

Zoning Case #0415-06

GMG Partners, LP

From: “IL” Light Industrial District

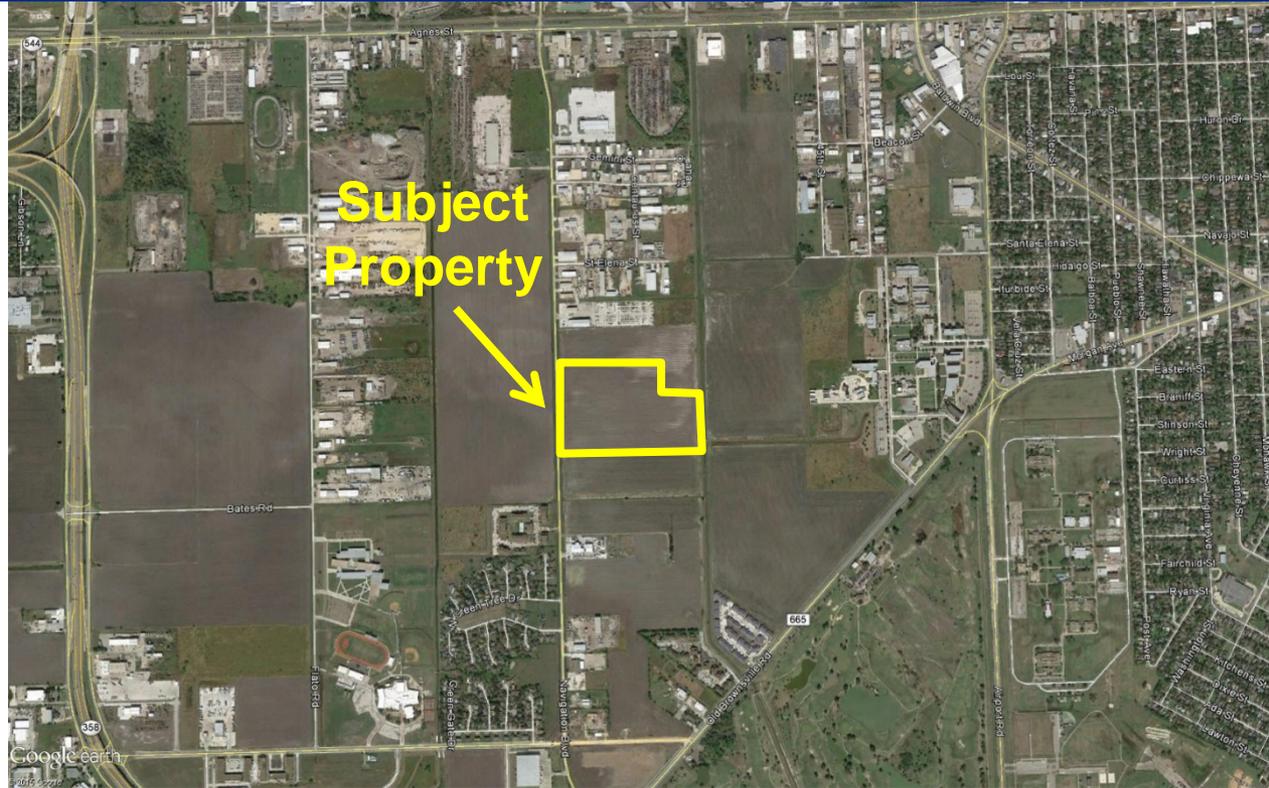
To: “IL/SP” Light Industrial District with a Special Permit



Planning Commission
April 22, 2015

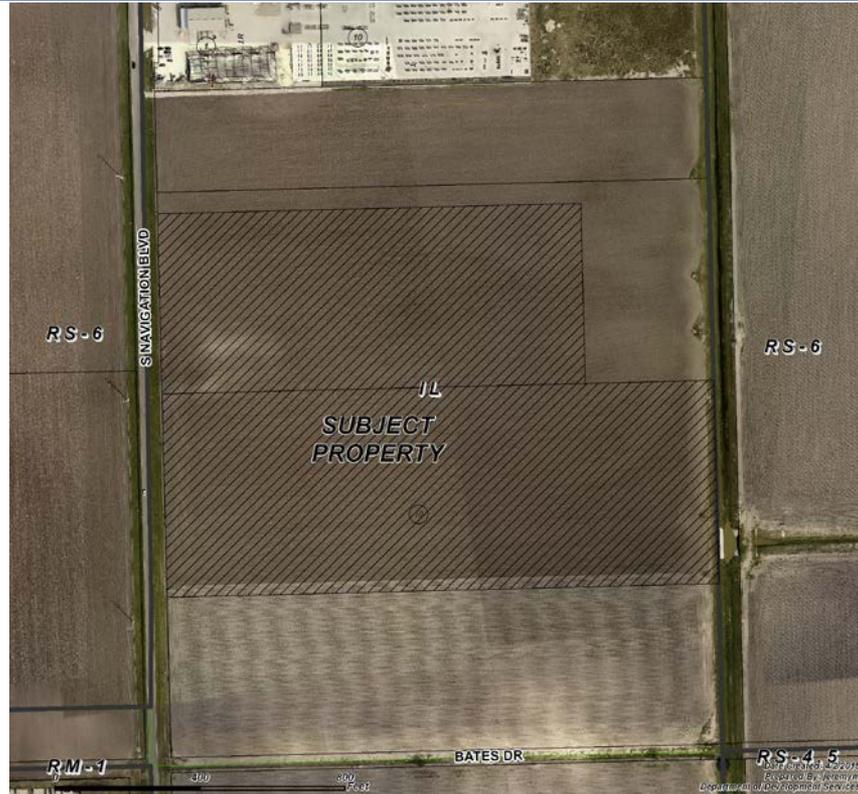


Aerial Overview





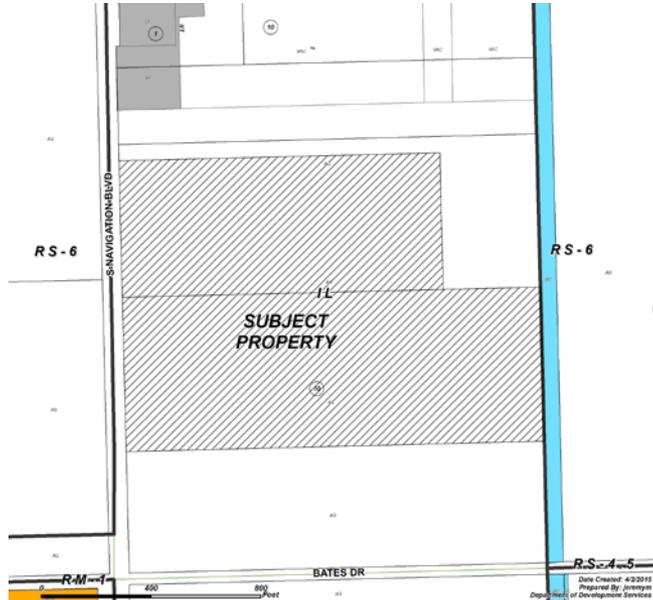
Aerial



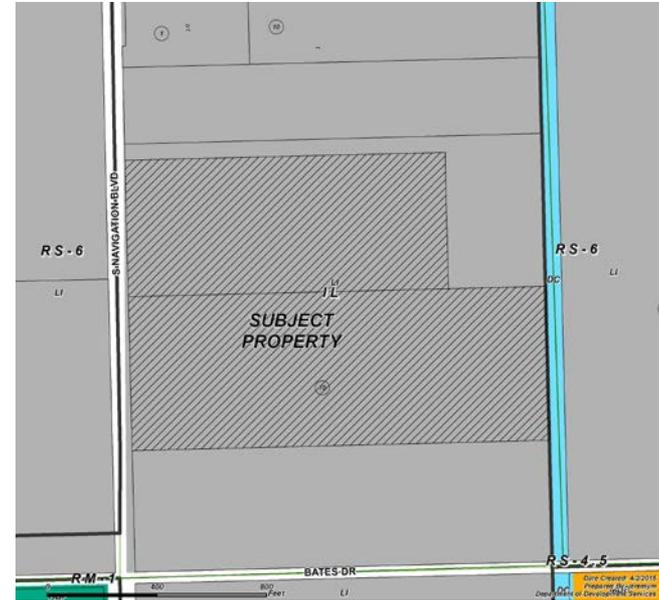


Land Use

Existing Land Use



Future Land Use



- | | | |
|--|--|--|
|  Light Industrial |  Medium Density Residential |  Drainage Corridor |
|  Vacant |  Low Density Residential |  Research/Business Park |



Site Photos

Subject Property and east from South Navigation Boulevard





Site Photos

South from South Navigation Boulevard





Site Photos

West from South Navigation Boulevard





Site Photos

North from South Navigation Boulevard





Public Notification

7 Notices mailed inside 200' buffer

7 Notices mailed outside 200' buffer

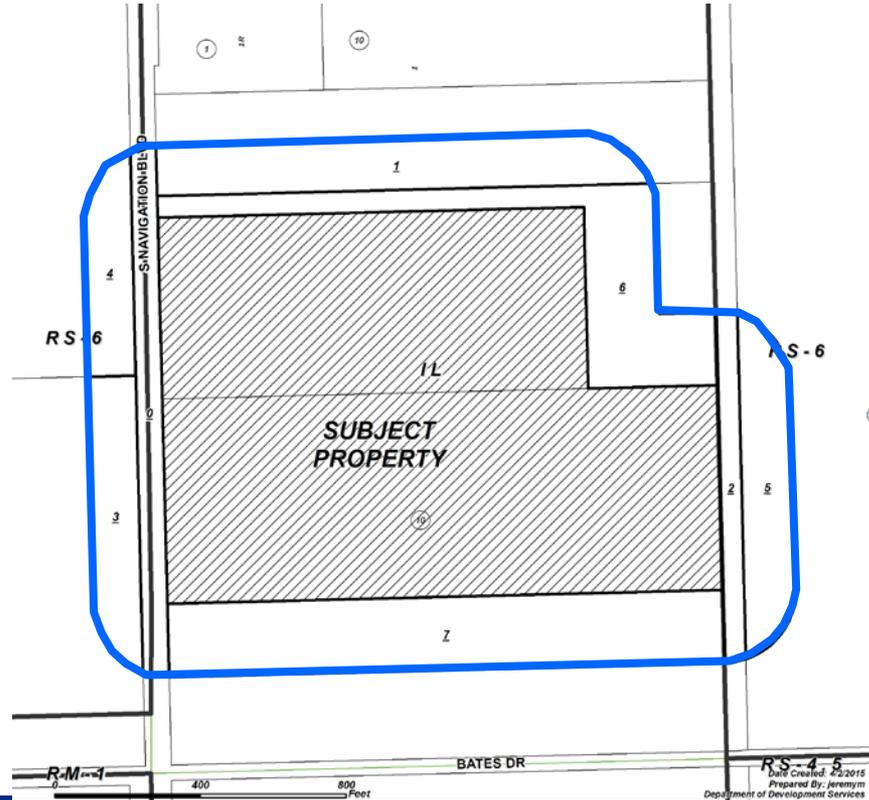
Notification Area



Opposed: 0



In Favor: 0





Staff Recommendation

Approval of the “IL/SP” Light Industrial District
with Special Permit.



Special Permit Conditions

1. 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.
2. Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
3. Vehicular access shall be allowed as per the approved site plan and excavation permit.



Special Permit Conditions

4. Hours of operation shall be limited to the hours between 7:00 A.M. and 5:00 P.M.

5. Time Limit: This Special Permit shall expire in three years or upon termination of the excavation permit, whichever comes first.