



Project Triumph

**Light Industrial - Conditional Zoning District
7300 Millhouse Rd**

June 20, 2018

DEFEAT

Purpose of LI-CZD – Project Triumph

“The LI-CZD district is intended to **support and encourage** job-creating uses that fit Chapel Hill's character and desired brand of being a place for **creative, sustainable and entrepreneurial companies** to start, grow or relocate. Encouraged uses include **research activities; manufacturing, light;** food processing, light and flex space, and **associated support functions** serving both the needs of the community and region. A LI-CZD may only be applied to areas designated as innovative, light industrial opportunity area on the land use plan as adopted and amended by the Town Council.”

Rezoning Recommendation – Project Triumph

Recommend:

Adoption of the
Resolution of
Consistency and
to enact
Ordinance A to
rezone to LI-CZD



Rezoning Process – Project Triumph

**Concept Plan
Review -**



Staff Review

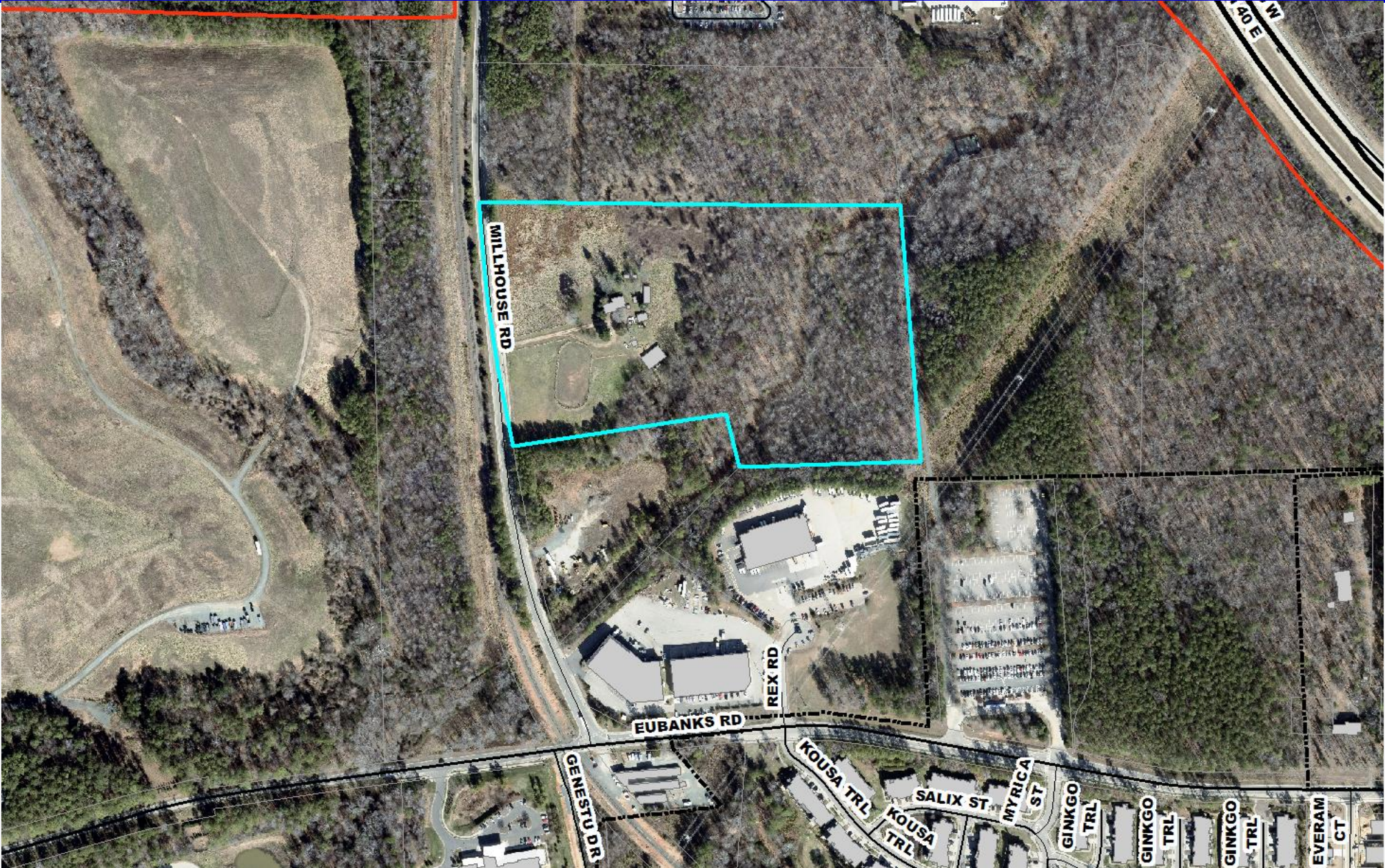


**Planning Commission
Review**



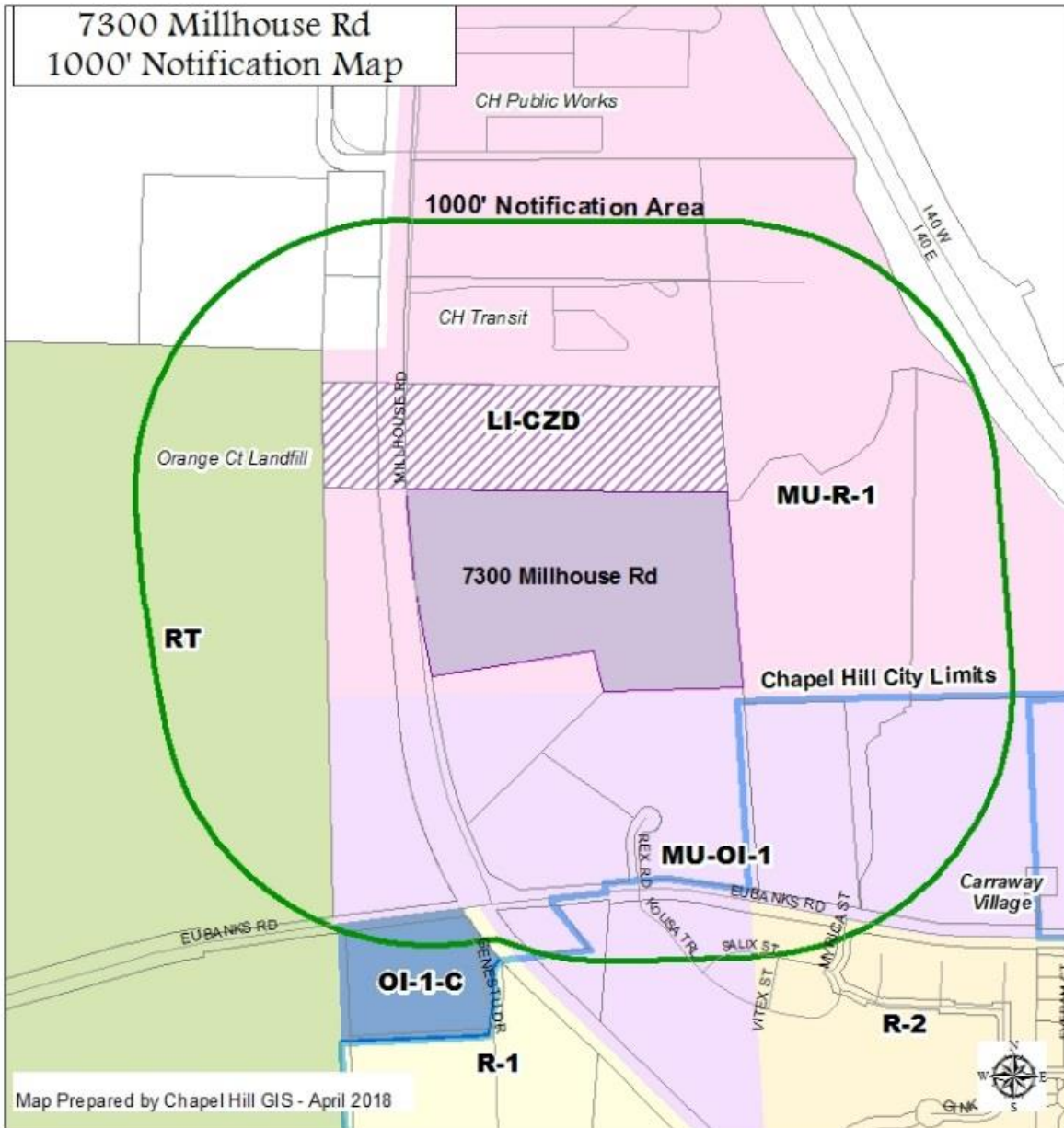
**Council Public
Hearing / Council
Action**

Rezoning— Project Triumph



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Rezoning Area – Project Triumph



Existing Zoning:

- Mixed Use – Residential - 1

Proposed Zoning:

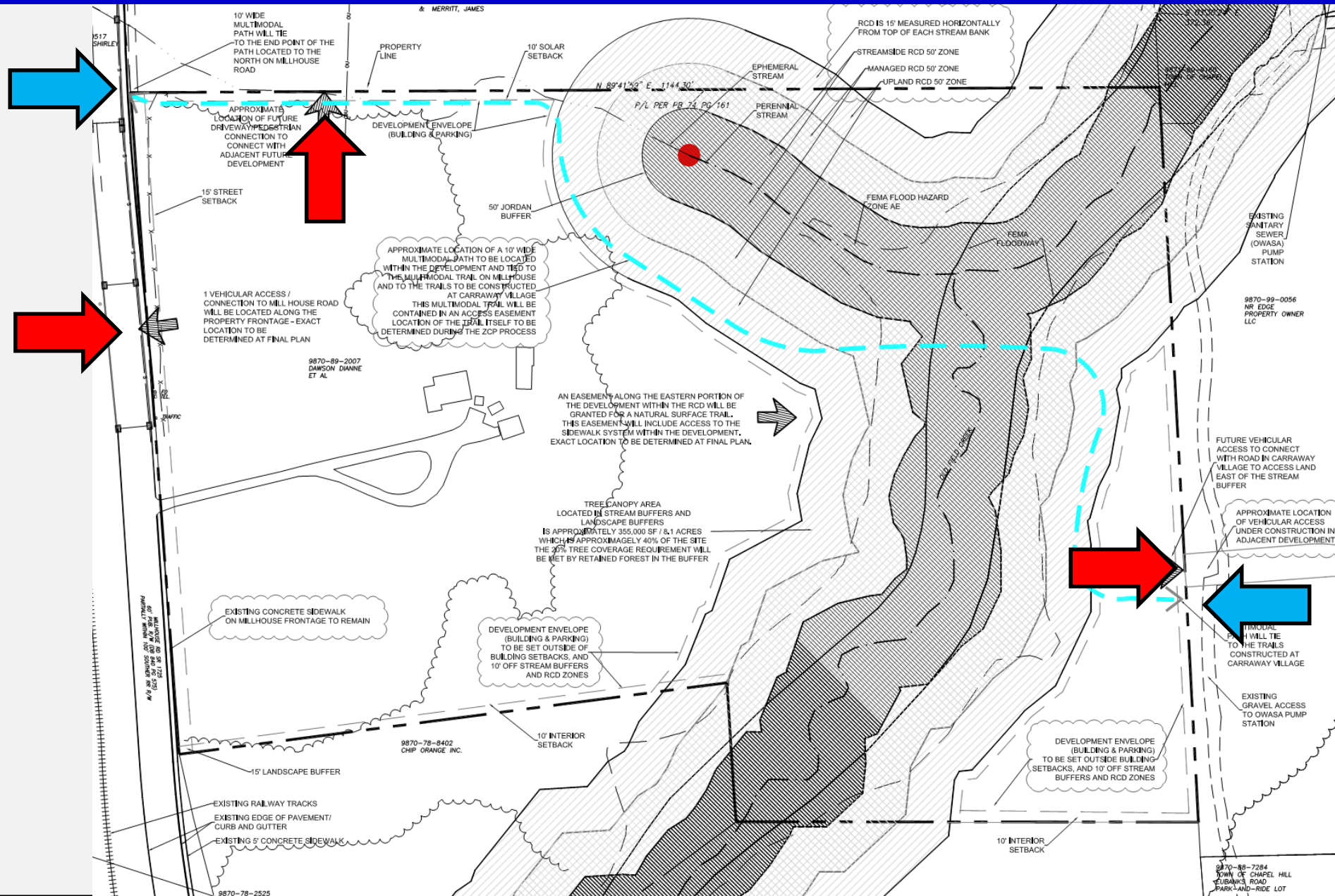
- Light Industrial –
Conditional Zoning District

Proposed Project Facts – Project Triumph

- 835,568 sq. ft. Net Land Area
- 110,000 sq. ft. Floor Area
- 275 Parking spaces
- 20% Tree canopy minimum



Site Plan – Project Triumph



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Traffic Impact Assessment – Project Triumph

Land Use	Density	Daily			AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
General Office	110k SF	582	582	1164	112	18	130	20	105	125

Necessary Improvements:

For the Site Driveway access connection to Mill House Road, provide a minimum of 100 feet of driveway throat length to any on-site surface parking lot areas and internal roadway circulation connections.

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