanks

*\*The planning department will be working remotely until further notice. We are experiencing a high volume of emails, therefore depending on the urgency of your message you may not receive an immediate response. If you have not received a response within one week and still have a question for us please resend your message with a reminder.\**



**Adam Nicholson, Senior Planner-Design**

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**From:** [bberndt500@aol.com](mailto:bberndt500@aol.com) [<mailto:bberndt500@aol.com>]

**Sent:** Monday, March 22, 2021 12:32 PM

**To:** Adam Nicholson <[anicholson2@townofchapelhill.org](mailto:anicholson2@townofchapelhill.org)>; [ted@edwardhoskins-aia-architect.com](mailto:ted@edwardhoskins-aia-architect.com); [johnweis32@comcast.net](mailto:johnweis32@comcast.net); [megan@ellencassillyarchitect.com](mailto:megan@ellencassillyarchitect.com); [ldilyons@gmail.com](mailto:ldilyons@gmail.com); [susana.dancy@gmail.com](mailto:susana.dancy@gmail.com); Judy Johnson <[jjohnson@townofchapelhill.org](mailto:jjohnson@townofchapelhill.org)>

**Cc:** Hongbin Gu <[hgu@townofchapelhill.org](mailto:hgu@townofchapelhill.org)>; Karen Stegman <[kstegman@townofchapelhill.org](mailto:kstegman@townofchapelhill.org)>; [elizabethlosos@gmail.com](mailto:elizabethlosos@gmail.com)

**Subject:** Re: CDC-March Agenda - Requests

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Hi Adam and Judy,

I have a few requests...

**Aura** - the materials provided do not include an Ordinance with proposed conditional zoning stipulations. Could you send this information today? I've included the ordinance and memo

draft to this email (this will update on the agenda this evening). Also, please let the applicant know that I am having trouble matching the building numbers on the site plan with the building numbers on the elevations--they seem to be different, so it is hard to determine which elevation goes with which building. There are also no elevations for the townhomes; seeing those would be helpful. The applicants numbers for numbers of DU's, types of DU's, and parking spaces seem a little different in various parts of the application, but I am going by what is in the staff report. I have shared this request w/ the applicant to make sure they're prepared to address these questions.

**Aspen** - Is the long range evaluation for Aspen available to send us, as noted below? I checked the agenda link this morning and did not see it. This was sent out to the commission at 12:21 this afternoon. I'm working w/ IT to get through some issues that are allowing me to update the agenda. I've provided it here as well.

**2200 Homestead** - In looking at the Ordinance with proposed conditional zoning stipulations, I noticed the ending line refers to Aura, but it appears that the text is probably all for 2200. Please confirm. Yes, you're correct. The body of the document is correct for 2200, w/ Aura text as a typo.

**University Place** - Is it possible to defer consideration of the proposed Design Guidelines to another meeting? This is a lot of material to digest along with all the other items on our agenda. It feels like there could have been opportunities to involve the CDC in developing the document before now. I think this document needs careful review and attention, since the property is one of the key redevelopment parcels in the Town. Right now the applicant has been advised that they will be meeting w/ the individual boards to review the request including the design guidelines. As of now, they're still scheduled (and notice has been coordinated) for Council review on Apr. 7th. But the applicant will talk w/ each board regarding comments to better understand how the boards feel about their proposal. So there 'could' be an additional meeting down the road to consider additional review criteria. The proposal for each board is to review the information as presented and the applicant and commission can best determine a path forward. With the knowledge that the opportunity for additional meetings before the April 7th date is not likely at this time given limited staff resources.

Thanks so much.

Sincerely,  
Chris

-----Original Message-----

From: Adam Nicholson <[anicholson2@townofchapelhill.org](mailto:anicholson2@townofchapelhill.org)>

To: Bob/Chris Berndt <[bberndt500@aol.com](mailto:bberndt500@aol.com)>; Edward Hoskins <[ted@edwardhoskins-aia-architect.com](mailto:ted@edwardhoskins-aia-architect.com)>; John Weis <[johnweis32@comcast.net](mailto:johnweis32@comcast.net)>; [megan@ellencassillyarchitect.com](mailto:megan@ellencassillyarchitect.com) <[megan@ellencassillyarchitect.com](mailto:megan@ellencassillyarchitect.com)>; Susan Lyons ([ldilyons@gmail.com](mailto:ldilyons@gmail.com)) <[ldilyons@gmail.com](mailto:ldilyons@gmail.com)>; Susana Dancy <[susana.dancy@gmail.com](mailto:susana.dancy@gmail.com)>

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Sent: Tue, Mar 16, 2021 5:02 pm

Subject: CDC-March Agenda

Good afternoon everyone,

To those receiving this email the CDC agenda for March 23 has been posted. See the included an agenda link below.

Commissioners, please note that the long-term evaluation for the Aspen Heights concept plan will be added in the next day or so. Otherwise, let us know if you have any questions. Applicants, please review the link information and let us know if you have any thoughts.

Thanks and we look forward to seeing everyone next week

[March Agenda](#)

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Aura Ordinance  
03.14.2021.pdf



Aura Staff  
Memo...21.pdf



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gRangeEval.pdf

