



REPORT ON THE MILLHOUSE ENTERPRISE ZONE AND LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager

BUSINESS MEETING DATE
 April 11, 2018

STAFF'S RECOMMENDATION

That the Council receive this report.

STAFF ANALYSIS

Tonight Town staff will present the first annual report to review development activity in the recently created Light Industrial-Conditional Zoning District (LI-CZD).

PROCESS

On April 5, 2017, the Town Council adopted the Light Industrial Conditional Zoning District (LI-CZD) and created the Millhouse Enterprise Zone. The Council requested that the first year of the new zoning district be a pilot project with an opportunity for Council discussions on what has gone well and if the Council wanted to add the zone to other areas in Town.

DECISION POINTS

- Are there changes necessary to improve the district?
- Is the district responding to the interest of the Council?

2017 REPORT

The Town established the Millhouse Enterprise Zone in order to support New Economy businesses that are creating innovative research and light industrial jobs, consistent with the Town's adopted Commercial Development Strategy. The zone's purpose is to support innovative, light industrial uses, and provide places for businesses to grow and locate in Chapel Hill.

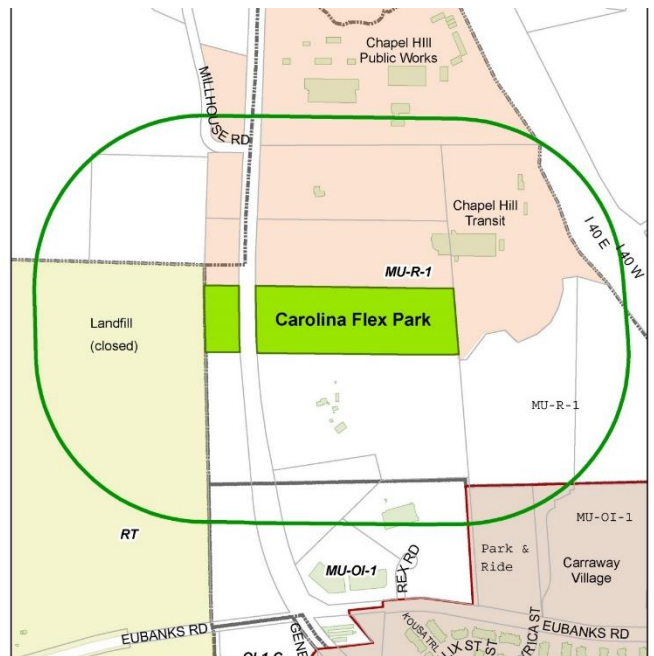
To facilitate appropriate development in the zone, the LI-CZD uses a conditional zoning process that allows the establishment of site-specific conditions to help customize the development approval to the particular site. Applicants submit a "rezoning plan" that shows the key features of a proposed project. If the Council approves the rezoning plan, the applicant can follow an administrative process in order to receive approval on individual buildings that are consistent with the plan and that meet all applicable code requirements.

In the first year since creating the zone, the Town received one development application, Carolina Flex Park, located at 7000 and 7001 Millhouse Road. We received the application on June 29, 2017, and the Council approved the conditional zoning request on October 18, 2017. The applicant has not yet submitted a Final Plan application.

Carolina Flex Park facts:

- 13.2 acres
- 405,000 sq. ft. floor area
- 112 day approval timeline

We believe that the process is working as intended, providing timely review for appropriate development, and staff does not recommend any changes to the ordinance at this time.



ATTACHMENT

Draft Staff Presentation