

Southern Village Hotel and Apartments or Office LUMO Text Amendment Request

Request to Amend the Chapel Hill Land Use Management Ordinance to Revise the Mixed Use Village Land Use Categories

Applicant: Bryan Properties, Inc.
400 Market Street, Suite 115
Chapel Hill, NC 27516

This request for a LUMO Text Amendment accompanies our Request for Rezoning from Residential-2 to Mixed Use Village Arterial and our Application for Special Use Permit for Southern Village Hotel and Apartments or Office.

We are seeking approval for a new 115- to 125-room hotel and a new 68 unit apartment building OR a new 45,000 square foot office building. To enable us to obtain the approval for the office building, as part of this rezoning and SUP application, we request that the Mayor and Council approve a text amendment to LUMO Chapter 3.5.1 Mixed Use Districts (b)(2)A., as follows. The requested amendment language is underlined, and it is additional language:

3.5.1 Mixed Use Districts (b)(2)

- A. An MU-V shall include office, commercial and residential uses as described below. The mix of floor area within a proposed development shall contain at least twenty-five (25) percent of the floor area devoted to residential uses and at least twenty-five (25) percent of the floor area devoted to office/commercial uses. When MUV zoning is proposed for a new project that is adjacent to an existing Master Land Use Plan that includes Mixed Use Village Center, the requirement for twenty-five (25) percent residential may be waived, provided that the entire Village Center, including existing developed space and new proposed projects, maintains at least twenty-five (25) percent of the total floor area devoted to residential uses and at least twenty-five (25) percent of the total floor area devoted to office/commercial uses.