



Zoning Case #0615-06 Isaias Franco

From: “R-MH” Manufactured Home

**To: “IL/SP” Light Industrial District with a Special Permit
for a concrete batch plant on Tract 1
and**

To: “IL” Light Industrial District on Tract 2

**Planning Commission Presentation
June 29, 2016**



Aerial Overview

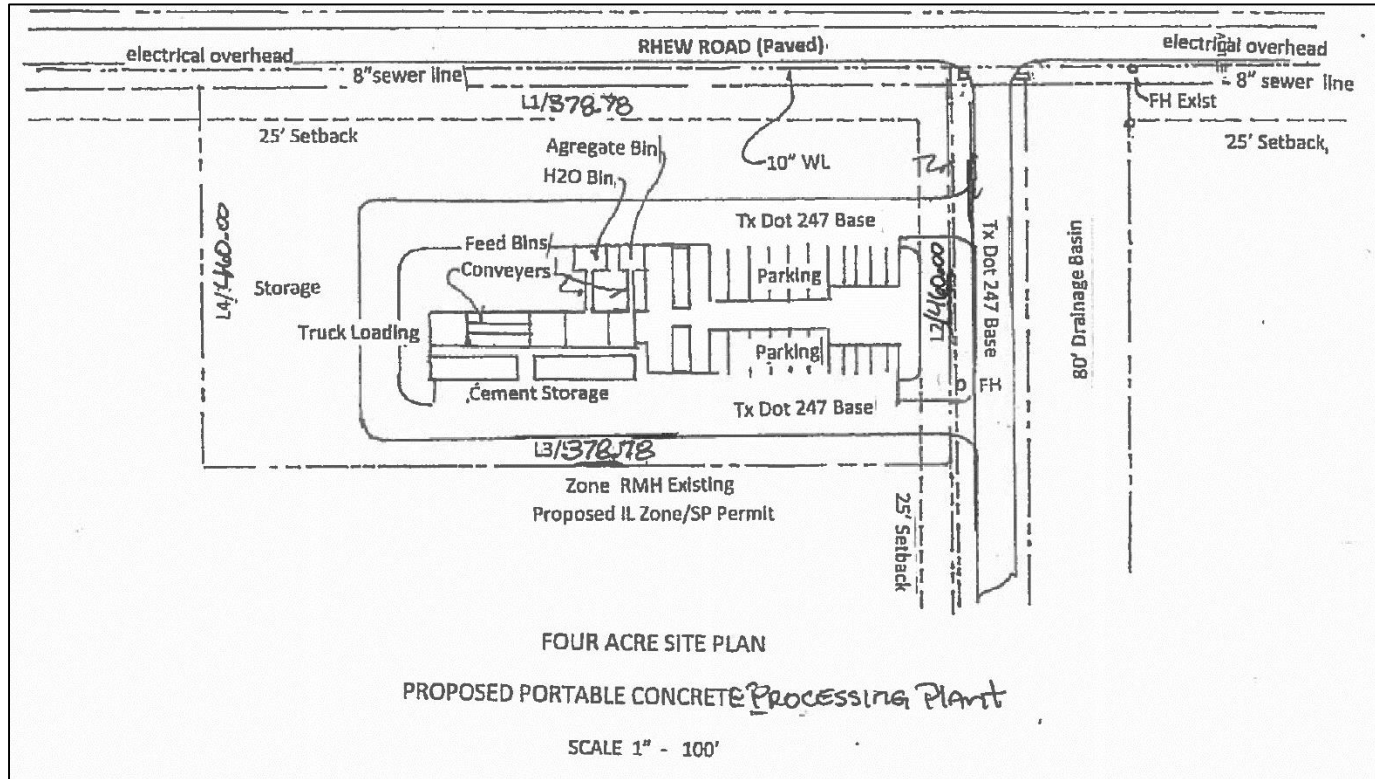




Aerial

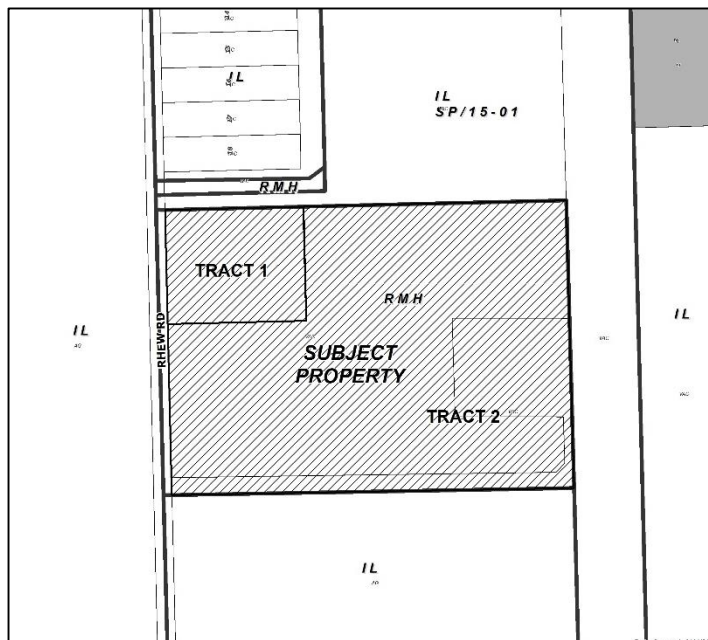


Site Plan

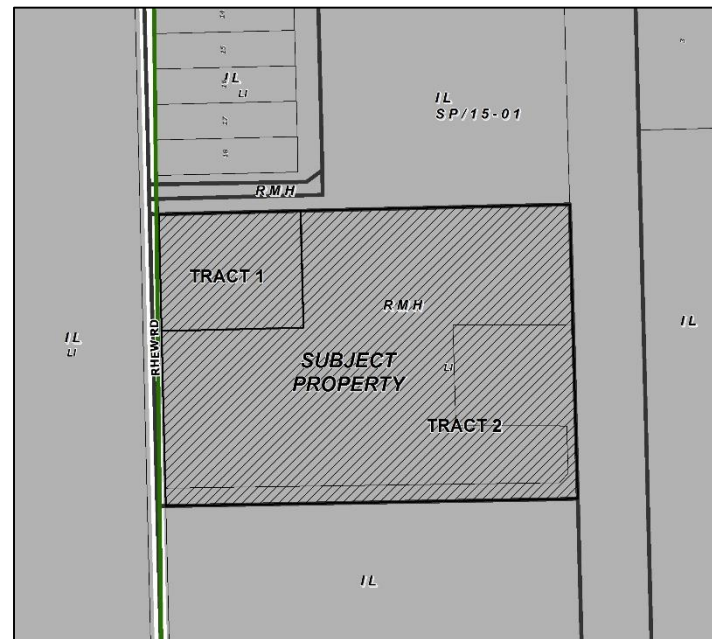




Existing Land Use



Future Land Use



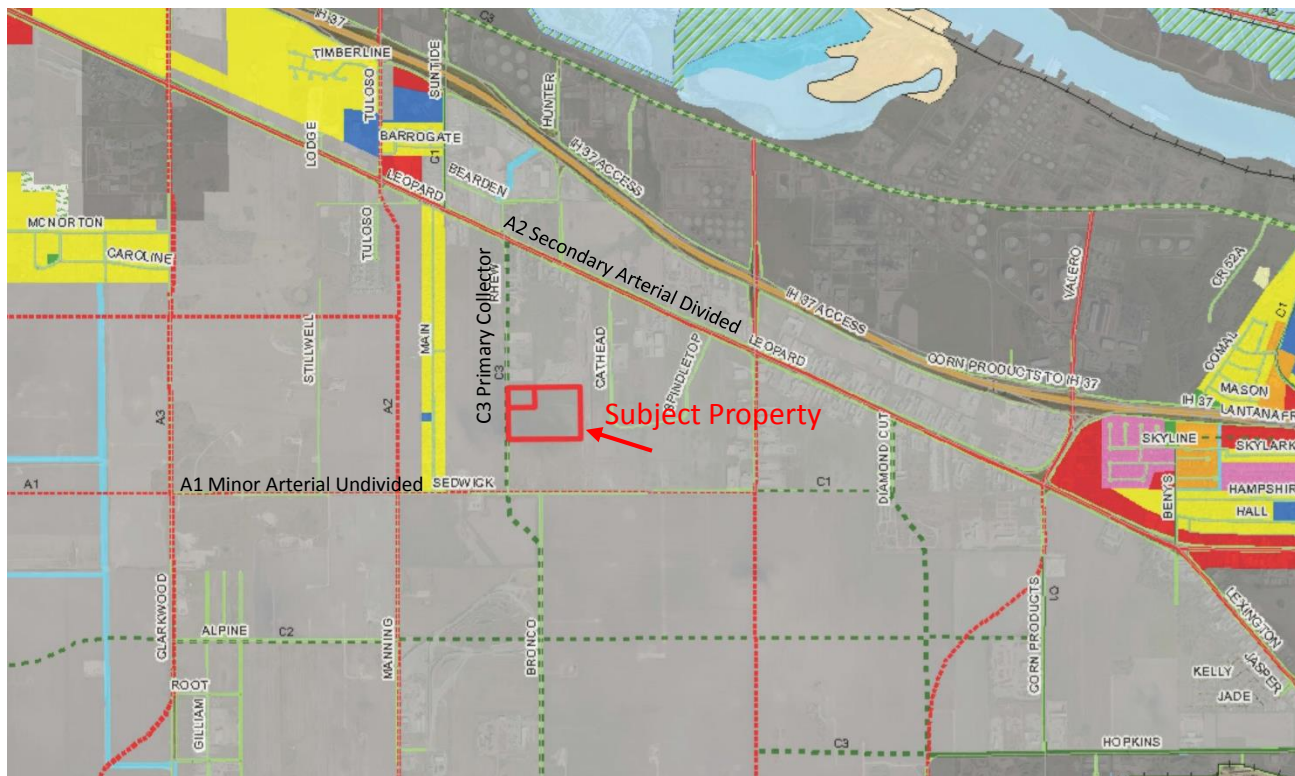
Vacant



Light Industrial

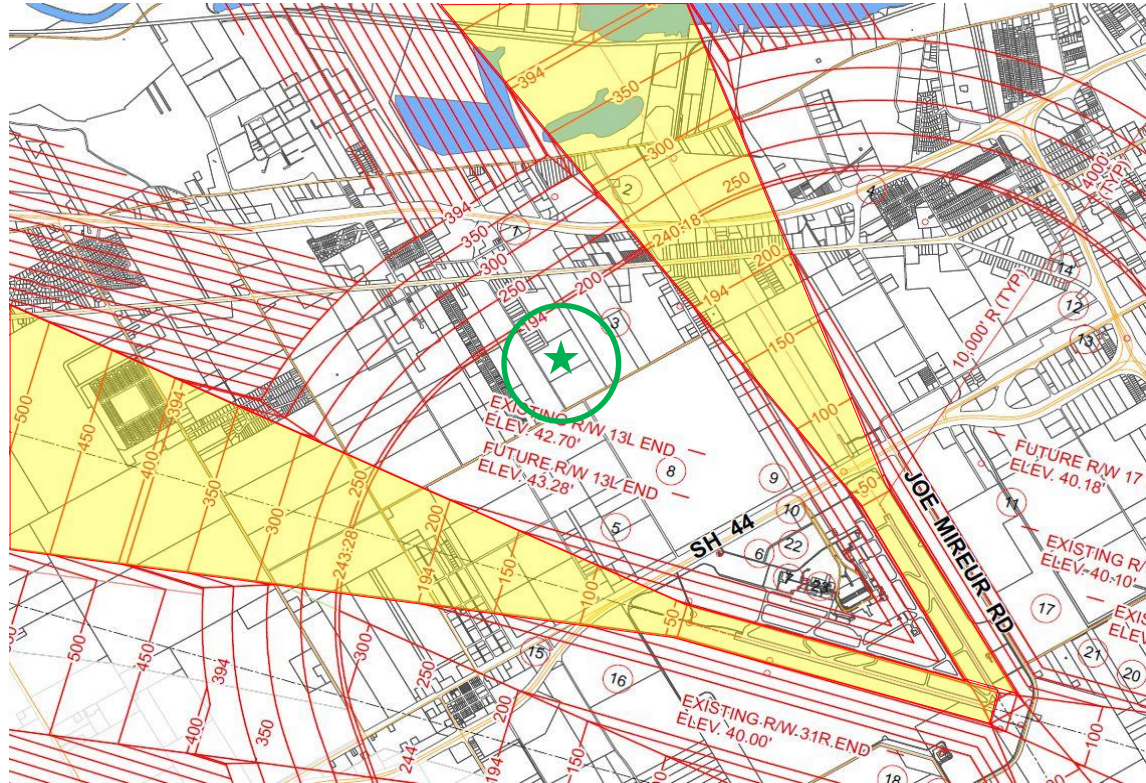


Future Land Use Map





Airport Hazard Map





Subject Property





South on Rhew Road





North on Rhew Road





West Across Rhew Road





Public Notification

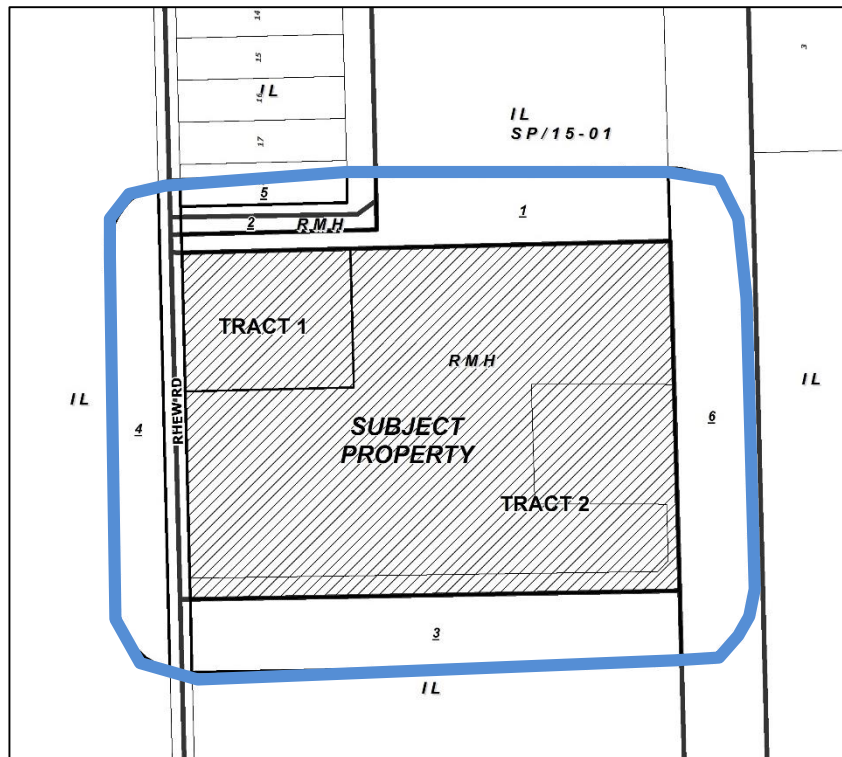
4 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

Tract 1:
Approval of the “IL/SP” Light Industrial
District with a
Special Permit subject to the following
conditions:



Special Permit Conditions

1. Uses.

- "IL" Industrial District use
- Concrete Batch Plant consisting of portable equipment and storage of materials and equipment necessary to conduct operations.
- Limited to 600 cubic yards of concrete per day.

2. Dust.

- Dust control shall be in accordance with all laws.
- Dust to be controlled at both the operation of the batch plant and at the stockpile so that it does not drift across the approach to/from airport runways as indicated in the Airport Hazard Map attached.



Special Permit Conditions

3. Lighting.

- All light shall be directed downward and shielded.
- Lighting shall not be directed toward any of the airport approach/departure paths or towards the control tower.

4. Access.

According to the UDC.

5. Screening and Buffering.

According to the UDC.



Special Permit Conditions

6. Noise.

Limited in accordance with the City's Noise Ordinance.

7. Hours of Operation.

6:00 A.M. and 6:00 P.M.

8. Other Requirements: The Special Permit conditions do not preclude compliance with all applicable UDC, Building Code, and State and/or Federal requirements.



Special Permit Conditions

9. Time Limit.

- One year to submit building permit application.
- Discontinuance of the concrete batch plant use for a period of six months shall cause the Special Permit to expire.
- Five year time limit.