



Project Triumph

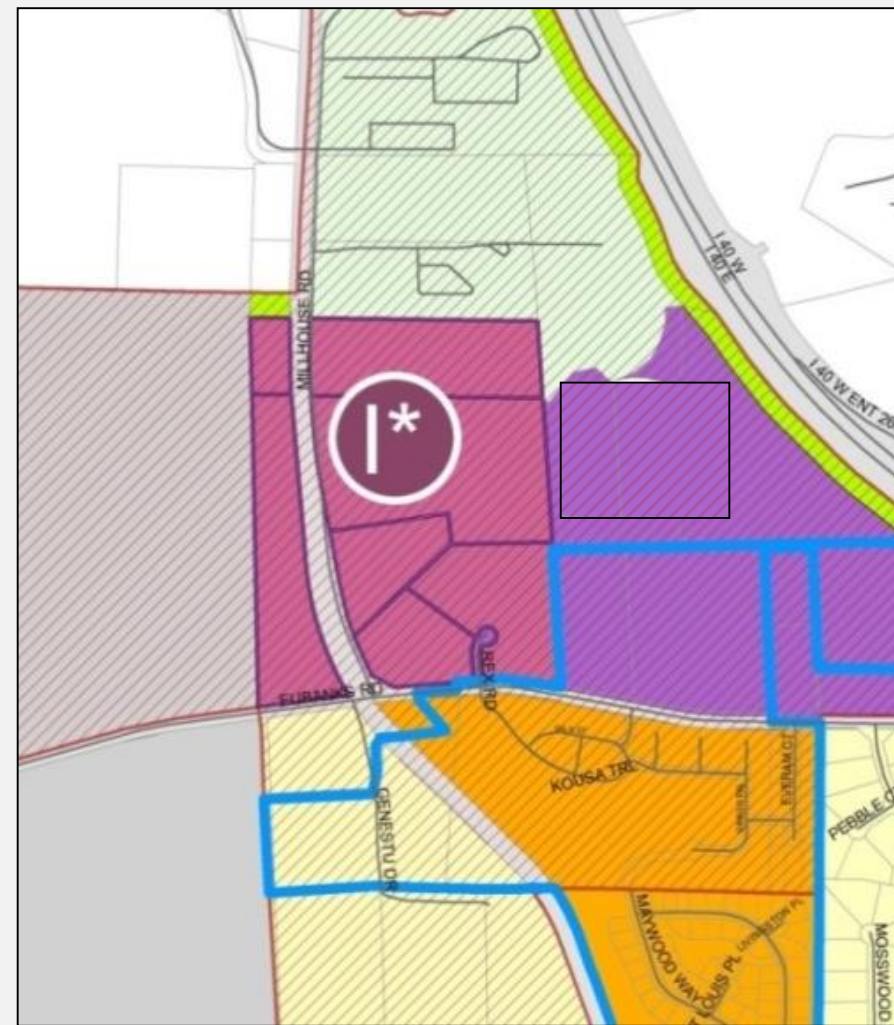
Light Industrial - Conditional Zoning District 7300 Millhouse Rd

June 20, 2018

LI-CZD & Millhouse Enterprise Zone – Project Triumph

The LI-CZD is intended to:

- Support job-creating uses
- Encourage uses including research activities; light manufacturing; and associated support functions.
- May only be applied to innovative, light industrial opportunity area.
 - Millhouse Enterprise Zone



Rezoning Recommendation – Project Triumph

Recommend:

- Open and Close the Public Hearing
- Adopt the Resolution of Consistency
- Enact Ordinance A



Rezoning Process – Project Triumph

**Concept Plan
Review -**



Staff Review

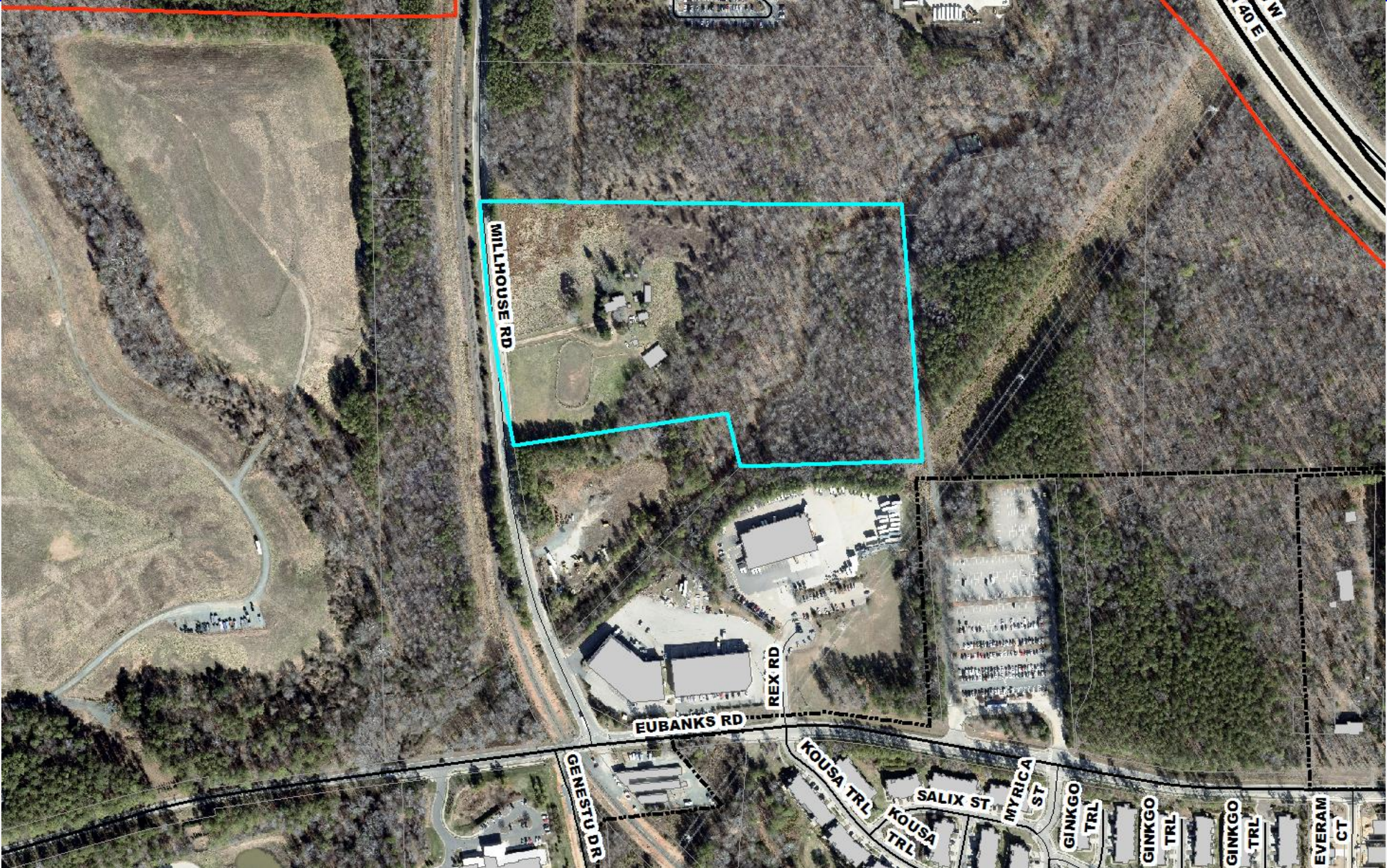


**Planning Commission
Review**

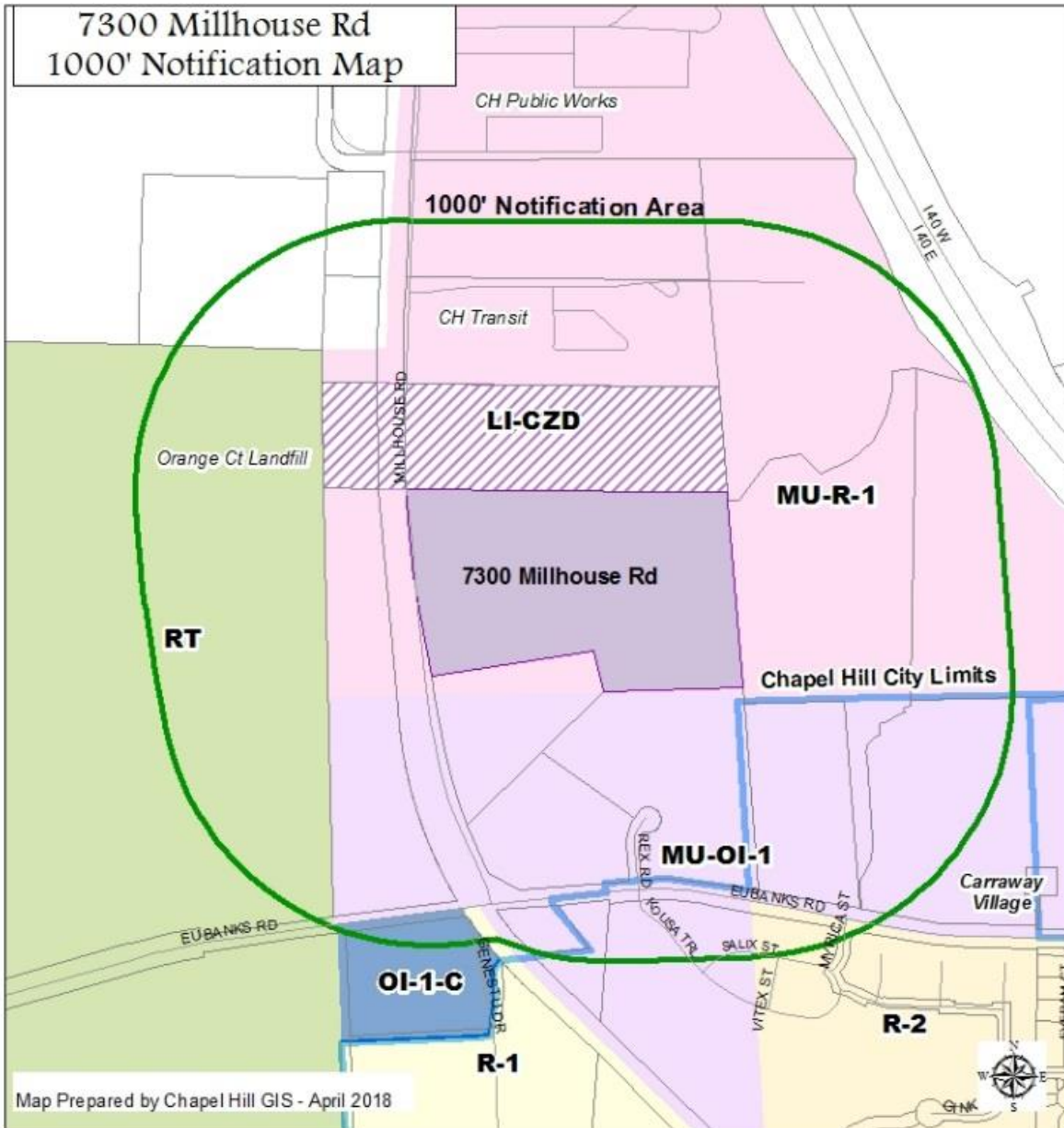


**Council Public
Hearing / Council
Action**

Rezoning– Project Triumph



Rezoning Area – Project Triumph



Existing Zoning:

- Mixed Use – Residential - 1

Proposed Zoning:

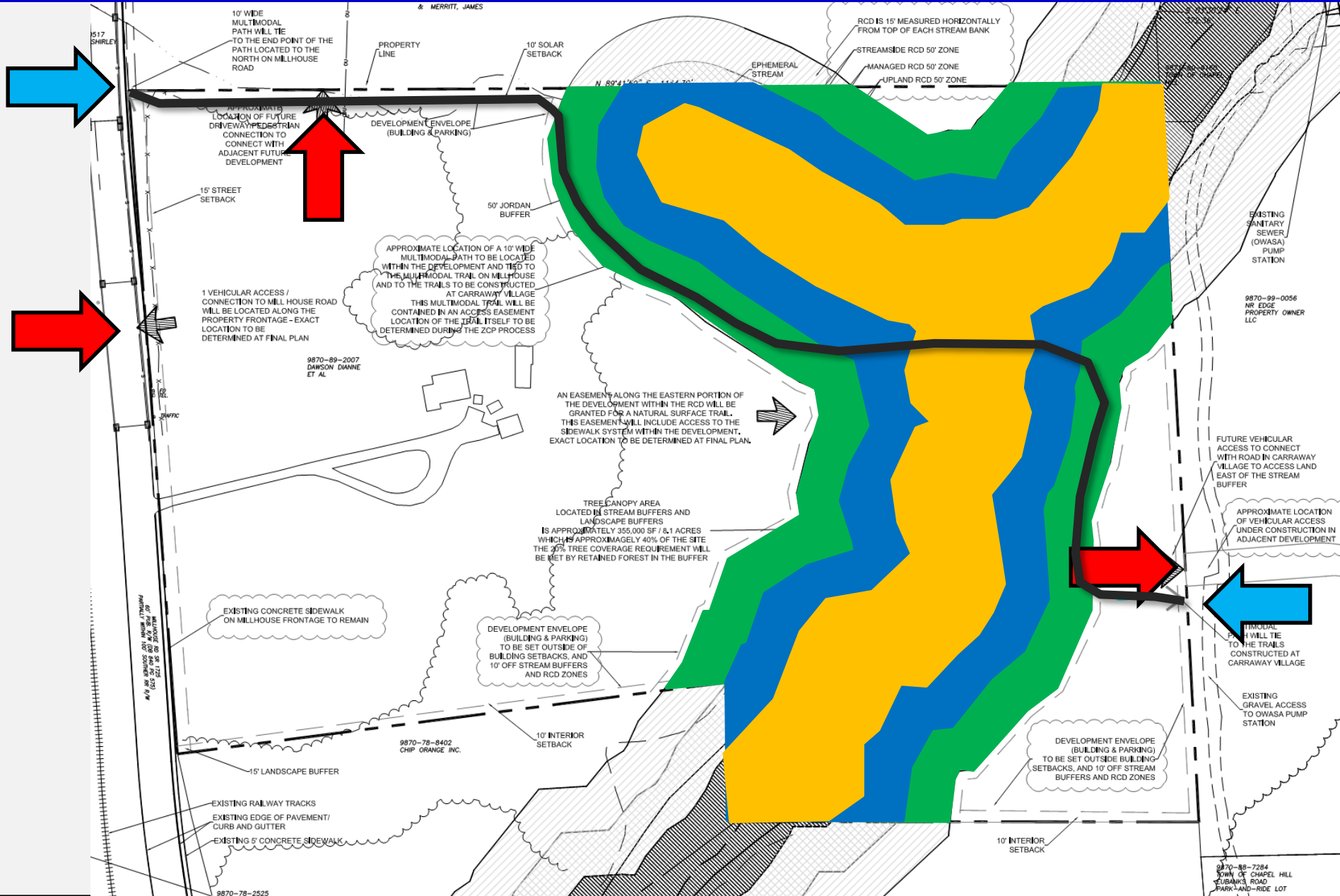
- Light Industrial –
Conditional Zoning District

Proposed Project Facts – Project Triumph

- 19.18 Acres
- 110,000 sq. ft. Floor Area
- 275 Parking spaces
- 20% Tree canopy minimum



Site Plan – Project Triumph



Traffic Impact Assessment – Project Triumph

- Traffic Impact Assessment was performed
- Minimum 100 foot long driveway recommended
- No off-site improvements needed



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