

TO: City Plan Board

Item Number: 3

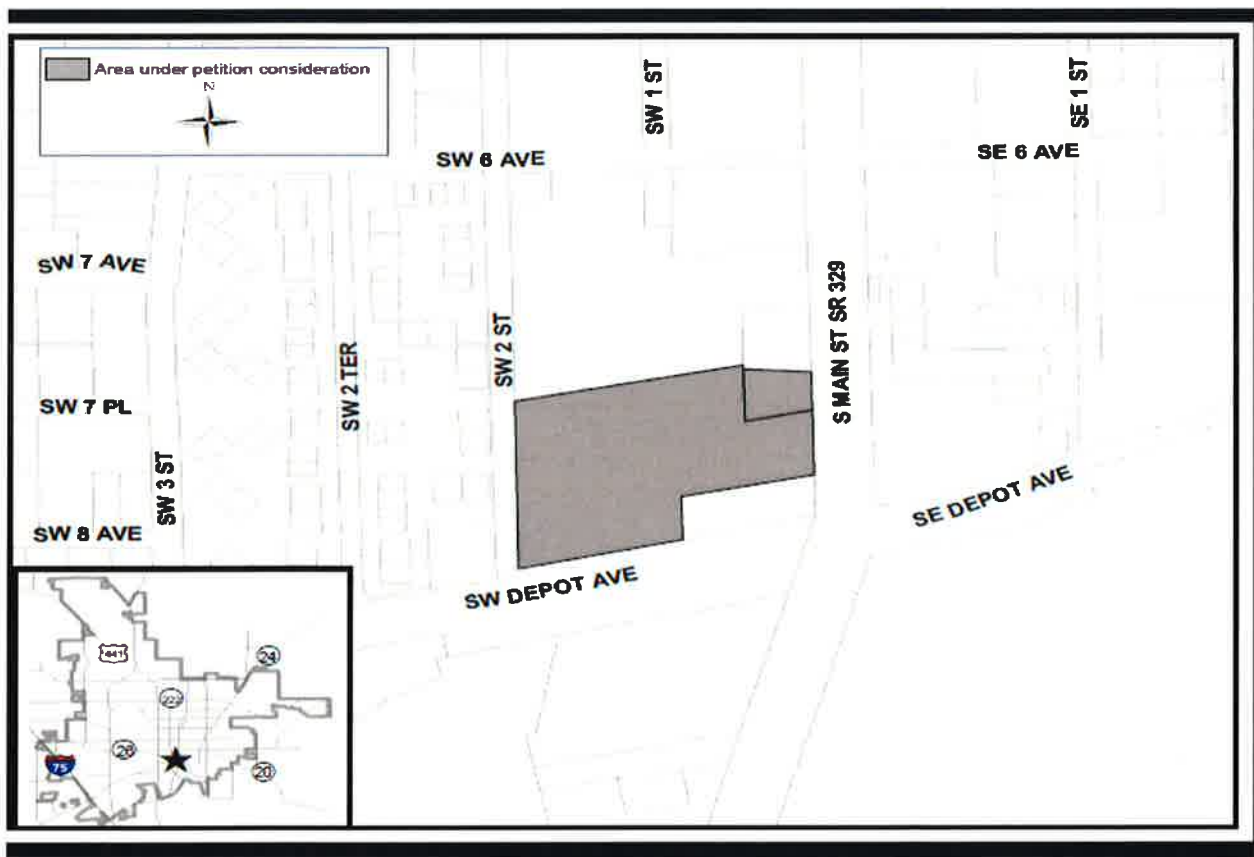
FROM: Planning and Development Services Staff

DATE: Jan. 28, 2016

SUBJECT: Petition **PB-15-120 SUP**, F.P. Butler, agent for Make.Work, LLC, owner.
Special Use Permit to allow for light assembly and fabrication business use.
Zoned: MU-1 (8-30 units/acre mixed use low intensity. Located at 722 South Main.

Recommendation:

Staff recommends approval of the petition with conditions and the conceptual plan.



Discussion:

This is a request to allow an innovative light manufacturing and assembly use. The use can be categorized as a shared manufacturing incubator for start-up companies. The concept is centered on tenant companies having equal access to a “tech workshop” operating 24hours 7 days a week in a monitored setting, using the tools and equipment provided by Make.Work. The facility will allow start-up companies’ access to tools and equipment that they probably would not be able to afford on their own.

The second stage of the use for this property is an education and workforce component. This phase will focus on mentoring and education, with classroom facilities being constructed next to the shared equipment and manufacturing areas. The classroom setting will provide hands-on experience working with electron microscopes, CNC lathes and mills, 3D printers and other types of machine hardware.

The property is currently zoned MU-1, and allows the proposed use by special use permit under the “other use” category. The “other use” category requires the use to be located” **within a completely enclosed structure; with no outdoor storage, truck traffic limited to that normal of commercial activities such as grocery stores, loading docks and mechanical equipment screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffer. Storage of hazardous materials in accordance with the county hazardous materials management code.** “

Special Use Permit Criteria

No special use permit shall be approved by the city plan board unless the following findings (Sec. 30-233 criteria for issuance) are made concerning the proposed special use:

- (1) That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.

The use will comply with all the required regulations and standards for allowing the use. The MU-1 zoning requires the use to be located within a completely enclosed structure with no outdoor storage. The truck traffic of the use is limited to that normal of commercial activities, with loading docks and mechanical equipment screened from public view, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffer. Storage of hazardous materials in accordance with the county hazardous materials management code.

The conceptual plan (see attached in Exhibit 1) for the site shows that there will be 4 main facilities on the site: Advanced Manufacturing/Training and Community Center;

Custom Manufacturing Facility; a Covered Work and Storage Area; and an Innovative Mixed Use Area. It is staffs understanding that the Innovative Mixed Use Area could at some point in the future become a live work space area. It appears that all use will be within a completely enclosed area except for an existing covered work and storage area that will remains as a nonconforming structure. Given the size of the manufacturing facilities it is not anticipated that the truck traffic will be any more intense than a typical commercial use (i.e. Grocery Stores). One main concern is the applicant is showing an access to SW 2nd Street that was recently re-done by Public Works as a pedestrian corridor, the use of this corridor for large truck traffic going north from the site is incompatible with pedestrian traffic and the design of public right-of-way.

Condition 1: All activities on site shall be conducted within completely enclosed structures with the exception of the existing covered work and storage area.

Condition 2: All loading docks and mechanical equipment shall be screened from public view.

Condition 3: Sound attenuation shall be provided to any adjacent residential area or area in actual residential use; the use must comply with the city's noise ordinance. The design and location of future building must minimize potential noise impact on adjacent residential areas.

Condition 4: Access to SW 2nd Street shall limited to traffic associated with the Innovative Mixed Use Area. With the approval of the Public Works Department truck traffic to the south of the proposed entrance may be allowed to use SW 2nd Street and/or a separate entrance/exit for industrial type vehicles access on Depot Avenue from the property may be allowed.

Condition 5: Storage of hazardous materials shall be in accordance with the county hazardous materials management code.

- (2) That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.

By meeting the conditions above and complying with the requirements of the City Code of Ordinance which includes buffers and setback requirements, the development shall be in general compatibility and harmony with nearby uses. Other than the residential uses to the west of the project, the other uses in the area are generally of a business/industrial type use.

- (3) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. Redevelopment of the site might require some upgrades to public facilities in the area to serve the development depending on the overall needs of the users.

- (4) That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

South Main Street and Depot Avenue have adequate capacity to accommodate the traffic impacts of the proposed use. It is anticipated that due to the innovative nature and 24/7 operation of the development that traffic during peak traffic hours will be minimized.

- (5) That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

The development must comply with the land development code requirements for screening and buffering. The development does not physically abut any properties in residential use. The development will need to orient manufacturing facilities in a way that any noise from the operations will not impact residential properties to the west of the site.

- (6) That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.

The proposed use is not inconsistent with the Comprehensive Plan and conforms to the general plans of the city to promote economic opportunity.

- (7) That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in article III, division 2.

The facility meets the level of service standards adopted in the comprehensive plan.

Summary:

The redevelopment of this site into a useful enterprise will be beneficial to the City, start-up manufacturing businesses and the adjacent neighborhoods. For the City and the adjacent neighborhood the approval of this petition will hopefully be the incentive for the site to be redeveloped and cleaned up. The redevelopment of this focal point on the edge of the Porters Neighborhood and the entry into downtown is critical to the success of the South Main Street corridor. The proposed use is consistent with other uses along the South Main Street corridor and proposed development in the area such as the Cade Museum, and the Power District a few

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blocks away. For start-up businesses this location will provide good access to major transportation systems for the movement of goods and services. Staff recommends approval of the Special Use Permit with the concept plan for development.

Respectfully submitted



Ralph Hilliard
Planning Manager

Attachment: Exhibit 1 (Application and Conceptual Plan)