



Zoning Case #0915-02

D.L. Johnson

From: "IL" Light Industrial District
To: "IL/SP" Light Industrial District with a Special Permit

Planning Commission
Presentation
September 9, 2015



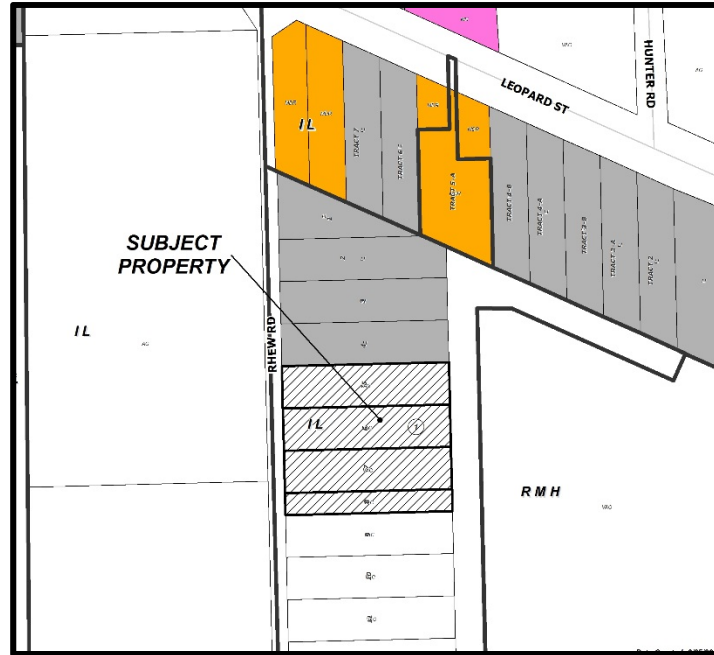
Aerial Overview







Existing Land Use



Light Industrial



Medium Density Residential

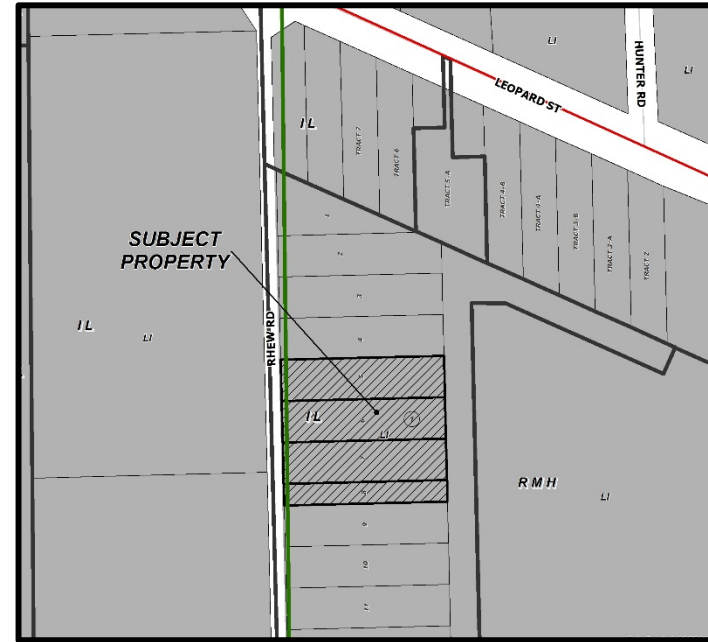


Mobile Home



Vacant

Future Land Use



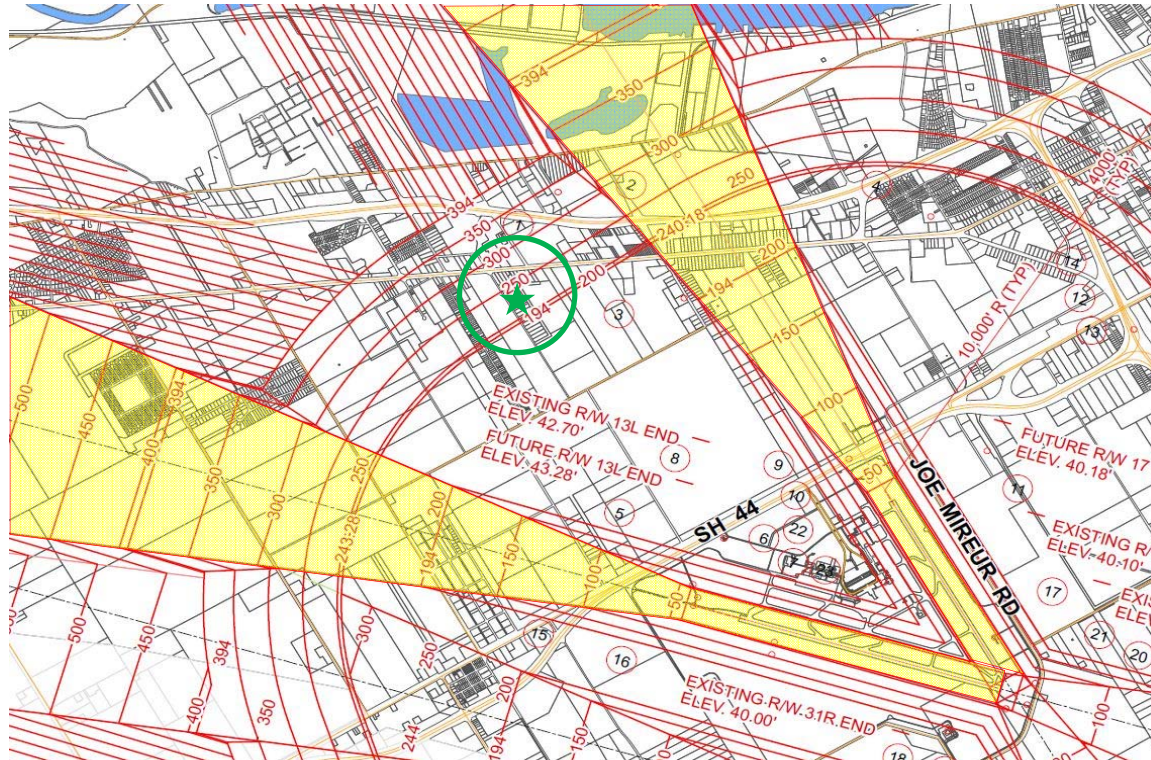


Future Land Use Map



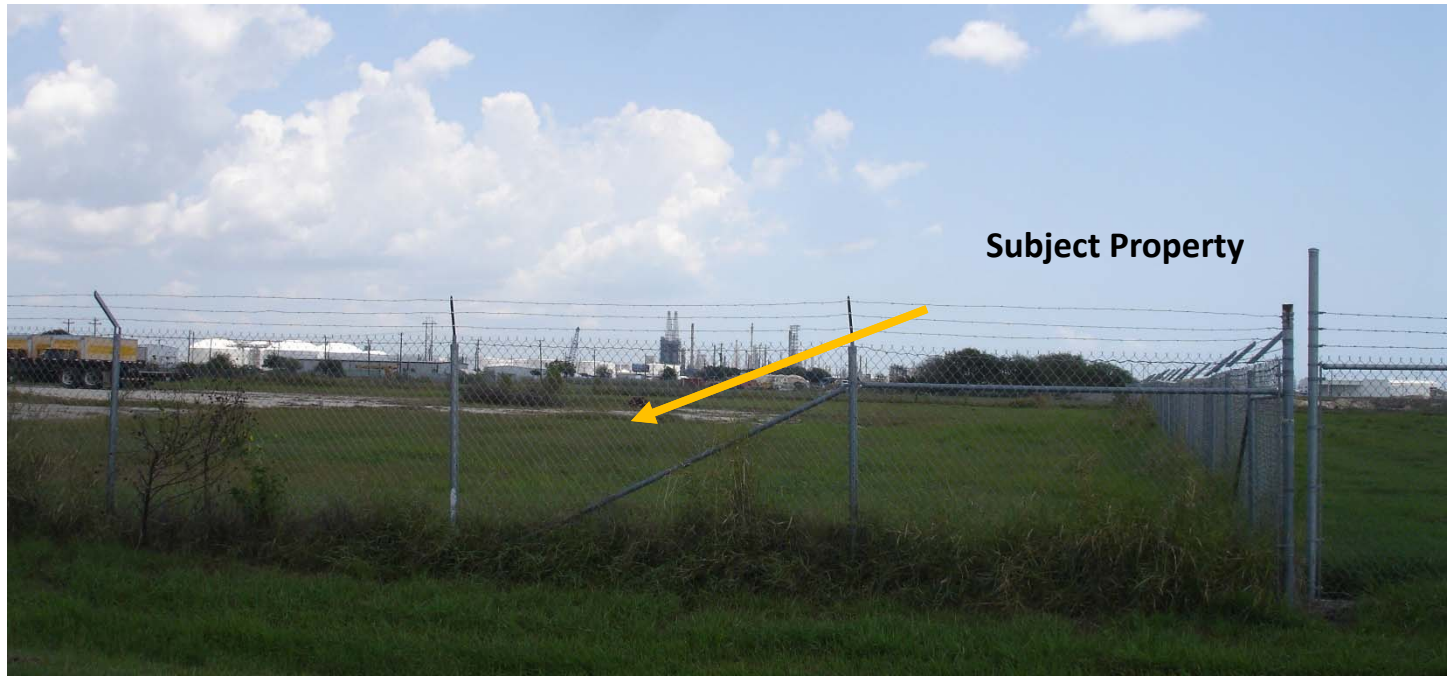


Airport Hazard Map





Facing East on Rhew Road





Facing East on Rhew Road





Vacant Land and Residences Across Rhew Road West Of Subject Property





North Along Rhew Road





South Along Rhew Road





Public Notification

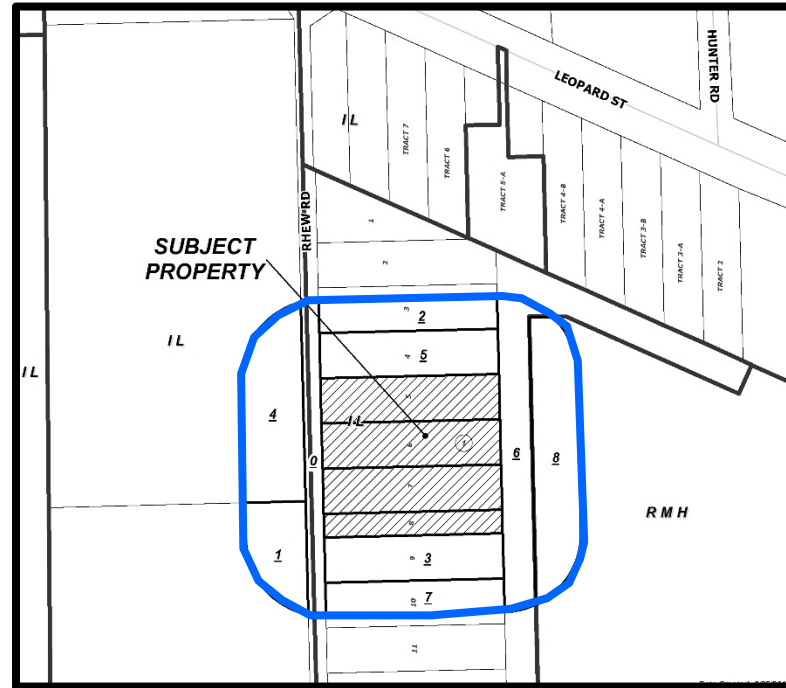
8 Notices mailed inside 200' buffer
1 Notice mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

Approval of the “IL/SP” Light Industrial District with a Special Permit With Conditions



Special Permit Conditions

1. **Uses:** The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is a concrete batch plant consisting of portable equipment, and storage of materials and equipment necessary to conduct operations. The concrete batch plant shall not produce more than 500 cubic yards of concrete per day.
 2. **Dust:** Dust control shall be in accordance with all City, State, and Federal requirements and specifications. Dust needs to be controlled at both the operation of the batch plant and the stockpile so that it does not drift across the approach to/from airport runways as indicated in the Airport Hazard Map attached.
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Special Permit Conditions

3. **Lighting:** All light shall be directed downward and shielded. It is essential that lighting not be directed toward any of the airport approach/departure paths or towards the control tower.
 4. **Access:** Vehicular access shall be allowed as per the UDC.
 5. **Screening and Buffering:** Screening and buffering shall be as stipulated in the UDC.
 6. **Noise:** The applicant shall comply with the City's Noise Ordinance.
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Special Permit Conditions

7. **Time Limit:** Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire. The Special Permit shall expire in five years unless a time extension is approved by the City Council.
 8. **Hours of Operation:** Operations of the concrete batch plant are limited between 6:00 A.M. and 4:00 P.M.
 9. **Other Requirements:** The Special Permit conditions do not preclude compliance with all applicable UDC, Building Code, and State and/or Federal requirements.
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