1 Proposed Innovative, Light Industrial Zoning District

What is this?

- A new zoning district for innovative, light industrial uses.

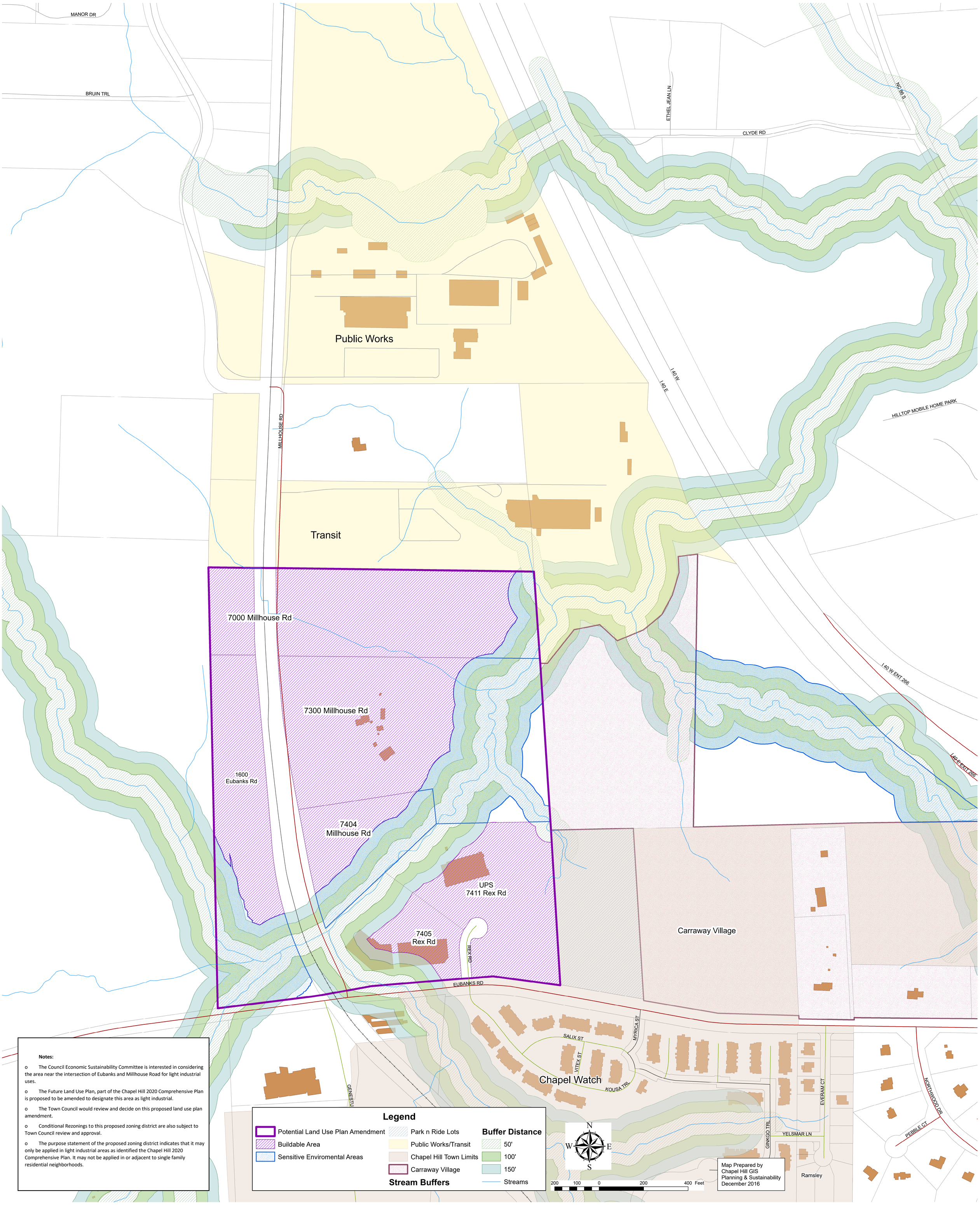
What is the background?

- Spring 2016: The Council Economic Sustainability Committee discussed implementing this idea, consistent with the Town's adopted Commercial Development Strategy.
- June 2016: The Town Council authorized the Town Manager to prepare a new zoning district for the Council to consider.

What are the goals?

- Support and encourage job-creating uses in the northwest area of Town,
- Provide spaces for creative, entrepreneurial, and sustainable businesses to grow, and
- Encourage efficient use of land in Chapel Hill

2 Potential Land Use Plan Amendment



Notes:

- The Council Economic Sustainability Committee is interested in considering the area near the intersection of Eubanks and Millhouse Road for light industrial uses.
- The Future Land Use Plan, part of the Chapel Hill 2020 Comprehensive Plan is proposed to be amended to designate this area as light industrial.
- The Town Council would review and decide on this proposed land use plan amendment.
- Conditional Rezonings to this proposed zoning district are also subject to Town Council review and approval.
- The purpose statement of the proposed zoning district indicates that it may only be applied in light industrial areas as identified the Chapel Hill 2020 Comprehensive Plan. It may not be applied in or adjacent to single family residential neighborhoods.

3 Text Amendment Drafting and Review Process

Council Economic Sustainability Committee
Spring 2016

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Town Council Initiates Text Amendment
June 2016

→

Research and Prepare Draft Text Amendment
Summer, Fall 2016

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- Open Houses
- Dec 20, 6:30pm
- Jan 3, 6:30pm
- Jan 17, 6:30pm

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- Planning Commission Review
- Dec 20, 7:00pm
- Jan 3, 7:00pm
- Jan 17, 7:00pm

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Town Council Public Hearing
Feb 20, 7:00pm

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Town Council Business Meeting
Possible Enactment
Mar 20, 7:00pm

4 What Is Light Industrial?

Which land uses are envisioned?

- **Research activities -** wet and dry lab space
- **Light manufacturing -** assembly, production, packaging, warehousing, etc…
- **Light food processing -** limited processing, preparation, packaging; could include breweries and distilleries, retail/gift shops and tasting rooms and/or restaurants
- **Flex space -** combinations of the above, also allows retail, office, and wholesale functions
- **Residential uses are not permitted**

Key facts:

- All operations occur indoors
- External effects cannot be detectable at property line
  - Smoke, soot, or dirt
  - Noise, odor or vibration
  - Light or glare
- Allows exterior loading docks to the side or behind buildings
- Outdoor areas used to store materials must be screened.

5 Conditional Rezoning Process

Process

Submittal of conditional rezoning application → Staff Review → Planning Commission Review → Town Council Review and Decision → Submittal and Review of Final Plans application → Staff Review → Construction

What is a Conditional Rezoning?

- Transparent and open legislative decision-making process by the Town Council
- Site-specific conditions may be included by the Town Council, similar to Special Use Permits
- A binding sketch plan may be included in the approval
- Decisions based on the following:
  - □ Conformance with comprehensive plan,
  - □ Suitability of proposed use(s),
  - □ Impacts to owner of the rezoned property, neighbors, and community as a whole, and
  - □ The relationship between the proposed use(s) and existing adjoining zoning districts and uses.

What is a Sketch Plan?

It depicts the general arrangement and intensity of the following:

- Uses and buildings
- Parking areas
- Access and circulation
- Sensitive environmental features