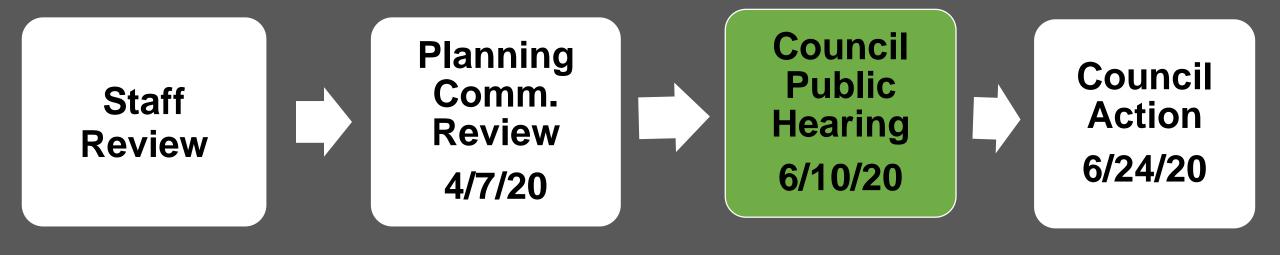


# Land Use Management Ordinance Text Amendment Flex Office + Revisions to General Business & Associated Definitions June 10, 2020

## RECOMMENDATION

- Open the public hearing
- Receive comments in this meeting and up to 24 hours via email at: <a href="mailto:planning@townofchapelhill.org">planning@townofchapelhill.org</a>
- Move to close the public hearing at that point
- Enact the Ordinance on June 24, 2020

## **Text Amendment Process**



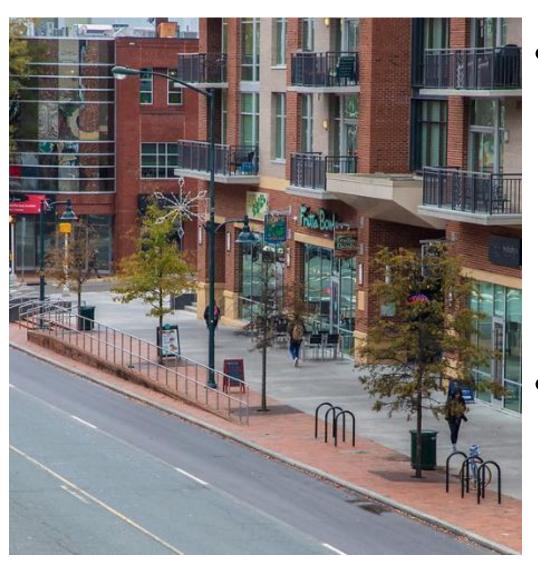
# Text Amendment Background

- February 19, 2020: Mayor Hemminger submitted a petition to the Town Council to expand existing land use types to include Experiential Retail.
- Text amendments would update Use Table and Definitions sections

# What's in your packet?

- Staff Memorandum
- Resolution of Consistency with the Comprehensive Plan
- Ordinance A
- Resolution B

## Flex Office Space Amendment



- Revise the Use Matrix Table in Section 3.7 to allow Flex Office in the TC- zoning districts as "P" (Permitted Use).
- Including Flex Office provides greater flexibility in TC-zones.

## Flex Office Space Amendment



The TC- districts are intended to be a concentration of business, administrative, financial, governmental, and support functions serving the community.

## **Amending Appendix A - Definitions**

- Current LUMO definitions do not reflect new forms of retail and types of businesses
- Experiential retail are those places that offer the shopper an experience over an object or service
- Experiential Retail would be included as part of the simplified definition of Business General
- This use to be permitted in those zones that already allow for General Business (TC-, CC, and NC)

## **Revisions Related to General Business**

Staff's Text Amendment Summary shows the edits made to the specific definitions.

To Be Revised:	To Be Added:
1.Business, general	1.Health club
2.Recreation facility,	2.Personal instruction
commercial, indoor	3.Retail sales
3.Personal services	4.Retail services

## **Revised Definitions:**

## 1. Business, General

- Removing specific examples
- Simplifying it to those establishments that provide retail sales and services

# 2. Recreation Facility, Indoor

- Definition is specific to indoor uses
- Removes references to amusement arcades and pool halls

## **Revised Definitions:**

## 3. Personal Services

- Individual services related to personal needs
- Spas
- Massage facilities
- Dry cleaners
- Tattoo parlors

## **New Definitions:**

## 1. Health Club

- +10,000 SF
- Indoor sports and exercise activities

## 2. Personal Instruction

- Performing and culinary arts
- Physical exercise
- Crafts
- Social customs and activities

## **New Definitions:**

## 3. Retail Sales

 Selling of goods and merchandise

## 4. Retail Services

 Services and entertainment



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