



Zoning Case #0917-02 Ardoin Inc.

From: “CG-2/SP” General Commercial District with Special
Permit Conditions, Ordinance 028925

To: Revised Conditions

City Council Presentation
January 16, 2018



Subject Property at 8254 and 8128 Leopard Street





Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are:
 - a. Storage of Storage Containers, Security Offices, Pumps, Steel Tanks, Poly Tanks, Stainless Steel Tankers, Metal Lid Boxes, Roll Tarp Boxes, Dewatering Boxes, Vacuum Boxes, Fittings & Hoses, Filtration, Hose Cradles, Pipes, Road Crossings, Manifolds, Valves, Flow Meters, Level Indicators, Traction Mats, and Spill Containment Systems.
 - b. Loading and Unloading of items listed in item A, with a forklift.
 - c. Pressure testing of Steel Tanks, Poly Tanks, Stainless Steel Tankers, Metal Lid Boxes, Dewatering Boxes, Vacuum Boxes, Fittings & Hoses, Manifolds, Valves, Flow Meters, and Spill
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Special Permit Conditions

Containment Systems

d. Maintenance of items listed in A, including repair (welding, plasma cutting, grinding, and other common metal working tasks), pressure washing, and paint touch up. All units are cleaned at a separate 3rd party location, certified clean and brought to this site. No hazardous material are brought back to this location.

2. **Hours of Operation:** The hours of normal operation shall be from 7:00 AM to 7:00 PM Monday through Friday.
 3. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residences.
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Special Permit Conditions

4. **Noise**: Noise regulations shall be subject to Section 31-3. of the Municipal Code.
5. **Buffer Area**: The buffer area is defined as the area between the storage and the single-family residences to the north of the property. The separation shall be maintained at 20 feet between the storage and the fence abutting the single-family residences to include 20 points of buffer yard requirements as per section 7.9.7 of the UDC. No expansion of the building or storage into this area shall be allowed. The property owner shall maintain and keep the existing six (6) foot fence in good condition. No parking shall be allowed in the buffer area.



Special Permit Conditions

6. **Height Restrictions:** The units shall not be stacked more than two units high at the perimeter abutting residential uses. Those units shall be secured down.
 7. **Surface Area:** To prevent dust control, the work yard shall be made with materials recommended in the geotechnical report completed by Terracon Consultants, Inc. on December 8, 2017.
 8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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Staff Recommendation

**Approval of the
Revised Conditions for Special Permit at
8254 and 8128 Leopard Street**