

RESOLUTION A

A RESOLUTION CALLING A PUBLIC HEARING TO CONSIDER LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENTS REGARDING PERMITTING FLEX OFFICE IN TOWN CENTER ZONING DISTRICTS AND EXPANDING DEFINITIONS RELATED TO TYPES OF RETAIL FOR JUNE 10, 2020 (2020-05-20/R-3)

WHEREAS, on February 19, 2020, Mayor Pam Hemminger petitioned the Town Council to have the Town Manager and staff evaluate options for expanding existing land uses to include experiential retail; and

WHEREAS, on February 19, 2020, the Town Council unanimously signed on to the petition; and

WHEREAS, the nature of retail is changing, and the current Land Use Management Ordinance does not reflect new forms of retail, such as experiential retail, as part of its definition for Business, General; and

WHEREAS, Appendix A's definition for General Business lists specific types of businesses that do not reflect new forms of retail; and

WHEREAS, expanding the definition for business, general to include experiential retail meets the goals of the Town Council petition while making the code easier to administer as the retail industry changes; and

WHEREAS, flex office is currently defined in Appendix A and is a permitted use only in the Historic Rogers Road-X (HR-X) zoning districts; and

WHEREAS, permitting flex office in the Town Center zoning districts provides greater flexibility for new businesses to be in these districts; and

WHEREAS, the Town Center districts are intended to provide for the development of the commercial, service, and social center of Chapel Hill while maintaining its pedestrian-oriented scale and its nature as a concentration of business, administrative, financial, governmental, and support functions serving the community; and

WHEREAS, expanding Appendix A's definitions allow for greater flexibility in types of retail permitted.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a public hearing for Wednesday, June 10, 2020 at 7:00 p.m. in the Council Chamber of Chapel Hill Town Hall, 405 Martin Luther King Jr. Blvd. or virtually as provided by the Council, to consider text amendments to the Land Use Management Ordinance (LUMO) designed to permit flex office in town center zoning districts and expanding definitions related to types of retail to address the changing commercial environment.

This the 20th day of May, 2020.