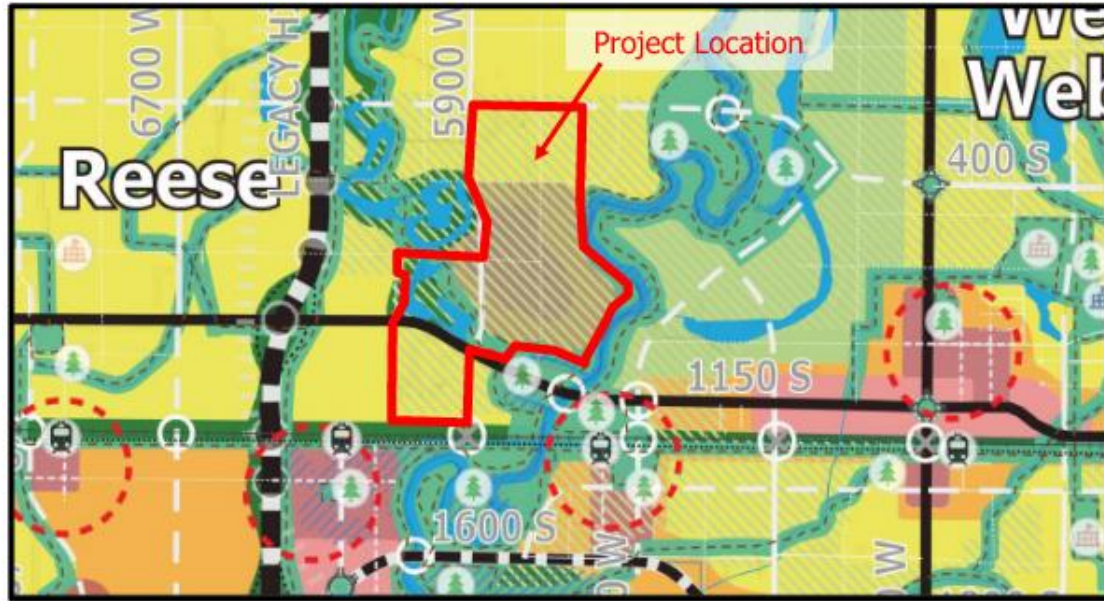


Black Pine Development Western Weber

A REQUEST TO AMEND THE GENERAL PLAN, AMEND THE ZONING ORDINANCE TO CREATE THE M-T(MANUFACTURING AND TECHNOLOGY) DISTRICT, AND REZONE APPROXIMATELY 355 ACRES FROM THE A-1 (AGRICULTURAL ZONE) TO THE M-T (MANUFACTURING AND TECHNOLOGY) ZONE

General Plan Amendment Review

EXISTING GENERAL PLAN MAP

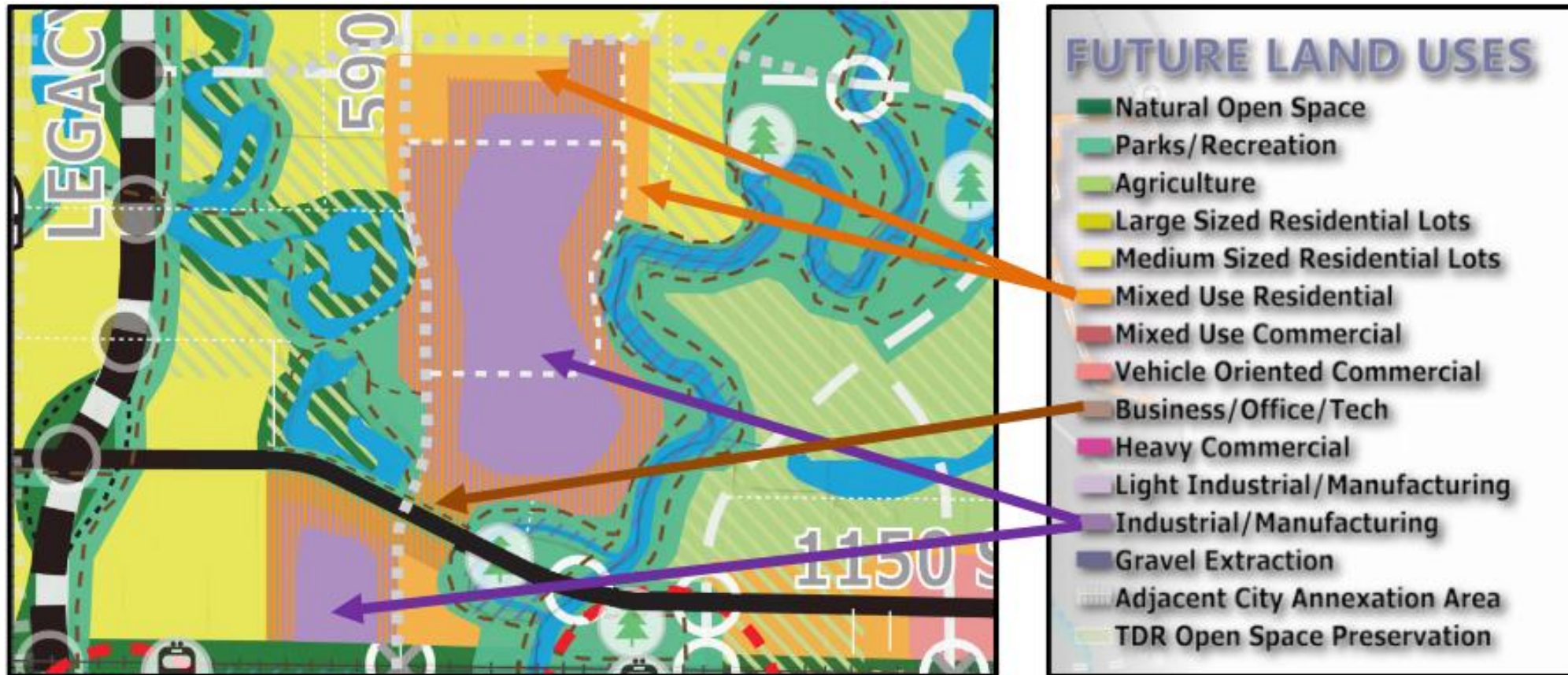


PROPOSED GENERAL PLAN MAP



General Plan Amendment Review

PROPOSED GENERAL PLAN MAP



General Plan Applicability

- ▶ Business, tech, and innovation parks, where land uses rarely occur outdoors, are generally a low-intrusive use on their neighbors as long as traffic impacts and site design, architecture, and landscaping are addressed to provide a pleasant and harmonious built environment. A business or tech park can provide significant contributions toward onsite public recreation and green-space investments that can tie adjoining land uses or neighborhoods together through the park's campus.

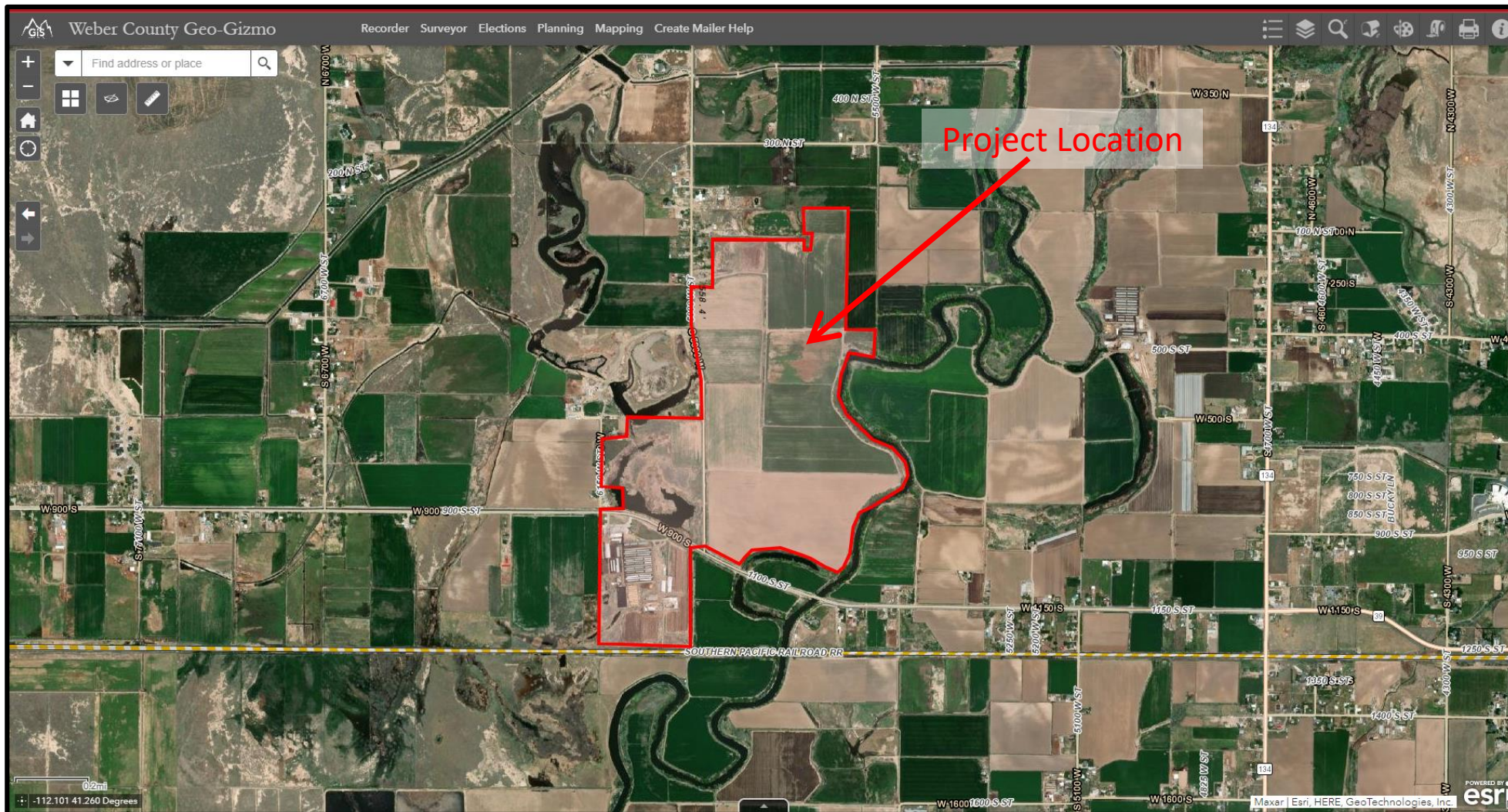
General Plan Applicability

- ▶ Smart Growth Development Standards
 - ▶ Street Connectivity
 - ▶ Pathway and Trail Connectivity
 - ▶ Open Space and Recreation Facilities
 - ▶ Dark Sky Consideration
 - ▶ Culinary and Secondary Water Conservation Planning
 - ▶ Emissions and Air Quality
 - ▶ Renewable Energy

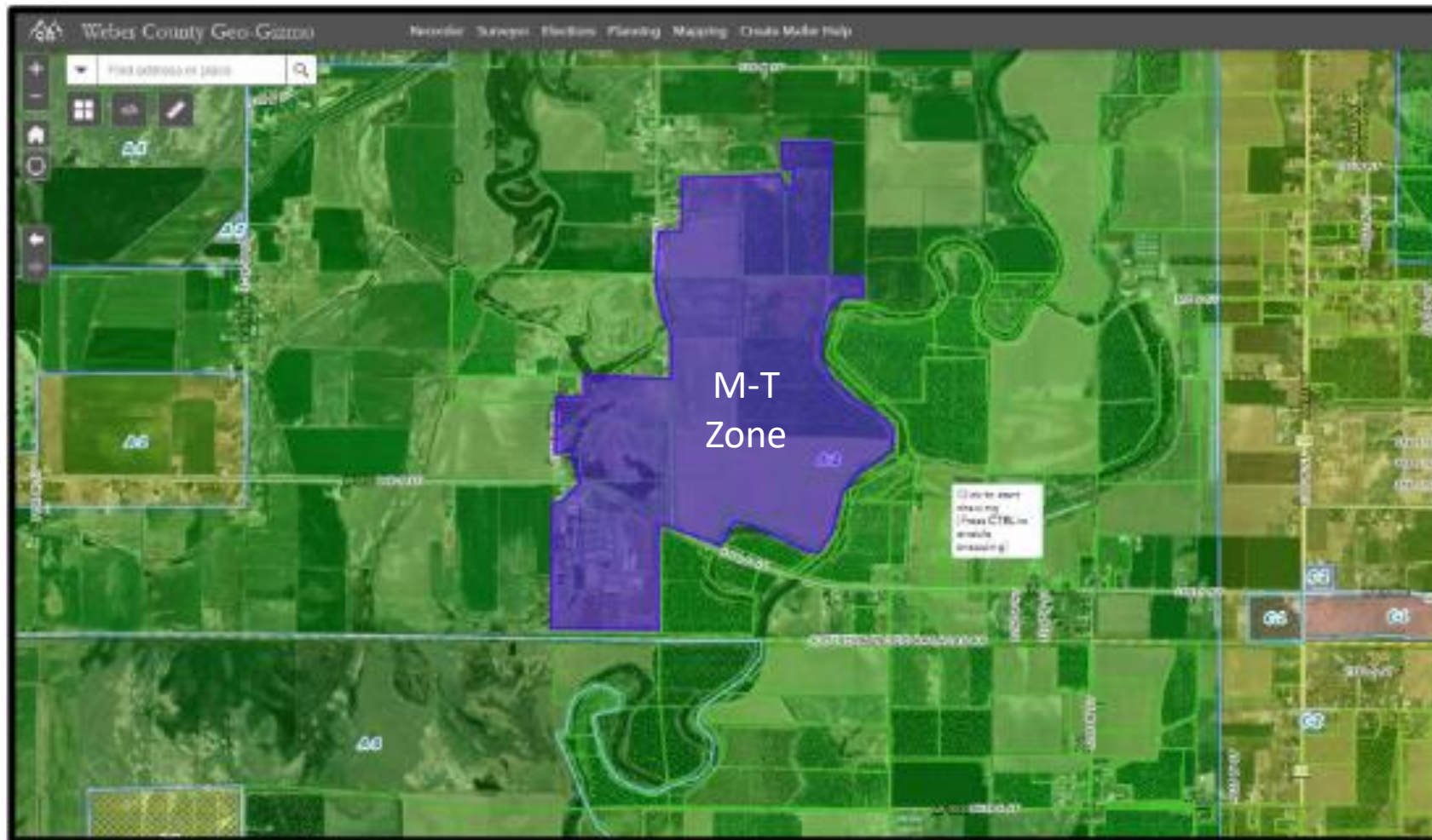
M-T (Manufacturing and Technology Zone)

Section 104-21-1 (e) The purpose of the Manufacturing and Technology (M-T) District is to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

Existing Conditions



Proposed Zoning Map Change



Conceptual Development Layout



Development Standards

- ▶ Zone's development standards
- ▶ Architectural requirements
- ▶ Firefighting and public safety
- ▶ Culinary water, secondary water, and sanitary sewer capabilities
- ▶ Streets design, street connectivity, and transportation
- ▶ Trails and trail connectivity
- ▶ Parks and recreation
- ▶ Dark sky
- ▶ Development agreement?

Conceptual Development Layout



Conceptual Development Renderings



Conceptual Development Renderings



Conceptual Development Renderings



Conceptual Development Renderings



Conceptual Development Renderings



Rezone Review

Consideration:

- ▶ Compatibility and stability of development considering existing conditions (**surrounding land uses, and impacts on the surrounding area. health, safety and welfare**)
- ▶ Compatibility with the **general plan, community vision, and goals and principles**
- ▶ Timing in consideration of other community goals

ACTION

Approval of the rezone request

- ▶ Base recommendation on objective findings (i.e., timing, changing conditions, changing trends, etc).
- ▶ Base recommendation on general plan.

Denial of the rezone request

- ▶ Base recommendation on objective findings (i.e., timing, changing conditions, changing trends, etc).

Table the rezone request for further study and/or clarification.

- ▶ Give staff or applicant direction.