



# Aerial Overview





# Aerial







# Staff Recommendation

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Approval  
of the Change of Zoning to the  
“IL/SP” Light Industrial  
District with a Special Permit



# Special Permit Conditions

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## 1. Uses:

- Light Industrial Uses
- Wholesale storage of fuel and lubricants
- Hemispheric pressurized tanks prohibited

## 2. Fire Dept. Approval: Required during permitting.

## 3. Storm Water Detention:

- Detention Ponds - Prevent water from standing for longer than 48 hours after the design storm
  - Drainage facilities shall remain completely dry between storms.
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# Special Permit Conditions

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4. **Federal Aviation Administration:** Submit notice to FAA prior to obtaining building permits

5. **Airport Hazards:**

- Height – Max. consistent w/ Airport Zoning Ordinance
  - Lighting – Shielded toward site
  - Other Hazards –
    - Electrical interference with navigational signals
    - Interference with pilots distinguishing airport lights
    - Glare in pilots' eyes.
    - Bird strikes
    - Other inference with takeoff, landing, maneuvering
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# Special Permit Conditions

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## 6. Landscaping/Screening:

- Landscaping of the southeast corner of the site
- Landscaping required of any parking lot and truck loading facilities located within 100 feet of a street.
- No additional landscaping along Alpine, Manning, or the unimproved Chickery Street.

## 7. Land Use Compatibility in AICUZ:

- Maximum Floor Area Ratio of 0.28 in APZ-1
  - Maximum Floor Area Ratio of 0.56 in APZ-2
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# Special Permit Conditions

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## 8. **Time Limit:**

- This Special Permit shall expire 12 months after approval unless a complete building permit application has been submitted.
  - For phased construction, each application shall be submitted within 18 months from the date of issuance of a Certificate of Occupancy or final approved inspections for the previous phase.
  - The Special Permit shall expire if the use is discontinued for more than six consecutive months.
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