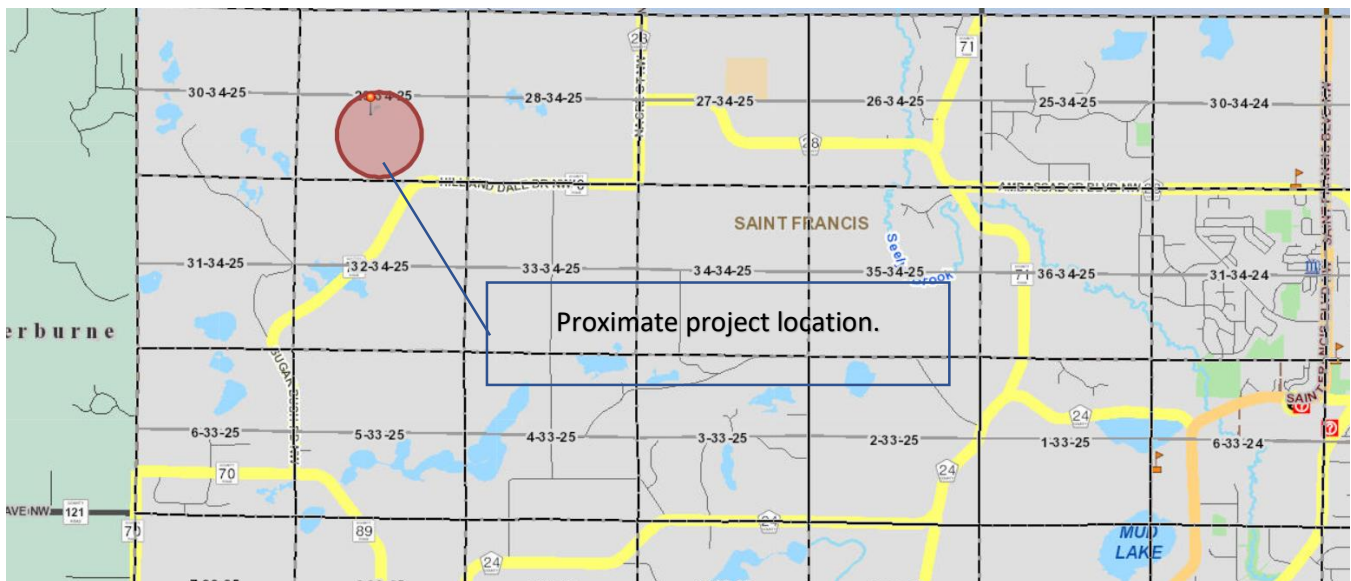


TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: Grading Interim Use Permit
DATE: 08-31-2022 for the 09-06-2022 meeting
APPLICANT: Plowe Engineering on behalf of Northrop Grumman
LOCATION: 5500 ft west of Variolite St NW and 1800 feet north of Hill and Dave Drive NW.
RICHARD D. SCHROEDER ADVANCED AMMUNITION SITE
COMP PLAN: Low Intensity Industrial
ZONING: I-2 – Industrial

OVERVIEW:

Northrop Grumman is proposing a multi-phased update to an existing firing range for ordnance testing. One target is existing (100-meter) and two new targets are proposed: one at 200 meters and another at 500 meters. At the firing location, a new building with parking stalls is proposed. An aggregate road will extend down the range for vehicle access to the three targets. Each target has a fire break with an access route (pervious) along the top of it. The improvements are related to current business uses of the site. The improvements include mass grading, grubbing of existing trees, installation of stormwater improvements, wetland impacts and mitigation, building of associated accessory structures, and installation of additional testing ranges and associated drive areas.



The applicant has requested an Interim Use Permit (IUP) to allow grading on the site in excess of 100 cubic yards. Typically, site grading is reviewed in conjunction with additional applications (site plans, preliminary plats, etc.) and a separate IUP is not required. When site grading in excess of 100 cubic yards is proposed by itself without additional improvements or land use requests, the City requires that the applicant go through the IUP review process. The applicant has indicated that they would like to move forward with the first phase of the project, including grading and site clearing, in 2022. The remaining phase(s) of the project, including the construction of the building, road, and parking area, will be developed at a later date. The applicant will be required to go through the City's site plan review process at that time.

The Planning Commission reviewed the grading Interim Use Permit request at their meeting on May 18, 2022. After discussion, Planning Commissioners recommended approval of the interim use permit request with the condition that the review of the Wetland Replacement Plan and wetland impacts be completed and appropriate responses addressed prior to consideration by the City Council.

Following the Planning Commission meeting, the applicant has been working with Staff to complete the required wetland materials. The Notice of Decision (NOD) for the wetland impacts was issued on August 5, 2022. The applicant purchased the necessary wetland credits for the site on August 23, 2022.

ACTION TO BE CONSIDERED:

Based on the Planning Commission's and Staff's recommendation for approval of the IUP, a draft approval Resolution and Interim Use Permit have been drafted for Council review.

Suggested Motion:

Move to approve Resolution 2022-41 approving the Interim Use Permit to allow site grading in excess of 100 cubic yards on the Richard D. Schroeder Advanced Ammunition Range with conditions and findings of fact as presented by Staff.

Attachments:

- Draft Resolution