



Aura - 1000 Martin Luther King Jr. Blvd - Conditional Zoning Modification

Staff: Britany Waddell, Judy Johnson, Corey Liles, Jacob Hunt

Meeting Date: March 20, 2024

Project Overview

- Trinsic Residential Group requests a modification to the approved Conditional Zoning District for Aura Chapel Hill.
- This modification is to increase the maximum Offsite Illumination standard specified in the Land Use Management Ordinance from 0.3 foot-candles to 1.3 foot-candles along the northern property boundary.
- The modification would allow for the same LED light fixtures across the Aura site.
- Council approved the Conditional Zoning for Aura at their meeting on June 28, 2021.

Staff Recommendation & Analysis

☒	Staff recommend that Council approve the modification , with the conditions of approval of the original Conditional Zoning District remaining in effect.
-------------------------------------	---

1. Consistency with the Comprehensive Plan:

The proposed lighting will create a development that is more visually consistent than the alternative lighting design that would meet the Town's lighting standards.

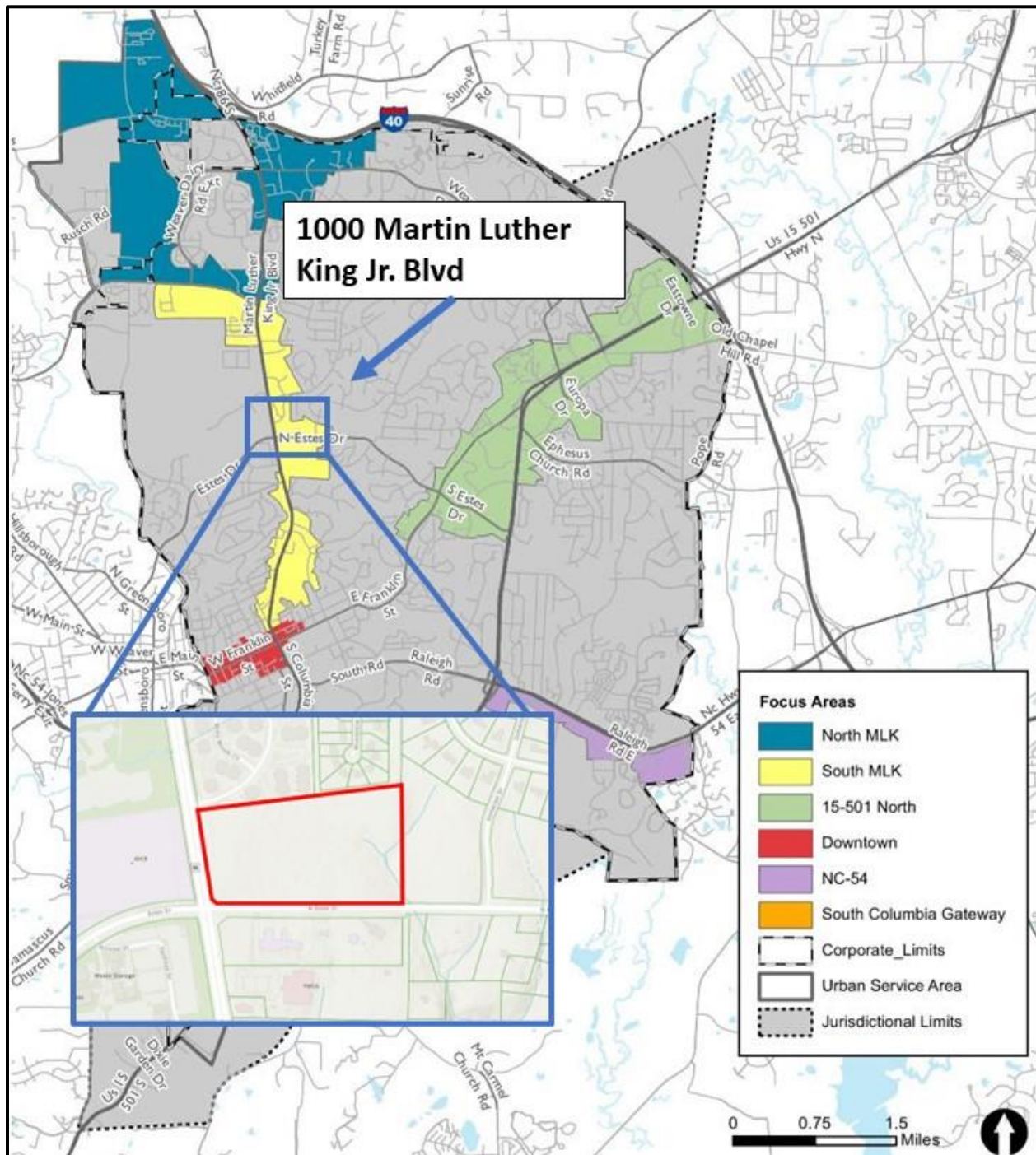
This modification aligns with Goal 3 (Be Green and Sustainable) of the Complete Community Strategy as it allows for the continuation of sustainable building techniques and practices on the site.

Public Engagement

Trinsic has provided a letter from the adjacent property owners in support of the proposed modification. The Town sent Notice of the Public Hearing to property owners within 1,000 feet of the site prior to tonight's meeting. Signs have been posted on the site indicating a zoning amendment.

CONDITIONAL ZONING MODIFICATION
AURA

Project Location



CONDITIONAL ZONING MODIFICATION
AURA

Attachments

Applicant Materials

1. Applicant's Requested Modifications to Regulations and Statements
2. Applicant Draft Presentation

Advisory Board Materials

3. Planning Commission Recommendation

Ordinance and Resolutions

4. Resolution A – Consistency and Reasonableness
5. Ordinance A – Approving the Application
6. Resolution B – Denying the Application