

TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: Grading Interim Use Permit Amendment
DATE: October 7, 2024
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.

The Planning Commission reviewed the request and held a public hearing on September 18, 2024. No members of the public submitted comment on the matter. After discussion, the Planning Commission unanimously recommended to approve the IUP amendment.

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 2024-36 approving the Interim Use Permit Amendment for Northrop Grumman site grading to extend the IUP deadline to September 6, 2026 with conditions and findings of fact as presented by Staff.

Attachments:

- Draft Resolution
- Draft IUP