



# **Zoning Case #1117-01**

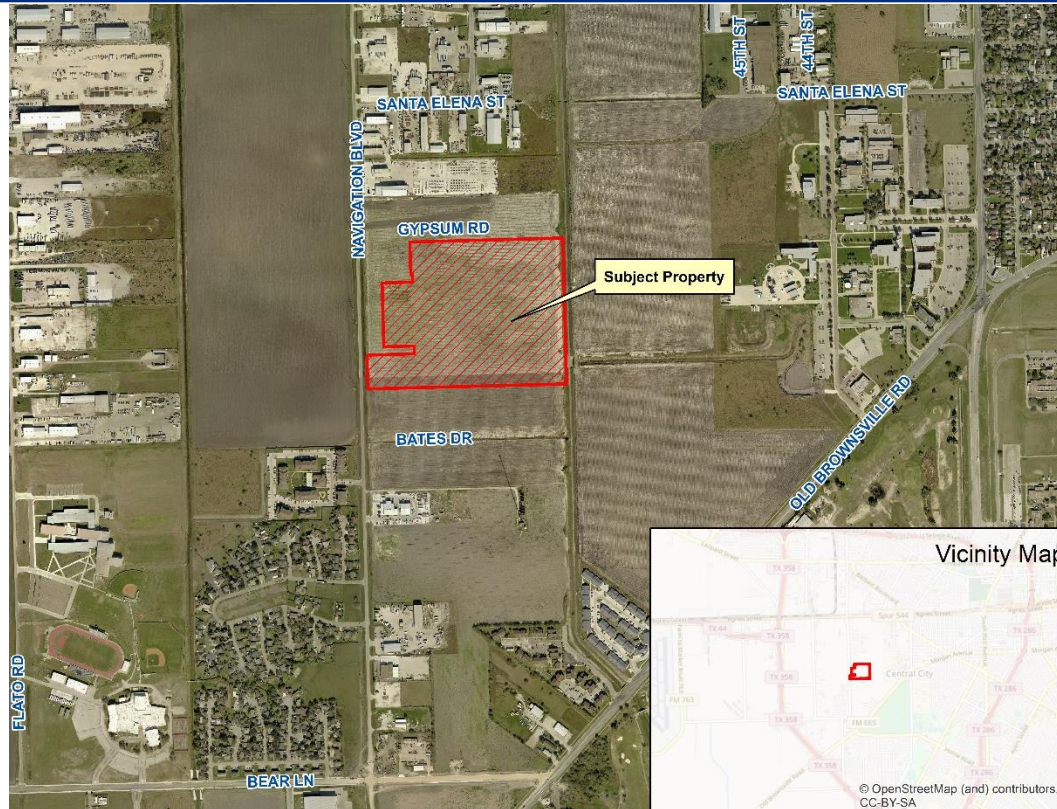
## **GMG Partners, LP.**

**Request:** Special Permit (SP) Time Extension

Planning Commission Presentation  
February 21, 2018

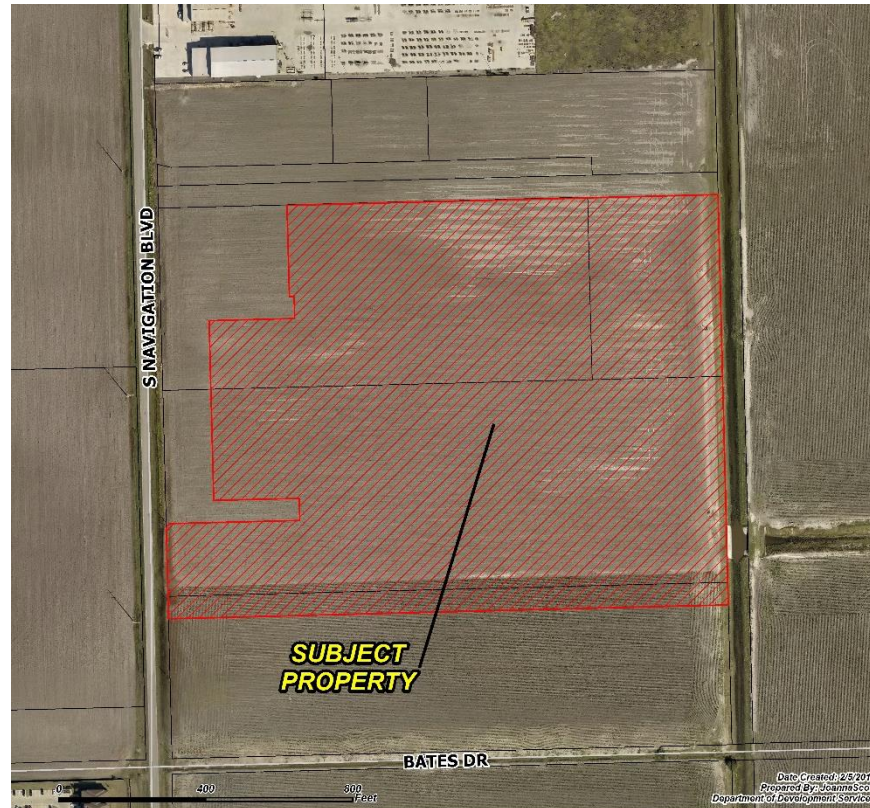


# Aerial Overview





# Subject Property at 718 South Navigation Boulevard

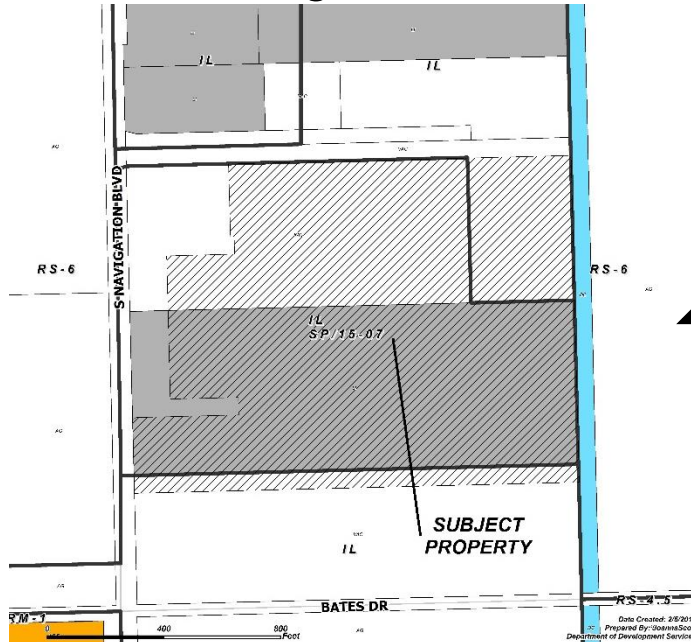




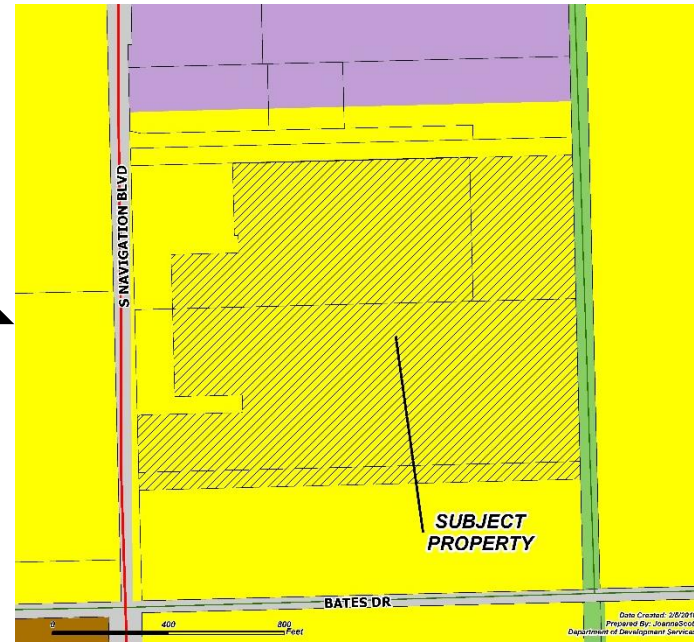


# Land Use

## Existing Land Use



## Future Land Use



- |        |                         |                            |                            |                      |
|--------|-------------------------|----------------------------|----------------------------|----------------------|
| Vacant | Low Density Residential | Medium Density Residential | Medium Density Residential | Permanent Open Space |
| Water  | Light Industrial        | Commercial                 | High Density Residential   | Light Industrial     |



# Subject Property, East on South Navigation Boulevard



**Subject Property**





# South Navigation Boulevard, South of Subject Property





# South Navigation Boulevard, West of Subject Property







# South Navigation Boulevard, North of Subject Property







# Public Notification

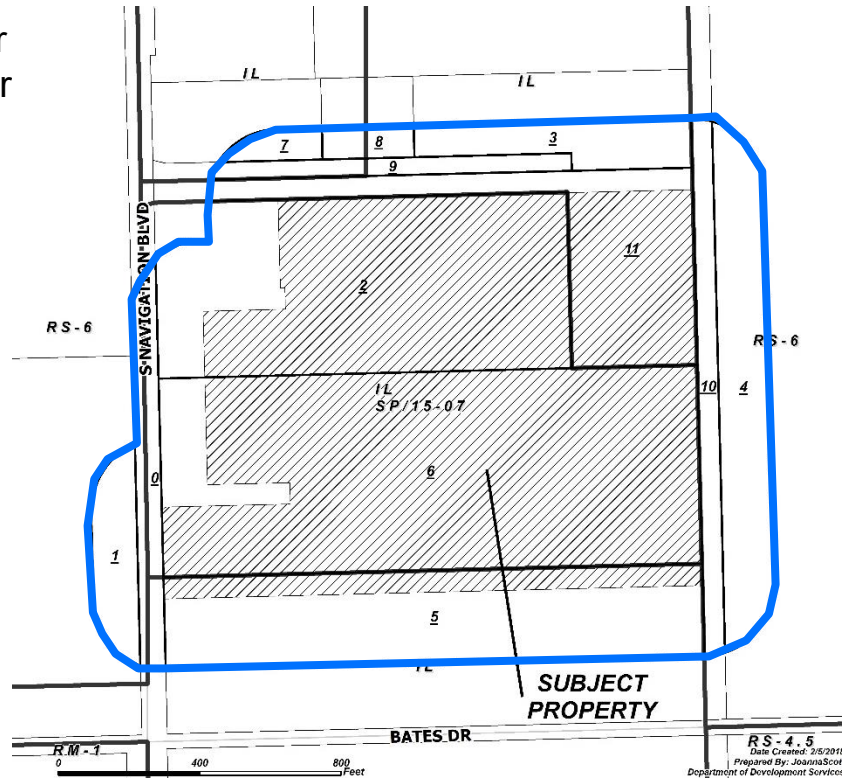
11 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

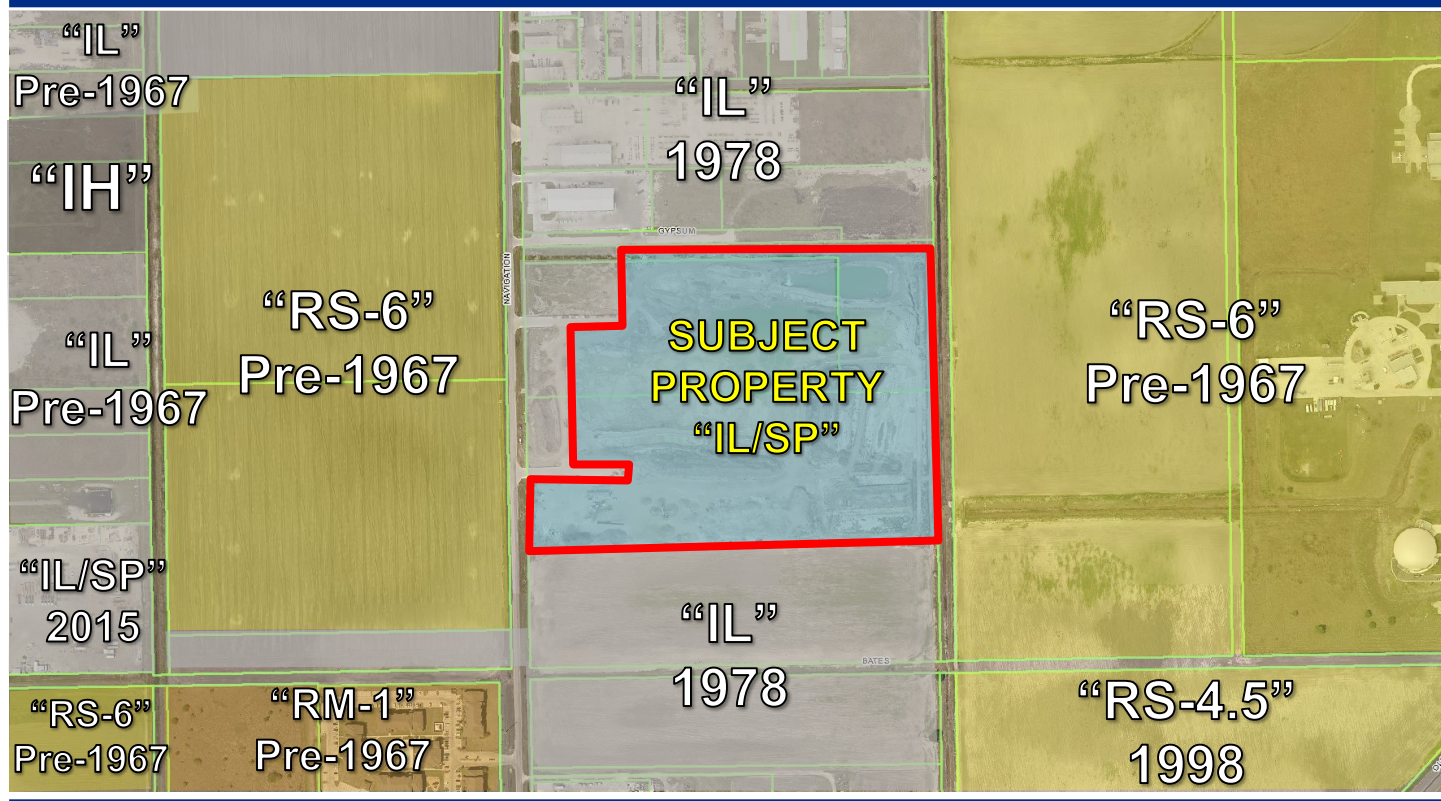


In Favor: 0





# Zoning Pattern





# Original Special Permit

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- Use Regulation: The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations.
  - Erosion and Dust Control: Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
  - Access: Vehicular access shall be allowed as per the approved site plan and excavation permit.
  - Hours of Operation: Hours of operation shall be limited to the hours between 7:00 A.M. and 5:00 P.M.
  - Restoration: The site shall be restored to pre-existing condition.
  - Time Limit: This Special Permit shall expire in three years or upon termination of the excavation permit, whichever comes first.
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# Staff Recommendation

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**Approval of the requested time extension of 36 months (3 years) for the Special Permit (SP).**

**Original SP approved May 2015.**

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