

Unique Economic Development Opportunity (UEDO) Policy Moving Forward Chesapeake 2035 Comprehensive Plan

From Chapter Two- Responsible Growth, Economy

Goal (page 22):

The City will achieve an economic development base that is both flexible and resilient by supporting a diverse workforce that takes advantage of Chesapeake's physical and economic assets.

Objective 6 (beginning on page 26):

The City will recognize and promote unique economic development opportunities.

Notwithstanding other goals and strategies contained within this chapter for promoting overall economic development, it is recognized that in light of increasing competition for economic growth, the City will benefit from identifying and strategically promoting unique economic development opportunities that may be available throughout Chesapeake. To help ensure the successful accommodation of unique economic development opportunities, it is vital to identify criteria to recognize, define and assist these unique uses in locating to the City.

Action Strategies:

- The unique economic development opportunity would be required to follow existing development review processes where applicable, including any needed Public Utility Franchise Area expansions, rezoning, and subdivision or site plan review.
- The location of a unique economic development use should be prohibited in the Naval Support Activity (NSA) Northwest Annex Relocatable Over The Horizon (ROTHR) Electromagnetic Interference (EMI) Prohibited Zone and Restricted Area. However, proposed unique economic development uses will be evaluated on a case- by-case basis within the ROTHR EMI Military Influence Area/Region of Influence, as identified on the Navy's official map dated February 26, 2014, a copy of which can be found in the Economy Section of the 2035 Comprehensive Plan Technical Document.
- When a proposed unique economic development use is located within any of the Noise Zones and/or Accident Potential Zones (APZs) as shown on the U.S. Navy's official Hampton Roads Joint Land Use Study (JLUS)/Air Installations Compatible Use Zones (AICUZ) Planning Map, the proposed use should be carefully evaluated as to its conformance with Table 1 of the map entitled "Land Use Compatibility Within Noise Zones and APZs," as well as the provisions of Section 12-400 of the City's Zoning Ordinance entitled "Fentress Airfield Overlay District."
- The location of a unique economic development use should be consistent with the provisions of the Northwest River Watershed Protection District, when said use is located within the area covered by this district, as shown on the City's official maps. The location of a unique economic

development use shall not be dependent on a commitment by the City to provide public utilities to the subject site; furthermore, the entity's provisions for sewerage facilities should be carefully evaluated for conformity with the Comprehensive Plan and the requirements of the Chesapeake Health Department or Virginia Department of Environmental Quality.

- The location of a unique economic development use should be compatible with present uses and documented future plans for adjacent conservation lands such as the Great Dismal Swamp Wildlife Refuge, Virginia Department of Conservation & Recreation Cavalier Tract, Nature Conservancy holdings, U.S. Army Corps of Engineers jurisdictional wetlands, and similar resources.
- A "unique economic development opportunity" would be defined as a commercial or industrial use that has not typically occurred in Chesapeake, preferably a high-technology enterprise operated by a single entity that would not include residential uses. A unique economic development use should also be capable of generating a significantly positive fiscal impact when evaluated by the City's fiscal impact analysis model. Furthermore, there would be an expectation that a unique economic development use will generate major economic benefits that have citywide impact through investment and creation of new employment opportunities that result from locating significant headquarters, administrative or service sector operations in Chesapeake.
- Recognizing the potential diversity of options for the minimum size and geographic location of land tracts needed to accommodate unique economic development opportunities, it is recommended that the criteria contained in the Zoning Ordinance for locating planned unit industrial park districts (PUD-IP) be used as a comparable benchmark, preferably on tracts of land ranging in size from a minimum of 15 acres upwards, generally contained within 5 or fewer contiguous parcels.
- Areas and/or sites identified for a unique economic development use should be consistent with the Comprehensive Plan and accompanying Land Use Plan and Master Transportation Plan. Notwithstanding this policy or any other applicable City policy or ordinance, consideration may be given for a unique economic development use to occur outside the Public Utilities Franchise Area, if public utilities are not necessary.