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

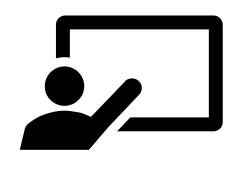
Key Issues

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