



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Text

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File #: [21-0621], Version: 1

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### **Second Reading to Consider an Application for Conditional Zoning - Aura Development, 1000 Martin Luther King, Jr. Blvd.**

**Staff:**

Colleen Willger, Director  
Judy Johnson, Assistant Director

**Department:**

Planning

**Overview:** On [June 16, 2021 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4984311&GUID=24A87FB3-9665-47BD-BCCC-3BDAA9624565&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4984311&GUID=24A87FB3-9665-47BD-BCCC-3BDAA9624565&Options=&Search=>), the Town Council voted 5-3 on a proposed ordinance to rezone approximately 16.2 acres of a site located at 1000 Martin Luther King Jr. Blvd. from Residential-1 (R-1) to Office/Institutional-3-Conditional Zoning District (OI-3-CZD). By State law, an ordinance must receive a 2/3 affirmative vote to be enacted on the first reading. The language included on the proposed Conditional Zoning Ordinance is substantially the same as Revised Ordinance A as revised on June 16, 2021. The ordinance today has incorporated minor edits as indicated at the June 16, 2021 meeting. The Council enacted Resolution A, Resolution of Consistency, at the June 16, 2021 meeting.

Tonight, the rezoning ordinance is back before the Council for second reading. Attached are the agenda materials on the Conditional Zoning application from the June 16 Council meeting.

**Recommendation(s):**

That the Council enact Revised Ordinance A (approving the Conditional Zoning Application)

**Attachments:**

- Staff Memorandum
- Technical Report and Project Fact Sheet
- Revised Ordinance A (Approval of Application)
- Resolution B (Denial)
- Adopted Resolution of Consistency (2021-06-16/R-7)
- Applicant's Site Plan dated 06.10.2021
- Applicant's written response
- Applicant materials
- Plan Set
- Council Questions with staff and applicant responses June 15, 2021

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

**PRESENTER:** Judy Johnson, Assistant Planning Director

**RECOMMENDATION:** That the Council enact Revised Ordinance A, approving the Conditional Zoning application.