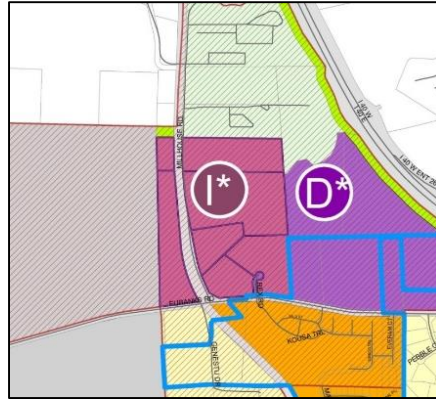


Innovative, Light Industrial District

Millhouse Enterprise Zone Annual Report



April 11, 2018



Background

- Developed in response to interest from Council Economic Sustainability Committee
- Goals are to:
 - Provide Places for Local Businesses to Grow
 - Encourage New Creative Jobs



Background

- One of goals of Economic Development Strategy
- Firms typically want to be in new space faster than typical review process



Background

- **April 5, 2017** – Light Industrial Conditional Zoning District enacted
- **October 18, 2017** – Carolina Flex Park approved

Zoning District

1. Zoning District

- What: Encourage Light Industrial Uses

2. Land Use Plan

- Where: Millhouse Road Area Only

3. Council Rezoning Process

- How: Streamlined and Open Application Review Process



1

Zoning District

Uses

- Light Research Activities
- Light Manufacturing
- Light Food Processing
- Flex Space
- Residential Not Permitted



1

New Zoning District

No Max Floor Area Ratio - Density Limited by

- Height, Setbacks
- Impervious Maximum
- Landscape Buffers
- Tree Canopy
- RCD, Stormwater



Land Use Plan

- Only land in “I” Opportunity Area eligible for LI-CZD rezoning

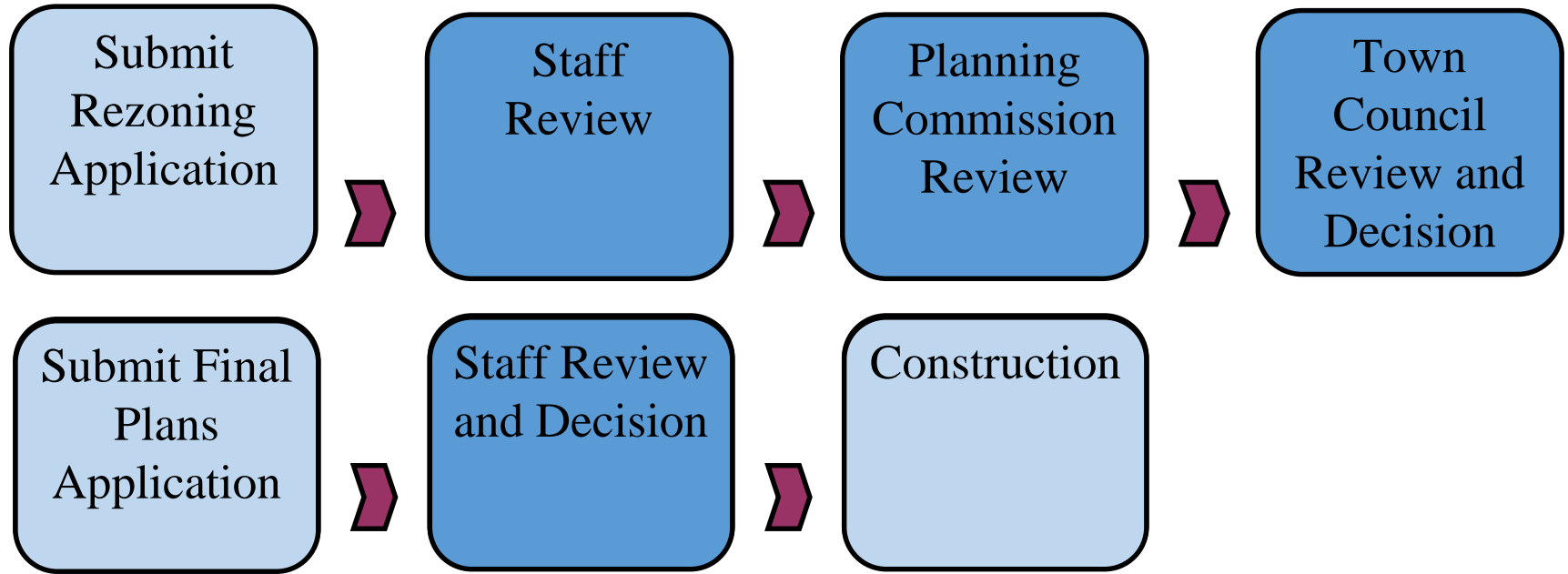
Millhouse Road

Eubanks Road



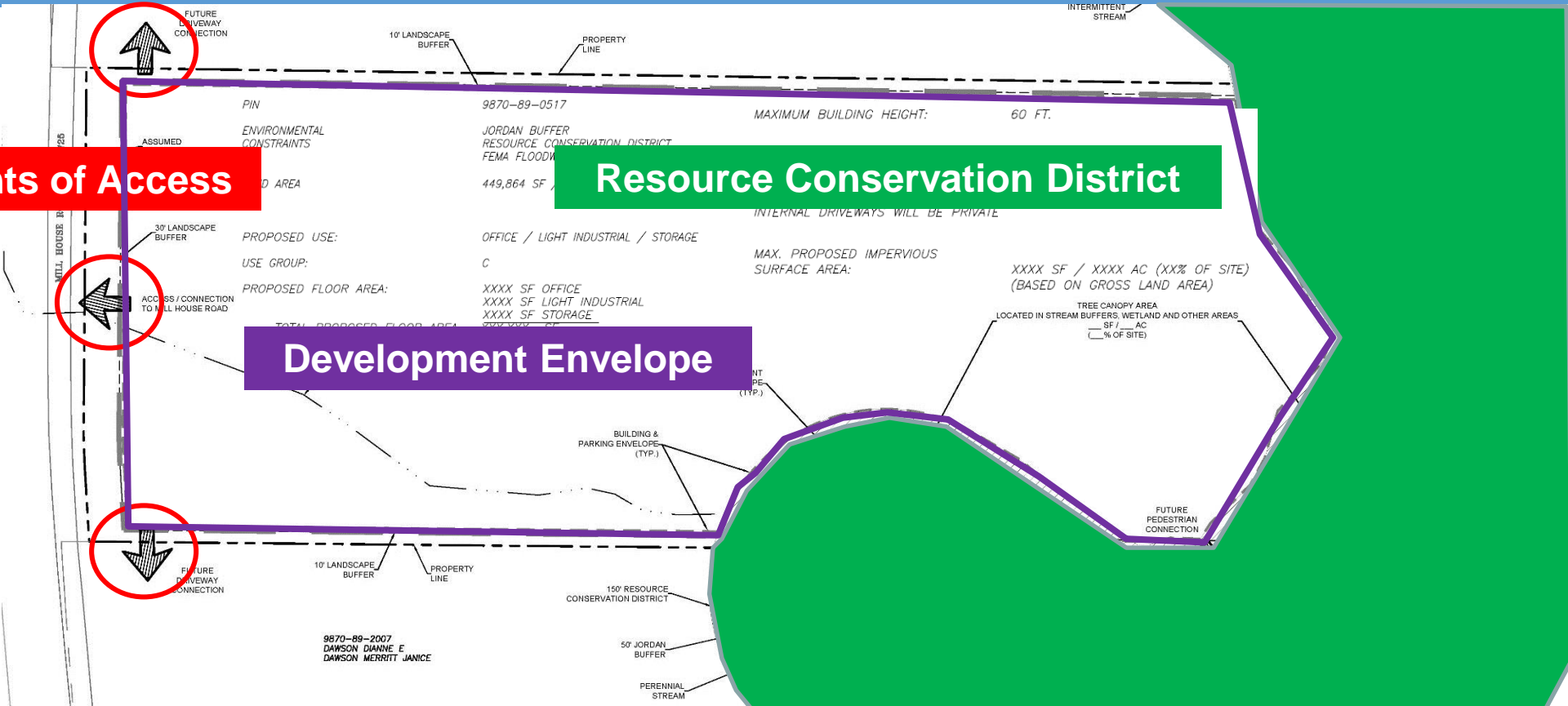
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Rezoning Process



3

Example Rezoning Plan



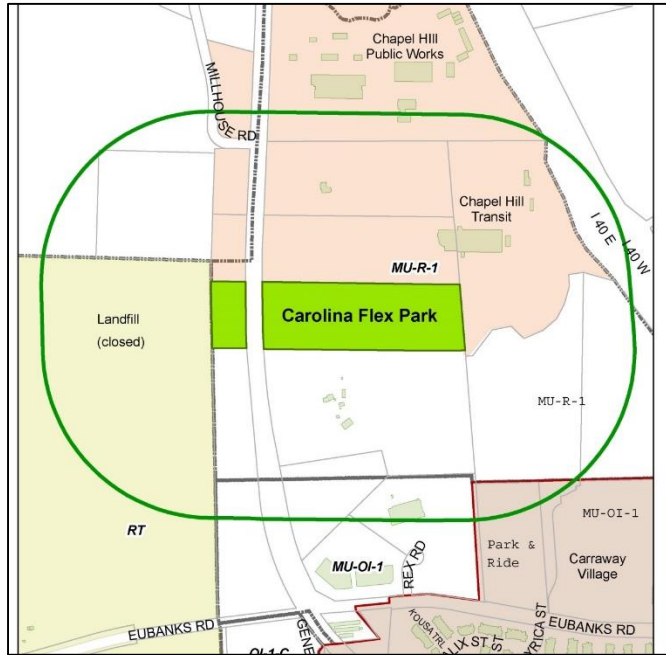
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Stormwater



10% Increase in Required
Detention Volume

Carolina Flex Park



- 13 acres
- Light manufacturing, light research, and flex space: 215,000 sq. ft.
- Office: 95,000 sq. ft.
- Self-Storage: 95,000 sq. ft.
- Total: 405,000 square feet
- Approval took 112 days

Recommendations

- Continue ordinance as currently written

Discussion

Question & Answer