

Conditional Zoning Modification

Aura Chapel Hill Lighting (MOD-23-9)

March 20, 2024



Complete Community Evaluation

Goal 1 – Plan for the Future Strategically	
Goal 2 – Expand and Deliver new Greenways for Everyday Life	
Goal 3 – Be Green and Provide Housing	
Goal 4 – Holistic Planning	

Staff recommend that
Council approve the
modification

Key Issues

Lighting

- The proposed lighting would exceed the maximum Offsite Illumination standard along the northern property line
- Request is for a modification to regulations
- The greatest increase would be at the northwest corner of the parcel, near Martin Luther King Jr. Blvd.
- Owner of adjacent property has expressed support

Planning Commission Recommendation

	Project is consistent with the Comprehensive Plan
	Recommend approval of the proposed development



Procedures

- Open the legislative hearing
- Receive and provide comment
- Continue the legislative hearing to April 17, 2024

Modifications to Regulations

	Required	Requested
LUMO 5.11.4 Offsite Illumination	• 0.3 foot-candles at the property line, maximum	• 1.3 foot-candles at the property line, maximum