

## **MEMORANDUM**

TO: Mayor and Town Council

FROM: Roger L. Stancil, Town Manager

SUBJECT: Land Use Management Ordinance Text Amendment – Adjustment to the Special Use Permit Threshold for Development in the Town Center Zoning Districts

DATE: June 8, 2009

### **PURPOSE**

Tonight, the Council continues the May 11, 2009 public hearing [<http://townhall.townofchapelhill.org/agendas/2009/05/11>] for a proposed Land Use Management Ordinance text amendment regarding adjustment to the Special Use Permit threshold for development in the Town Center zoning districts.

The public hearing has been continued to receive public comment about the proposed text amendment. The purpose of this cover memorandum is to forward my recommendation to the Council.

### **MANAGER'S RECOMMENDATION**

I have reviewed and discussed the key issues with Town staff. Based on the information in the record to date, I believe that the proposed Land Use Management Ordinance text amendment would simplify the review processes for redevelopment of existing downtown buildings which do not involve expanding the building footprint or significant changes to the building exterior. The proposed changes to the Land Use Management Ordinance would benefit the community by encouraging downtown redevelopment.

Further comments may be heard at tonight's public hearing.