
TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Grading Interim Use Permit Amendment
DATE: 11-9-24 for 18-9-24 meeting
APPLICANT: Northrop Grumman (Drew Gordon)
LOCATION: 5500 ft west of Variolite St NW and 1800 feet north of Hill and Dave Drive NW.
RICHARD D. SCHROEDER ADVANCED AMMUNITION SITE
COMP PLAN: Low Intensity Industrial
ZONING: I-2 – Industrial

OVERVIEW:

In September 2022, the City Council approved an interim use permit (IUP) to allow grading on the Richard D. Schroeder Advanced Ammunition Range. This IUP was approved for two years, or until September 6, 2024. On August 21, 2024, Northrop Grumman submitted an application to amend the IUP to extend the deadline for an additional two years to September 6, 2026. This extension is requested due to the discovery of an unexploded ordnance burial site within the excavation area. This discovery halted the project as planning and funding were needed to safely mitigate the hazards in the area. The cleanup effort of these munitions is ongoing. Phase 1 was completed in Summer 2024, with the anticipated final phase of the cleanup occurring in 2025. Once cleanup is complete, excavation will continue.

ACTION TO BE CONSIDERED:

The Planning Commission should hold the public hearing for this request and then provide a recommendation to the City Council. Staff recommends approval of the IUP amendment to extend the IUP deadline to September 6, 2026.

Suggested Motion: Recommend approval of the Interim Use Permit amendment for Northrop Grumman site grading to extend the IUP deadline to September 6, 2026.

Attachments:

1. Applicant's Amendment Request
2. City Council Report dated 9/6/22
3. Approved IUP (Resolution 2022-41)