

Supplementary Information – Airport Parkway Rezoning Request

Principal uses. Principal uses permitted in the M-2, General Manufacturing District, are as follows: Abrasive manufacturing; acid manufacturing; aerosol packaging; agricultural uses, including hatcheries; asbestos processing; automobile assembling, rebuilding and reconditioning; bleaching plants; boiler shops, structural steel fabrication or other noise-producing machine operated tools; bolt or screw thread rolling or cutting; bottle making; brewing and distillery; brick, tile or terracotta and other clay products manufacturing; briquette manufacture; bronze casting; candle or sperm oil manufacturing; canvas manufacturing; carpet or rug manufacturing; coke manufacturing; concrete mixing, concrete products; die casting and making; disinfectant, insecticide or poison manufacturing; dye or dyestuff manufacturing; electric power generation; excelsior and fiber manufacturing; fencing, woven wire manufacturing; fertilizer manufacturing; forge; foundry; glass fiber manufacturing; glucose manufacturing; grain drying and poultry feed manufacturing; hair manufacturing; iron storage, sorting, collecting or bailing; leaf mold and similar products; linoleum oil cloth or oiled goods manufacturing; match manufacturing; nitrating processes; oil, paint, shellac, enamel manufacturing of the grinding of colors by machine; paper or pulp manufacturing, paper scrap or waste storage grading; perfume manufacturing; plaster manufacturing and products; potash manufacturing or refining; pyrroline plastic manufacturing; roofing material factory, rubber manufacturing, treating or reclaiming plant; sand blasting; sewage treatment plant; shoe blacking or polish; soda ash, caustic soda or washing compound containing chlorine, bleaching powder manufacturing or refining; steam power plant; storage, drying, cleaning of rags, glass, cloth, paper or clipping; sugar refining or starch manufacturing; tar or asphalt roofing; textile manufacturing; tire manufacturing; ammonia, chlorine or bleaching powder; animal black, lampblack or bone black; asphalt plant; automobile impound yard; automobile wrecking; scrap iron storage; blast furnaces; building materials salvage; celluloid and pyroxyline manufacturing; cement, lime, gypsum or plaster of Paris; coal storage; creosote manufacturing; cupola or metal smelting furnace and ore or metal reduction; distillation of coal, petroleum, refuse, bones; explosives remanufacturing or storage except for small arms ammunition; fertilizer manufacturing using organic materials compost or storage; fish curing, smoking, or packing; gas (acetylene, illuminating or heating) manufacturing; glue manufacturing; size or gelatin manufacturing; junkyard; livestock feed yards; petroleum or inflammable liquids; **rock or stone crushing**; stockyards, slaughtering; smelting of metals; steel mills; storage, curing or tanning of raw, green or salted hides or skins; landfills, incinerators, communication facilities, and M-1 principal uses.

Standards of Review

- 1. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** It would be difficult to conduct the majority of MX principal uses on the rezoning site parcel. This is primarily due to the steep and prohibiting terrain associated with any entrance planned from the Airport Parkway frontage of the property.

2. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes, the request conforms with the manufacturing and warehousing placetype found in the City's future land use plan.
Proposed use: Rock quarry operations
The Future Placetype Map recommends manufacturing/warehousing
3. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing terrain of the site makes it appropriate for quarry operations, when abutting next to a decades old quarry operation.
4. **Whether the change will create an isolated district unrelated to similar districts:** The proposed M-2 zone is substantially similar to the existing/abutting County M-2 zone (for the same purpose) to the northwest.
5. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are not logically drawn due to the terrain of the site. The construction of any buildings on the site would be very difficult and unlikely.