

STAFF REPORT REGULAR MEETING

AGENDA DATE: January 6, 2025

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-30 - First Reading – amending multiple sections of Chapter 23 “Land Development Regulations” to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatus

SUMMARY:

The subject amendments to the City’s Land Development Regulations (LDRs) were drafted to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatus.

BACKGROUND AND JUSTIFICATION:

This amendment seeks to establish a manufacturing and processing facilities with apparatus use in the Industrial Park of Commerce (I-POC). The applicant is seeking to develop an industrial property for a concrete batch plant. The City currently does not have land development regulations for this type of use. With the applicant’s coordination, staff has prepared language to allow for this type of use and similar uses, including:

- The amendments introduce new definitions for “apparatus,” “manufacturing or processing facilities with apparatus,” and “use area” to clarify terminology and ensure consistent application of the regulations.
- The Use Tables are revised to establish a new use category for manufacturing/processing facilities with apparatus and to modify existing manufacturing/processing uses to specify facilities “without apparatus.”
- Updates to the I-POC district include requiring compliance with applicable health, safety, and environmental regulations; establishing office space as an accessory use; correcting the maximum Sustainable Bonus Incentive height for principal structures; standardizing hours of operation; and creating regulations and performance standards for manufacturing/processing facilities with apparatus, including maximum apparatus height through the Sustainable Bonus Incentive Program.
- The amendments add standard parking dimensions for oversized vehicles and revise minimum parking requirements for industrial uses to be based on total use area rather than enclosed floor area.
- Revisions correct principal structure height standards for manufacturing/processing/fabrication facilities; establish standard hours of operation (5:00 a.m. to 8:00 p.m., Monday through Saturday) with waiver provisions; require consideration of school-related traffic impacts; allow parking reductions through Conditional Use or Site Plan waivers when justified; and create comprehensive regulations and performance standards for manufacturing/processing facilities with apparatus addressing height, screening, outdoor activities, nuisance avoidance, separation distances, landscaping, accessibility, and traffic management.

- Minor amendments correct references to the Development Review Official and allow public purpose dedication credit to be considered toward the City's Sustainable Bonus Incentive Program.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on December 3, 2025.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on December 10, 2025.

MOTION:

Move to approve/disapprove Ordinance 2025-30 on first reading, and to schedule second reading and public hearing for January 20, 2026.

ATTACHMENT(S):

Ordinance 2025-30
PZB/HRPB Staff Report