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Spartanburg, SC

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September 7, 2023

Mayor and Council
Town of Chapel Hill
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

Re: **Petition for Limited Scope Review of Minor Modification to Approved Conditional Zoning**
1000 Martin Luther King Jr. Blvd, Chapel Hill NC 27514

Dear Mayor Hemminger and Members of Council:

We represent Trinsic Residential Group ("Trinsic"), the developer of the Aura Chapel Hill Project located at 1000 Martin Luther King Jr. Blvd (Parcel No. 9789-35-9617). Aura Chapel Hill's conditional zoning was approved on June 28, 2021 through Ordinance No. 2021-06-28-O-1, with an accompanying Conditional Zoning Permit approved and recorded on October 18, 2021 (Deed BK 6750, PG 1652-1665(14)).

On behalf of Trinsic, we are submitting this Petition for Limited Scope Review of Minor Modification to Approved Conditional Zoning related to Aura Chapel Hill (the "Petition"). The Petition requests a minor change to the offsite illumination requirements that will allow Trinsic to develop the site consistent with the approved conditional zoning. Specifically, the Petition requests to exceed Land Use Management Ordinance (LUMO) Section 5.11.4's offsite illumination maximum of 0.3 foot-candles. The Petition is supported by the neighboring property owner that would be affected by this change.

Summary of Proposed Modifications

The proposed modification involves Aura Chapel Hill's outdoor lighting. Duke Energy's Enterprise LED light fixtures (details of which are provided in **Exhibit A**) will be located along Aura Chapel Hill's northern property line. The light fixtures are located throughout the site, providing aerial street lighting, and were approved during the CDC approval process. However, the Enterprise LED lighting on Aura Chapel Hill's northern border exceeds LUMO Section 5.11.4's offsite illumination maximum of 0.3 foot-candles. The alternative option would be to use Micro Roadway LED lighting fixtures (details of which are provided in **Exhibit B**). As set forth below, The Enterprise LED lighting fixtures are the superior option because they are consistent with the

approved conditional zoning, of a higher quality, and they meet the design intent of the overall development. The Enterprise LED floor-candle photometric plan is included in Exhibit C.

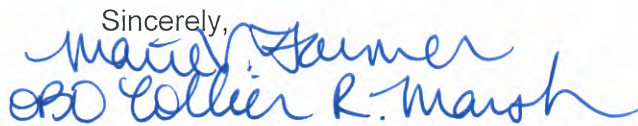
Justification of Minor Modification

The requested minor modification is justified because it will facilitate development that is consistent with the approved conditional zoning and because it is supported by the neighboring property owner that would be affected by the modification. Duke Energy's Enterprise LED light fixtures were approved in the conditional zoning and are the preferred light fixtures throughout the project. The Enterprise LED light fixtures are the preferred choice because they are energy efficient, visually appealing, and in conformity with the design intent of the overall development.

The intended beneficiary of the LUMO Section 5.11.4 offsite illumination requirements are adjacent property owners. The adjacent property to the north that would be affected by this request is the Shadowood Apartments located at 101 Shadowood Dr., Chapel Hill, NC 27514 (Parcel No. 9789365443). Trinsic held a meeting with the Shadowood Apartments' ownership to discuss the subject lighting along the shared border and to request their approval and support. The owners of the Shadowood Apartments do support this Petition and their letter of support is attached as Exhibit D.

Trinsic is excited about Aura Chapel Hill and continues to advance the project forward with the goal of delivering a vibrant community in the near future. Trinsic has worked with the Town and neighbors to deliver a high-quality community that aligns with the unique character of Chapel Hill. The Council's approval of this Petition will support the project's timely advancement towards these goals.

We appreciate your consideration of this petition. Please feel free to contact me with any questions.

Sincerely,

Collier R. Marsh

CRM:crm

Attachments



ENTERPRISE LED

LED
(Light-emitting diode) 150 / 220 watts

Mounting height 20' – 30'

Color
Black
Green (Special Conditions)
Bronze (Special Conditions)
Gray (Special Conditions)

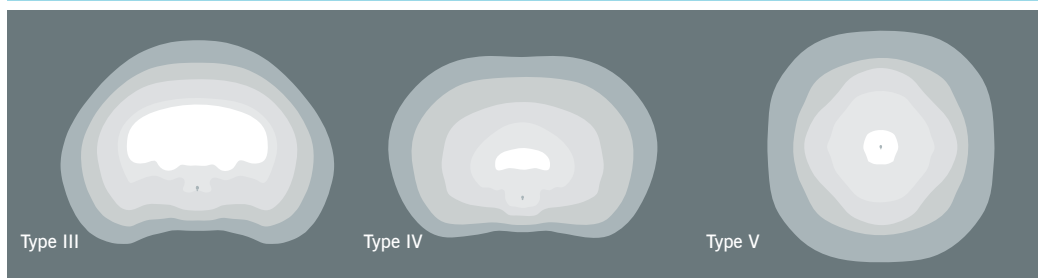
Pole Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Enterprise	150	15,091	III	B2-U0-G3
		15,595	IV	B3-U0-G3
		16,500	V	B4-U0-G2
Enterprise	220	21,502	III	B3-U0-G3
		22,219	IV	B3-U0-G4
		23,507	V	B5-U0-G3

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 25', 30'	Direct Bury, Anchor Base

For additional information, contact
us at ODLCarolinas@duke-energy.com.



BUILDING A SMARTER ENERGY FUTURE®

EXHIBIT B

Outdoor Lighting

MICRO ROADWAY LED



MICRO ROADWAY LED

LED
(Light-emitting diode) 50 / 70 watts

Mounting height 20' – 30'

Color
Black
Green
Bronze
Gray

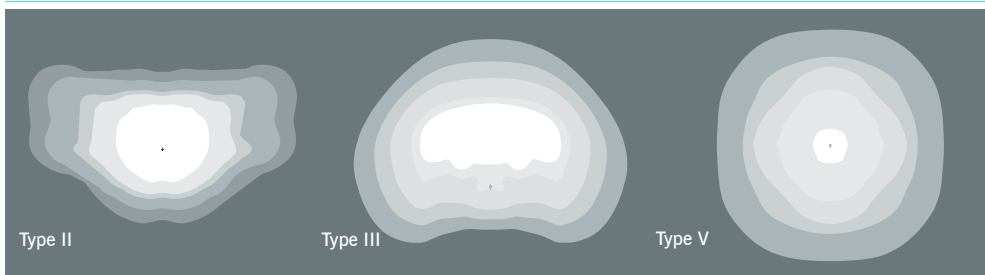
Pole
Wood
Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Micro	50	5,407	II	B1-U0-G1
		5,342	III	B1-U0-G1
		5,434	V	B3-U0-G1
Micro	70	7,820	II	B2-U0-G2
		7,782	III	B1-U0-G2

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 25', 30'	Direct Bury, Anchor Base
Wood	25', 30'	Direct Bury

For additional information, contact
us at ODLCarolinas@duke-energy.com.



BUILDING A SMARTER ENERGY FUTURE®

EXHIBIT C

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	40	Enterprise 50W Type III 3000K	Single	N.A.	0.850	PMM-SA1B-730-U-SL3
	73	Enterprise 50W Type III 3000K AB	Single	N.A.	0.850	PMM-SA1B-730-U-SL3
	6	Enterprise 150W Type V 3000K AB	Single	N.A.	0.850	PMM-SA3C-730-U-SWQ-154W

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	Fc	0.17	1.3	0.0	N.A.
Site	Illuminance	Fc	0.90	4.3	0.0	N.A.

Luminaire Location Summary					
LumNo	Label	X	Y	Mounting Height	Orient
1	Enterprise 50W Type III 3000K AB	1983672.932	795478.707	15	96.17
2	Enterprise 50W Type III 3000K AB	1983669.899	795507.797	15	277.251
3	Enterprise 50W Type III 3000K AB	1983623.997	795455.931	15	96.459
4	Enterprise 50W Type III 3000K AB	1983558.826	795447.587	15	97.479
5	Enterprise 50W Type III 3000K AB	1983518.686	795475.099	15	8.427
6	Enterprise 50W Type III 3000K AB	1983510.752	795533.06	15	7.8
7	Enterprise 50W Type III 3000K AB	1983504.438	795585.603	15	7.653
8	Enterprise 50W Type III 3000K AB	1983496.755	795639.747	15	3.691
9	Enterprise 50W Type III 3000K AB	1983578.84	795638.62	15	96.12
10	Enterprise 50W Type III 3000K AB	1983617.775	795604.321	15	6.865
11	Enterprise 50W Type III 3000K AB	1983549.077	795595.373	15	186.459
12	Enterprise 50W Type III 3000K AB	1983559.474	795522.369	15	185.717
13	Enterprise 50W Type III 3000K AB	1983627.307	795531.75	15	6.478
14	Enterprise 50W Type III 3000K AB	1983670.626	795559.171	15	189.464
15	Enterprise 50W Type III 3000K AB	1983659.801	795635.967	15	191.034
16	Enterprise 50W Type III 3000K AB	1983591.235	795696.264	15	56.65
17	Enterprise 50W Type III 3000K AB	1983645.501	795691.79	15	115.889
18	Enterprise 50W Type III 3000K AB	1983568.948	795737.276	15	23.078
19	Enterprise 50W Type III 3000K AB	1983567.961	795779.562	15	270
20	Enterprise 50W Type III 3000K AB	1983524.52	795789.088	15	276.085
21	Enterprise 50W Type III 3000K AB	1983645.896	795786.057	15	252.904
22	Enterprise 50W Type III 3000K	1983707.578	795779.299	15	96.66
23	Enterprise 50W Type III 3000K	1983746.545	795783.195	15	98.748
24	Enterprise 50W Type III 3000K AB	1983669.474	795809.342	15	273.811
25	Enterprise 50W Type III 3000K AB	1983783.234	795829.579	15	276.754
26	Enterprise 50W Type III 3000K	1983816.284	795781.178	15	97.555
27	Enterprise 50W Type III 3000K	1983886.484	795788.703	15	98.809
28	Enterprise 50W Type III 3000K AB	1983917.715	795833.732	15	277.213
29	Enterprise 50W Type III 3000K	1983948.456	795794.62	15	97.126
30	Enterprise 50W Type III 3000K	1984015.403	795809.967	15	97.819
31	Enterprise 50W Type III 3000K AB	1984053.131	795847.435	15	277.765
32	Enterprise 50W Type III 3000K	1984074.491	795816.261	15	96.776
33	Enterprise 50W Type III 3000K	1984130.442	795821.895	15	97.431
34	Enterprise 50W Type III 3000K AB	1984198.275	795849.894	15	303.569
35	Enterprise 50W Type III 3000K AB	1984339.588	795761.723	15	265.705
36	Enterprise 50W Type III 3000K AB	1984128.908	795723.91	15	99.384
37	Enterprise 50W Type III 3000K	1984083.158	795754.074	15	276.516
38	Enterprise 50W Type III 3000K	1984005.329	795707.905	15	97.449
39	Enterprise 50W Type III 3000K	1984025.535	795755.077	15	279.462
40	Enterprise 50W Type III 3000K AB	1983965.288	795748.123	15	94.701
41	Enterprise 50W Type III 3000K	1983893.831	795738.375	15	277.594
42	Enterprise 50W Type III 3000K AB	1983884.161	795692.047	15	99.866
43	Enterprise 50W Type III 3000K	1983818.154	795728.412	15	278.969
44	Enterprise 50W Type III 3000K	1983755.057	795711.231	15	279.464
45	Enterprise 50W Type III 3000K AB	1983744.888	795673.274	15	95.544
46	Enterprise 50W Type III 3000K	1983714.502	795705.747	15	278.469
47	Enterprise 50W Type III 3000K AB	1984245.751	795849.186	15	235.582
48	Enterprise 50W Type III 3000K AB	1984321.608	795866.505	15	274.599
49	Enterprise 50W Type III 3000K AB	1984410.634	795875.824	15	275.648
50	Enterprise 50W Type III 3000K	1984348.339	795815.575	15	94.701
51	Enterprise 50W Type III 3000K	1984288.03	795811.772	15	94.758
52	Enterprise 50W Type III 3000K AB	1984251.41	795761.402	15	160.016
53	Enterprise 50W Type III 3000K AB	1984209.826	795751.559	15	71.705
54	Enterprise 50W Type III 3000K AB	1984455.11	795842.765	15	132.921
55	Enterprise 50W Type III 3000K	1984455.911	795842.765	15	132.921
56	Enterprise 50W Type III 3000K AB	1984410.997	795972.301	15	276.522
57	Enterprise 50W Type III 3000K AB	1984331.618	795947.465	15	274.717
58	Enterprise 50W Type III 3000K AB	1984253.831	795956.792	15	276.159
59	Enterprise 50W Type III 3000K AB	1984180.613	795948.758	15	276.522
60	Enterprise 50W Type III 3000K AB	1984101.781	795941.027	15	275.104
61	Enterprise 50W Type III 3000K	1984025.904	795925.238	15	274.509
62	Enterprise 50W Type III 3000K AB	1983947.692	795916.493	15	275.798
63	Enterprise 50W Type III 3000K AB	1983863.756	795908.274	15	274.277
64	Enterprise 50W Type III 3000K AB	1983790.439	795900.579	15	275.489
65	Enterprise 50W Type III 3000K	1983706.842	795858.198	15	275.843
66	Enterprise 50W Type III 3000K AB	1983630.826	795884.612	15	277.763
67	Enterprise 50W Type III 3000K	1983552.596	795876.968	15	275.196
68	Enterprise 50W Type III 3000K AB	1983472.73	795869.511	15	274.621
69	Enterprise 50W Type III 3000K AB	1983399.716	795861.195	15	276.713
70	Enterprise 50W Type III 3000K	1983380.478	795785.174	15	97.705
71	Enterprise 50W Type III 3000K	1983420.316	795776.857	15	275.833
72	Enterprise 50W Type III 3000K	1983392.025	795715.784	15	114.237
73	Enterprise 50W Type III 3000K AB	1983473.192	795731.833	15	96.881
74	Enterprise 50W Type III 3000K AB	1984009.714	795715.176	15	310.602
75	Enterprise 50W Type III 3000K	1984361.185	795752.14	15	97.705
76	Enterprise 50W Type III 3000K AB	1984287.766	795743.645	15	93.27
77	Enterprise 50W Type III 3000K	1984207.914	795689.101	15	9.464
78	Enterprise 50W Type III 3000K AB	1984214.228	795640.618	15	6.544
79	Enterprise 50W Type III 3000K AB	1984204.626	795628.36	15	186.667
80	Enterprise 50W Type III 3000K AB	1984231.904	795584.123	15	217.293
81	Enterprise 50W Type III 3000K	1984294.483	795579.688	15	184.285
82	Enterprise 50W Type III 3000K AB	1984230.666	795521.279	15	334.652
83	Enterprise 50W Type III 3000K AB	1984297.67	795513.407	15	188.889
84	Enterprise 50W Type III 3000K AB	1984238.842	795477.017	15	5.999
85	Enterprise 50W Type III 3000K	1984288.717	795445.029	15	188.798
86	Enterprise 50W Type III 3000K AB	1984245.305	795439.603	15	5.839
87	Enterprise 50W Type III 3000K	1984297.629	795379.343	15	186.786
88	Enterprise 50W Type III 3000K AB	1984252.138	795379.458	15	6.953
89	Enterprise 50W Type III 3000K AB	1983571.058	795832.825	15	13.829
90	Enterprise 50W Type III 3000K	1984222.941	795356.906	15	273.814
91	Enterprise 50W Type III 3000K	1984080.394	795354.01	15	270.635
92	Enterprise 50W Type III 3000K	1984155.681	795349.249	15	259.996
93	Enterprise 50W Type III 3000K	1984007.503	795353.274	15	269.36
94	Enterprise 50W Type III 3000K	1983934.619	795352.965	15	270.672
95	Enterprise 50W Type III 3000K	1983867.683	795353.116	15	267.452
96	Enterprise 50W Type III 3000K	1983780.764	795350.538	15	270
97	Enterprise 50W Type III 3000K	1983707.789	795347.674	15	270
98	Enterprise 50W Type III 3000K	1983635.032	795347.832	15	268.561
99	Enterprise 50W Type III 3000K	1983558.251	795348.12	15	272.213
100	Enterprise 50W Type III 3000K	1983482.253	795348.58	15	266.827
101	Enterprise 50W Type III 3000K	1983435.059	795349.013	15	249.237
102	Enterprise 50W Type III 3000K	1983417.322	795382.778	15	189.812
103	Enterprise 50W Type III 3000K	1983425.439	795450.324	15	190.357
104	Enterprise 50W Type III 3000K	1983449.512	795417.402	15	262.056
105	Enterprise 50W Type III 3000K	1983416.726	795508.156	15	188.839
106	Enterprise 50W Type III 3000K	1983403.451	795589.411	15	185.907
107	Enterprise 50W Type III 3000K	1983391.971	795669.973	15	185.907
108	Enterprise 50W Type III 3000K	1983461.561	795677.356	15	272.601
109	Enterprise 50W Type III 3000K	1983519.741	795684.572	15	276.226
110	Enterprise 50W Type III 3000K	1984371.817	795368.791	15	204.71
111	Enterprise 150W Type V 3000K AB	1983777.817	795481.246	20	95.44
112	Enterprise 150W Type V 3000K AB	1983849.113	795490.483	20	95.624
113	Enterprise 150W Type V 3000K AB	1983920.577	795499.577	20	97.651
114	Enterprise 150W Type V 3000K AB	1983991.01	795508.06	20	100.156
115	Enterprise 150W Type V 3000K AB	1984069.397	795517.323	20	92.961
116	Enterprise 150W Type V 3000K AB	1984126.94	795526.127	20	99.464
117	Enterprise 50W Type III 3000K	1984348.921	795558.163	20	209.356
118	Enterprise 50W Type III 3000K	1983510.471	795379.957	20	215.418
119	Enterprise 50W Type III 3000K AB	1984252.551	795723.093	20	180

Customer Design



Revisions	
#	Comments

Drawn By: Weston Snow Photometric Designer	Scale: 1"=60'
Checked By:	
Date: 6/8/2023	

1000 MLK Jr Blvd
Chapel Hill

EXHIBIT D

MID-ATLANTIC APARTMENT MANAGEMENT, LLC
92 River Road
Summit, NJ 07901

September 7, 2023

Mayor and Council
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

Re: Notice of Support and Approval of Petition for Limited Scope Review of Minor
Modification to Approved Conditional Zoning
1000 Martin Luther King Jr. Blvd, Chapel Hill, NC 27514

Dear Mayor Hemminger and Members of Council:

I am the authorized signatory of the Manager of Shadowood Apartments, located at 101 Shadowood Dr., Chapel Hill, NC 27514 with Parcel No. 9789365443. Shadowood Apartments is adjacent to 1000 Martin Luther King Jr. Blvd, which is the subject of the pending Petition for Limited Scope Review of Minor Modification to Approved Conditional Zoning (the "Petition").

I have been advised by the adjacent property owner that they are seeking a modification to the approved conditional zoning in order to exceed the Land Use Management Ordinance Section 5.11.4 offsite illumination limit of 0.3 foot-candles. On behalf of Shadowood Apartments, we have no objections to the Petition and encourage its approval by the Town Council. To the extent the Petition is modified in any way, we respectfully request the opportunity to review and revise this notice, if necessary.

Thank you for considering our input on the Petition and please feel free to contact me with any questions.

Sincerely,

Mid-Atlantic Apartment Management, LLC

By: 

Andrew S. Rosen, authorized signatory