

**Petition PB-16-76 TCH.** City Plan Board. Amend the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district. Related to PB-16-74 LUC & PB-16-75 ZON.

Lead Planner Dean Mimms, AICP, gave the staff presentation. He noted that the addition of a similarly named use (Hard armor systems manufacturing and assembly) was added to the AF (Airport facilities) district in 2012 to enable a local start-up company, Phalanx Defense Systems, LLC, to operate in that zoning district. Mr. Mimms explained that Phalanx has since outgrown its space at the Airport, and that it was the successful respondent to the City's Request for Proposal (RFP) for the Reuse/Development of the Former U.S. Army Reserve Property located at 1125 NE 8<sup>th</sup> Avenue.

Phalanx designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police, and the military). This petition will allow for this use in the MU-1 zoning district.

Mr. Kirk Reeb stated that he owns properties within 400 feet of the subject property, spoke during the public comments portion of the hearing, as did Ms. Anne Haisley, who previously owned MU-1-zoned property on NW 13<sup>th</sup> Street.

Several Plan Board members expressed concern about changing the list of permitted uses to accommodate a specific site. Plan Board members expressed different opinions as to adding the proposed use as a use by right, with conditions, rather than as a use to be permitted by special use permit. Planning Manager Ralph Hilliard pointed out that light assembly is already allowed in the MU-1 district, and that this issue can be revisited with the update of the land development code. The consensus of the Plan Board was that staff should explore expansion of the MU-1 district to include other high-tech uses that are not currently allowed by the land development code, and report back to the Board.

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Adam Tecler
<b>Moved To:</b> Approve Petition PB-16-76 TCH with the conditions proposed in the staff report	<b>Upon Vote:</b> 4-2 (Nays: Sutton, Condon)