



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

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File created: 3/6/2020 **In control:** Town Council

On agenda: 5/20/2020 **Final action:** 5/20/2020

Title: Call a Public Hearing for Land Use Management Ordinance Text Amendments-Proposed Changes to Section 3.7 and Appendix a Permitting Flex Office in Town Center Zoning Districts and Expanding Definitions Related to Types of Retail on June 10, 2020.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A Resolution Calling a Public Hearing on April 22, 2020 to Consider Amendments to the Land Use Management Ordinance Articles 3 and Appendix A, 2. 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)

Date	Ver.	Action By	Action	Result
5/20/2020	1	Town Council	adopted	Pass

Call a Public Hearing for Land Use Management Ordinance Text Amendments-Proposed Changes to Section 3.7 and Appendix a Permitting Flex Office in Town Center Zoning Districts and Expanding Definitions Related to Types of Retail on June 10, 2020.

Staff:

Judy Johnson, Interim Director
Anya Grahn, Senior Planner

Department:

Planning

Overview: On [February 19, 2020 <https://chapelhill.legistar.com/View.ashx?M=F&ID=8082562&GUID=7526FFA6-0BF4-45A4-88DC-BE8E0966DCA7>](https://chapelhill.legistar.com/View.ashx?M=F&ID=8082562&GUID=7526FFA6-0BF4-45A4-88DC-BE8E0966DCA7) Mayor Hemminger petitioned the Council to have the Town Manager and staff evaluate options for including experiential retail in our land use definitions.

☆ **Recommendation:**

That the Council adopt the resolution calling a public hearing on May 20, 2020 to amend the Land Use Management Ordinance to allow for experiential retail in the Town Center Zoning Districts.

Key Issues:

- The text amendments would update the Use Table in Section 3.7 of the Land Use Management Ordinance to allow Flex Office in the Town Center (TC-) zoning districts. The TC-zoning districts should be more flexible in their allowed uses in order to address the changing needs of the retail industry.
- The nature of retail is changing, and the current Land Use Management Ordinance did not anticipate new forms of retail, such as experiential retail. This use will be included in the revised Business, General definition.
- The text amendments would also update the Appendix A Definitions of the Land Use Management

Ordinance to revise the definitions for General Business, Indoor Commercial Recreation Facility, and Personal Services. New definitions for retail sales, retail services, personal services, personal instruction, and health clubs will also be introduced.



Attachments:

- Resolution

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

By adopting the resolution, the Council calls a public hearing to consider matters related to permitting Flex Office in Town Center zoning districts and expanding definitions related to types of retail on June 10, 2020.