

### Aerial Overview



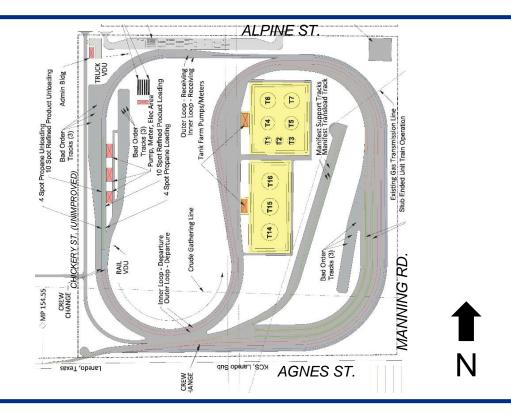


## Aerial





### Site Plan





Staff Recommendation

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



**Special Permit Conditions** 

- 1. <u>Uses:</u>
- Light Industrial Uses
- Wholesale storage of fuel and lubricants
- Hemispheric pressurized tanks prohibited
- 2. Fire Dept. Approval: Required during permitting.

#### 3. <u>Storm Water Detention</u>:

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



- 4. <u>Federal Aviation Administration</u>: Submit notice to FAA prior to obtaining building permits
- 5. <u>Airport Hazards:</u>
- 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



**Special Permit Conditions** 

- 6. <u>Landscaping/Screening</u>:
- 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. <u>Land Use Compatibility in AICUZ:</u>
- Maximum Floor Area Ratio of 0.28 in APZ-1
- Maximum Floor Area Ratio of 0.56 in APZ-2



**Special Permit Conditions** 

- 8. <u>Time Limit:</u>
- 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.