





Conditional Zoning Modification

Aura Chapel Hill Lighting (MOD-23-9)

March 20, 2024



Complete Community Evaluation

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| 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

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|---|--|
|  | 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 | <ul style="list-style-type: none">• 0.3 foot-candles at the property line, maximum | <ul style="list-style-type: none">• 1.3 foot-candles at the property line, maximum |