Planning Commission Regular Meeting
Agenda Item 4.b.

Agenda Item: **ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-03, to amend Chapter 78 (ZONING), Article IV (Business Districts), by amending Section 78-40.4, O&LI – Office and Light Industrial District; and amending Article VII (Use Regulations), by amending Section 78-70.2, Table of permitted and allowed uses, and Section 78-71.18, Warehousing use category, to update regulations related to the Electronic Warehousing use type.**

Meeting Date: March 24, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
March 28 update: The draft ordinance has been revised to include a special exception in the PD-B, Planned Development - Business district, to provide an allowance of up to 55,000 square feet of gross floor area for adaptive reuse of existing buildings, and to fix existing clerical errors in the zoning ordinance.

This is one of a series of zoning ordinance text amendments to implement the recommendations of the Transit Related Growth Small Area Plan. This zoning ordinance text amendment will update the specific use provisions in the Warehousing use category and modify permitted principal and allowed uses in the zoning ordinance to be consistent with the Comprehensive Plan, consistent across zoning districts, and consistent with surrounding localities. Specific updates include adding a maximum gross floor area for electronic warehousing and adding special exception review for electronic warehousing in the O&LI, Office and Light Industrial district, as is the existing requirement for electronic warehousing in the CS, Commercial services district.

Background:
The use type of electronic warehousing was established during the rewrite of the zoning ordinance effective July 1, 2007 (ZOTA #06-03). The current use standards no longer align with the Transit Related Growth Small Area Plan, adopted April 23, 2024 (CPA #23-01). This zoning ordinance text amendment was initiated by the Town Council at their February 25, 2025 public meeting.

Fiscal Impact:
The TRG fiscal impact analysis estimates an increase in assessed value from $215 million to $1.77 billion at full plan build-out (FY 2023 dollars).

Staff Recommendation/Next Steps:
Recommend approval of Zoning Ordinance Text Amendment ZOTA #25-03 to the Town Council.

Attachments:
1. Revised Ordinance (Proposed)
2. Legal Ad
3. Presentation