P&Z MEETING DATE: February 6, 2014

DATE: January 27, 2014

TO: Planning & Zoning Commission

FROM: Michael McCauley, Senior Planner

SUBJECT: Hold a public hearing and consider an ordinance to **Rezone to Establish a Special Use Permit** for an above ground exterior alcohol storage tank with special conditions; amending accordingly the Official Zoning Map. The approximately 8.8-acre tract is located at 2022 McKenzie Drive, Suite 110 and is zoned (LI) Light Industrial District. **Case No. 02-14SUP2 Illes Seasonings and Flavors**/Scott Trapp. Case Coordinator: Michael McCauley.

BACKGROUND:

This is a request for approval of a Special Use Permit to allow an accessory 12,000 gallon above ground exterior alcohol storage tank.

The existing containment area currently has 5 non-alcohol storage tanks.

The building was occupied in 2012.

Outside above ground storage of flammable or combustible liquids or hazardous materials with quantities of more than 10,000 gallons requires approval of a Special Use Permit.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with stipulations.

ATTACHMENTS:

Result Sheet
Technical Comments
Site Location and Zoning Map
Applicant's Exhibits

RESULTS SHEET

Date: 02/07/14
Case No./Name: 02-14SUP2 Illes Seasonings and Flavors

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulations:

1. The storage tanks shall require approval by the City Fire Marshal.

2. Location of the above ground storage tank shall be consistent with the attached conceptual site plan.

B. **P&Z RECOMMENDATION** from P&Z meeting: 02/06/14

Result: /Vote:

C. **CC RECOMMENDATION** from CC meeting: 03/04/14

Result: /Vote:

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District

	SURROUNDING ZONING	SURROUNDING LAND USES
NORTH	(LI) Light Industrial District	Industrial
SOUTH	(LI) Light Industrial District	Industrial
EAST	(LI) Light Industrial District	Industrial
WEST	(LI) Light Industrial District	Industrial

REQUEST: Approval of a SUP to allow an accessory 12,000 gallon above ground exterior alcohol storage tank.

PROPOSED USE: Alcohol storage tank for existing business that produces liquid and dry food products sold to food manufacturers and national restaurant chains.

ACRES/LOTS: 8.8 acres/1 lot

LOCATION: 2022 McKenzie Drive, Suite 110

HISTORY: The building was occupied in 2012.

COMPREHENSIVE PLAN: Industrial Uses

TRANSPORTATION PLAN: McKenzie Drive is designated as a local thoroughfare.

OWNER: Scott Trapp

REPRESENTED BY: Scott Trapp

STAFF ANALYSIS

PROPOSAL

Approval of a Special Use Permit to allow an accessory 12,000 gallon above ground exterior alcohol storage tank.

ORDINANCE REQUIREMENTS

In the (LI) Light Industrial Zoning District, outside above ground storage of flammable or combustible liquids or hazardous materials with quantities of more than 10,000 gallons requires approval of a Special Use Permit.

ELEMENTS TO CONSIDER

- Illes is a third-generation family business that produces liquid and dry food products sold to food manufacturers and national restaurant chains. These products include glazes, marinades, rubs, sauces, sauce bases and flavors.

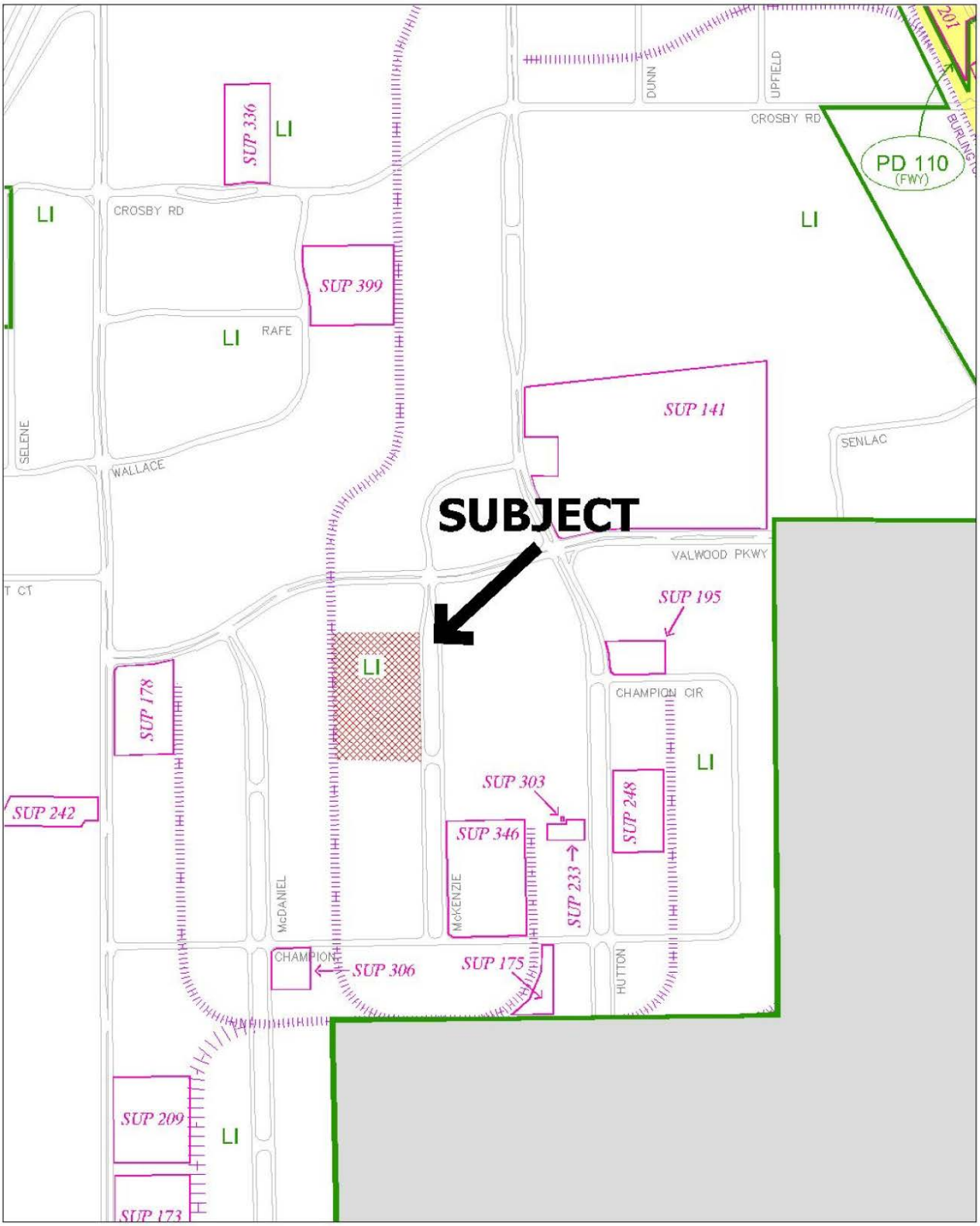
- The alcohol will be used in production of mixed drinks, such as margarita and tequila pre-mixes.

- The existing containment area currently has 5 non-alcohol storage tanks.

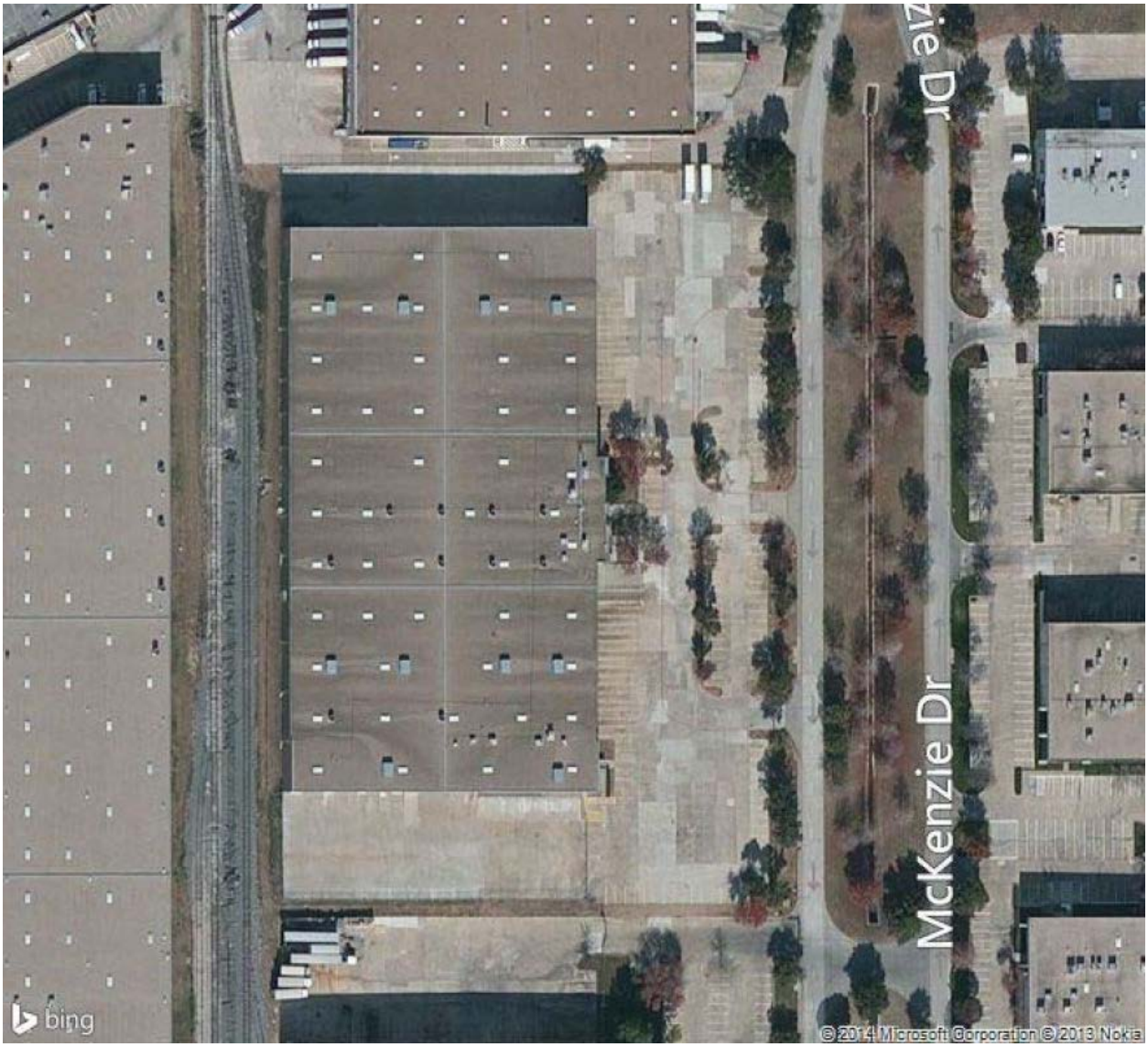
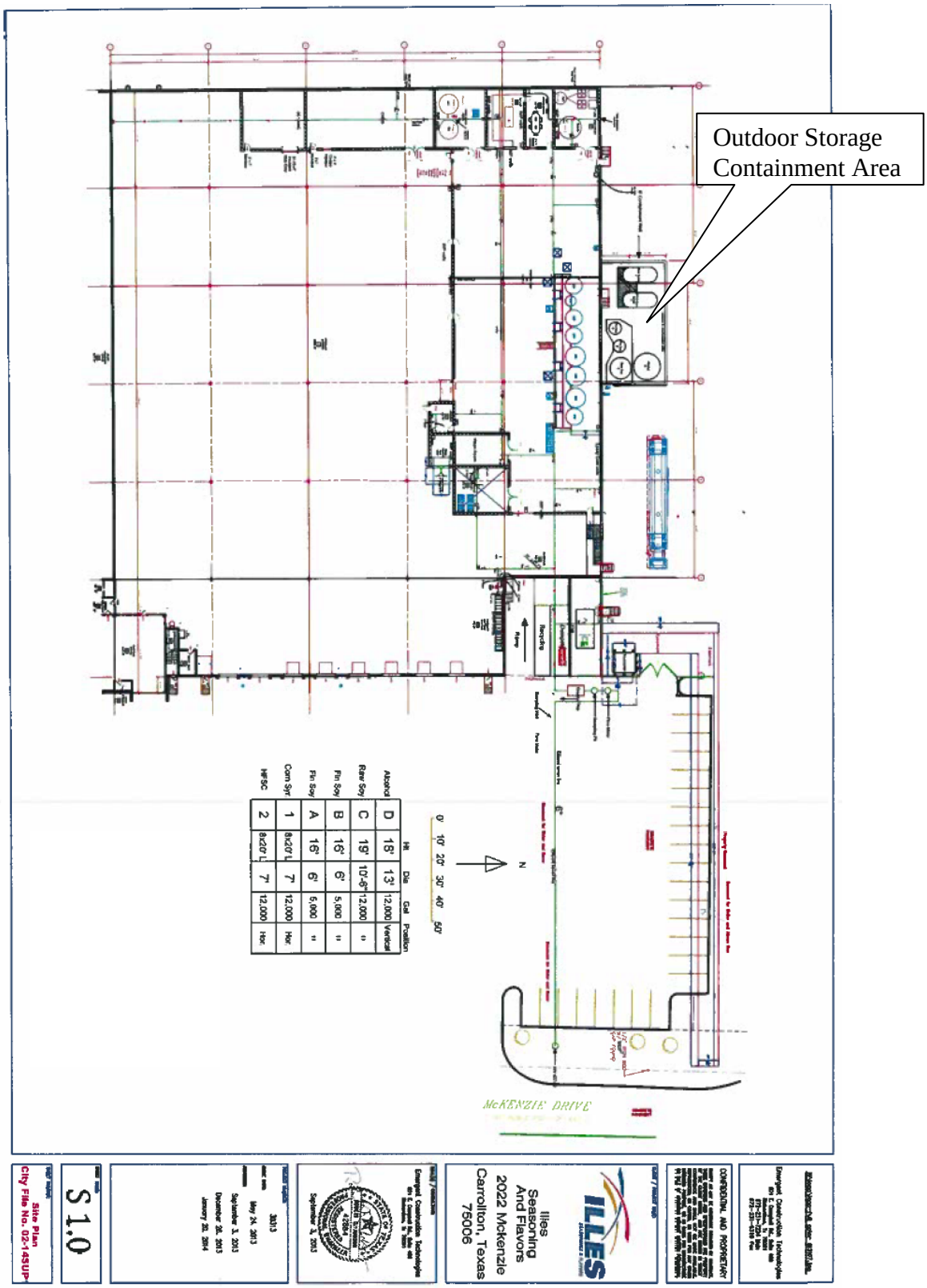
CONCLUSION

The proposal appears appropriate.

SITE LOCATION AND ZONING MAP



AERIAL VIEW OF EXISTING FACILITY



CONCEPTUAL SITE PLAN