RESOLUTION No. 03-452

A RESOLUTION AUTHORIZING A CONDITIONAL USE FOR WRECKING/SALVAGE YARD ON 23.51 ACRES ZONED "GI" GENERAL INDUSTRIAL, LOCATED NORTH OF 21ST STREET NORTH AND EAST OF BROADWAY IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975, AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, a Conditional Use for Wrecking/Salvage Yard on 23.51 acres zoned "GI" General Industrial legally described below:

Case No. CON2003-00015

A Conditional Use Permit for Wrecking/Salvage Yard, on 23.51 acres zoned "GI" General Industrial described as:

A portion of a Tract of land previously described in Film 1653 pages 1211 through 1222 inclusive, as recorded in the Sedgwick County Register of Deeds office; said tract being located in the East Half of the Southwest One-Quarter of Section 4, Township 27 South, Range 1 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, and being more particularly described as follows:

COMMENCING at the Northwest corner of the East one-half of the Southwest one-quarter of said Section 4; thence N88 degrees 54'04"E, on a Kansas South Zone Grid Bearing, a distance of 690.99 feet along the north line of said Southwest one-quarter to a point on a non-tangent curve concave to the east, having a radius of 346.97 feet, a central angle of 43 degrees 24'18", a chord bearing of S10 degrees 36'14"W and a chord distance of 256.61 feet; thence along the arc of said curve a distance of 262.85 feet to the beginning of a curve to the right, said curve having a radius of 1126.35 feet, a central angle of 10 degrees 00'01", a chord bearing of S06 degrees 06'00"E and a chord distance of 196.34 feet; thence along the arc of said curve a distance of 196.59 feet; thence S00 degrees 55'56"E, on a tangent line, a distance of 93.00 feet; thence N88 degrees 54'04"E, 422.05 feet to the Westerly line of a parcel described in Condemnation Case C-22052; said point being the beginning of a non-tangent curve to the right, said curve having a radius of 631.20 feet, a central angle of 15 degrees 56'12", a chord bearing of S01 degrees 05'44"E and a chord distance of 175.00 feet; thence along the arc of said curve, being coincident with said Westerly line of said Condemnation Case, a distance of 175.57 feet being the POINT OF BEGINNING, said point being on a curve to the left being coincident with Westerly line of said Condemnation Case; thence along said curve 124.81 feet, said curve having a central angle of 11 degrees 19'46", a radius of 631.20 feet, and a long chord distance of 124.61 feet, bearing S12 degrees 32'15"W; thence continuing along said Westerly line of said Condemnation Case S18 degrees 10'29"W, 182.09 feet; thence continuing along said Westerly line of said Condemnation Case S00 degrees 16'38"W, 306.83 feet; thence S60 degrees 19'43"E, 12.47 feet to the South line of the North Half of said East Half of

said Southwest One-Quarter; thence S60 degrees 19'43"E, 31.47 feet to a point on the westerly right-of-way of the Chicago, Rock Island and Pacific Railway Company, said point lying on a non-tangent curve to the left; thence along said curve and along said westerly line of said railroad right-of-way 1162.64 feet to a point lying 230.00 feet North of the South line of said East Half of said Southwest One-Quarter, said curve having a central angle of 22 degrees 31'06", a radius of 2958.20 feet, and a long chord distance of 1155.17 feet, bearing S20 degrees 15'55"W; thence parallel with and 230.00 feet North of said South line, S88 degrees 45'32"W, 490.37 feet; thence N19 degrees 31'24"W, 381.22 feet to the West line of said East Half of said Southwest One-Quarter; thence along said West line, N00 degrees 45'26"W, 730.15 to the South line of the North Half of said East Half of said Southwest One-Quarter; thence along said South line N88 degrees 49'38"E, 662.12 feet; thence N00 degrees 55'56"W, 406.53 feet; thence N88 degrees 54'04"E, 120.00 feet; thence N00 degrees 55'56"W, 200.00 feet; thence N88 degrees 54'04"E, 302.54 feet to the POINT OF BEGINNING.
Said tract CONTAINS: 1,024,198 square feet or 23.51 acres of land, more or less.

SUBJECT PLATTING WITHIN ONE YEAR AND THE FOLLOWING CONDITIONS:

1. The Conditional Use shall authorize the operation of an iron, metal, and auto wrecking/salvage yard. In no event shall the storage or bailing of waste, scrap paper, rags or junk (excluding metal) be permitted in conjunction with this use.

2. The Conditional Use for a wrecking/salvage yard shall apply only to that portion of the property illustrated on the attached site plan and outlined by a heavy black line (approximately the southern half of the site, and the eastern third of the site abutting the drainage ditch that is also located south of the area labeled "excluded area"). The applicant shall submit a legal description of said property within 30 days of approval of the Conditional Use by the City Council.

3. Within 30 days of approval of the revised site plan required by condition #4, all portions of the subject property currently containing wrecking/salvage shall be entirely enclosed by a white metal panel fence not less than 8 feet in height and having cracks and openings not in excess of five percent of the area of such fence. Prior to wrecking/salvage operations expanding onto any portion of the subject property permitted for such use said screening fence shall be erected to entirely enclose the expanded area. Access gates shall be permitted in the screening fence, but all gates shall remain closed unless in use. No wrecked vehicles or salvage, including vehicle parts or accessories, shall be permitted for screening purposes or located on or attached to the screening fence.

4. Within 30 days of approval of the Conditional Use by the MAPC or governing body, as applicable, and prior to the release of the Conditional Use resolution authorizing use of the property as a wrecking/salvage yard, the applicant shall submit a revised site plan that shows the reduced area required by condition #2 and the location of the screening fence required by condition #3. The site shall be developed in general conformance with the revised site plan.

5. The height of wrecked vehicles or salvage, including vehicle parts or accessories, shall not exceed the height of the screening fence and shall not be visible from ground-level view from any public right-of-way or adjoining properties.

6. Salvaged materials are to be piled and stored in an orderly manner such as would be provided by racks or bins. In order to reduce rodent potential, racks and bins shall be elevated so there is at least 18 inches between the bottom of the rack or bin and the ground. Racks or bins shall be a minimum of 48 inches away from any wall, fence, or other rack or bin. Non-rackable material shall be stored with an exposed perimeter or in a manner specified by the Environmental Health Department to prevent rodent harborage and breeding.

7. The applicant shall maintain at all times an active program for the eradication and control of rodents.

8. Weeds shall be controlled within the salvage area and adjacent to and along the outside perimeter of the screening fence.

9. Any locking devices on entrance gates shall meet Fire Department requirements. Access to and within the wrecking/salvage yard shall be provided by fire lanes per the direction and approval of the Fire Department.

10. Access to the subject property shall be provided for an environmental investigation. Expansion of the wrecking/salvage operation beyond the current limits of the operation shall not occur for a period of six months from the date of approval of the Conditional Use by the MAPC or governing body, as applicable, to allow time to complete said environmental investigation. The applicant shall permit on-going inspections of the site for soil and groundwater contamination by the Environmental Health Department and other applicable governmental agencies. If the inspections determine it to be necessary, the applicant shall be required to pay for the installation of monitoring wells on the property to monitor groundwater quality and shall pay the cost of any groundwater laboratory testing for contaminants as designated by the Environmental Health Department.

11. Notification shall be given to the Environmental Health Department of any on-site storage of fuels, oils, chemicals, or hazardous wastes or materials. A disposal plan for fuels, oils, chemicals, or hazardous wastes or materials shall be place on file with the Environmental Health Department. All manifests for the disposal of fuels, oils, chemicals, or hazardous wastes or materials must be kept on file at the site and available for review by the Environmental Health Department.

12. The applicant shall implement a drainage plan approved through the platting process that minimizes non-point source contamination of surface and ground water.

13. The applicant shall obtain and maintain all applicable local, state, and federal permits necessary for the operation of a wrecking/salvage yard.

14. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Conditional Use permit shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, this date August 19, 2003

Carlos Mayans, Mayor

ATTEST:

Karen Schofield, City Clerk

Approved as to form:

Gary E. Rebenstorf, City Attorney

LEGAL DESCRIPTION

*** SEE ATTACHED ***

LEGEND

- SN – Sign
- – Bush
- PP–H – Power Pole And Guy Anchor
- EBOX – Electric Box
- CO – Sewer Clean Out
- – Edge Of Trees
- – Fence
- BM – Benchmark
- SWMH – Storm Water Manhole
- SSMH – Sanitary Sewer Manhole
- – Gate
- – Wall
- LP – Light Pole
- FH – Fire Hydrant
- WV – Water Valve
- WM – Water Meter
- ICV – Irrigation Control Valve
- – Grate Inlet
- TR – Telephone Riser
- – Inlet
- GM – Gas Meter
- – Storm Sewer Pipe
- – Water Line
- – Sanitary Sewer Line
- – Gas Line
- – Telephone Line
- – Underground Electric Line
- – Overhead Telephone
- – Overhead Electric
- – Underground Fiber Optic Cable
- – 5/8" Rebar/mkec Cls #39 Set
- – Section Corner Monument
- BM #1 – Benchmark
- B.S. – Building Setback
- U.E. – Utility Easement
- (D) – Deed Measurement
- (M) – Measured
- (CD) – Calculated From Deeded Measurement
- (CM) – Calculated From Measurement
- B 0014002A00UP – Tax key number
- 118555 – Control number
- – Access Roads
- "Per Condition #3"
- X – Required Screening Fence
- – Required Screening Fence to be installed in conjunction with the expansion of operations

CONZ2003-00015

SITE PLAN

APPROVED 10-6-03 BY SK

NOTES

1. *SETBACKS:

   MINIMUM FRONT SB:

   20.00', PROVIDED THAT THE MINIMUM REQUIRED FRONT SETBACK MAY BE REDUCED PURSUANT TO SEC. III-E.2.e.(5)

   MINIMUM REAR SB:
   NO MINIMUM

   MINIMUM INTERIOR SIDE SB:
   0.00', BUT IF AN INTERIOR SIDE SETBACK IS PROVIDED IT SHALL BE AT LEAST 5.00' IN WIDTH

   MINIMUM STREET SIDE SB:
   NO MINIMUM

2. CU AREA: 23.51 acres
3. SURVEY DATE: March 20th, 2003
4. EXISTING USE: Salvage Yard, Auto Sales, and Vacant Lot
5. ZONING:
   Existing: General Industrial
   Special Case: CU-431

* ALL SETBACKS ACCORDING TO:
ART III, ZONING DISTRICT STANDARDS,
SEC. III-C, SPECIAL PURPOSE/OVERLAY DISTRICTS
(PUD, PLANNED UNIT DEVELOPMENT)

SCALE: 1" = 100'

100 0 100 200

AMENDMENT TO:
CONDITIONAL USE PLAN FOR CU-431
AUTO & TRUCK SALVAGE FACILITY

DATE: APRIL 28th, 2003
Revised : Sept. 18th, '03

OWNER/DEVELOPER: Webb Road Development Inc. Bldg. E Suite 100, 1223 N. Rock Rd. Wichita, KS 67206-1269 316-636-2100
BUSINESS OPERATOR/OWNER: A & A Auto & Truck Salvage 700 E. 21st St. N. Wichita, KS 67214 316-263-0099

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

STAFF REPORT

DAB 6 June 2, 2003
MAPC June 5, 2003

CASE NUMBER: CON2003-00015

APPLICANT/AGENT: Webb Road Development c/o Johnny Stevens (Owner); A&A Auto & Truck Salvage c/o John Mitchell (Applicant); MKEC Engineering Consultants c/o Gene Rath (Agent)

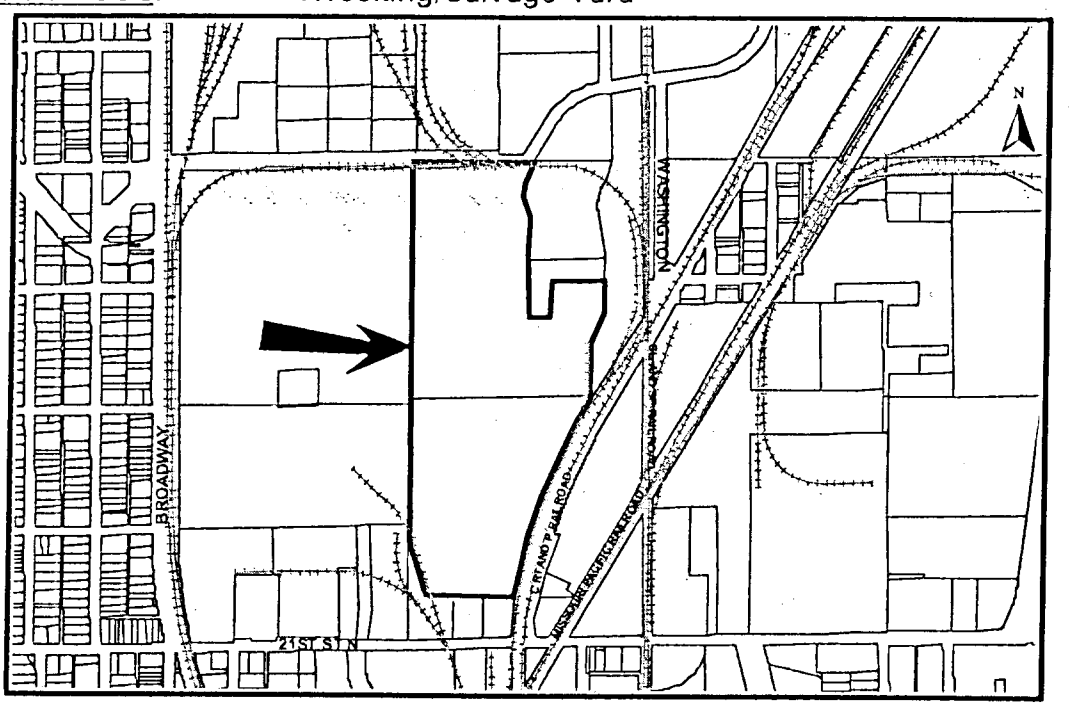
REQUEST: Conditional Use for Wrecking/Salvage Yard

CURRENT ZONING: "GI" General Industrial

SITE SIZE: 45.43 acres

LOCATION: North of 21st Street North and east of Broadway (700 E. 21st St. N.)

PROPOSED USE: Wrecking/Salvage Yard



BACKGROUND: The applicant is requesting a Conditional Use amendment to permit the expansion of an existing wrecking/salvage yard permitted by CU-431, which was approved by the MAPC on May 15, 1997, for a 1.7 acre unplatted tract located north of 21st Street North and east of Broadway at 700 E. 21st St. N. The applicant is requesting to expand the existing wrecking/salvage yard to the extent that the area approved for the wrecking/salvage yard would increase from 1.7 acres to 45.43 acres. The subject property is zoned "GI" General Industrial, and a wrecking/salvage yard may be permitted by a Conditional Use in the "GI" district.

The surrounding area is characterized by heavy industry, with many resource-based industrial uses in the immediate vicinity. All of the properties surrounding the subject property are zoned "GI" General Industrial. Major uses in the vicinity of the subject property include: petroleum storage and refining and wrecking/salvage to the east; grain storage and wrecking/salvage to the north; meat product processing to the west; and wrecking/salvage to the south. The other existing wrecking/salvage operations in the vicinity pre-date the Conditional Use requirement for wrecking/salvage and are non-conforming uses.

The existing wrecking/salvage yard on the subject property has expanded in violation of the zoning regulations. The existing wrecking/salvage yard presently occupies approximately 10 acres of the subject property rather than the 1.7 acres permitted by CU-431, thus necessitating the application for the Conditional Use amendment. The applicant's site plan (attached) shows the current extent of the wrecking/salvage yard, which is located south of the southern-most "Phase Line." The site plan shows that the applicant proposes three additional expansion phases, for a total wrecking/salvage operation of 45.43 acres. - applicant has indicated that site plan might not accurately reflect the current extent of the salvage yard which may have already expanded into the eastern portion of Phase I

The applicant submitted the attached letter dated May 12, 2003, in which the applicant enumerates the proposed conditions under which the wrecking/salvage yard would operate. For the most part, planning staff finds the proposed conditions acceptable and is recommending only minor wording changes to the conditions so that the wording of the conditions is consistent with other recently approved wrecking/salvage yards. However, planning staff does not support three aspects of the applicant's proposal.

Staff's intention is that the salvage yard be permitted at its current extent with allowance for a limited amount of future expansion... staff recommends that future expansions require additional public review

First, the number and scale of less-desirable, resource-based industrial uses in the vicinity already presents significant obstacles to the development or redevelopment property in the area. Planning staff is concerned that if the entire subject property were to become a wrecking/salvage yard, the character of the area would further lean toward exclusive use for wrecking/salvage, which would even further hinder the development or redevelopment of adjacent properties with more desirable, employment based industrial uses. Wrecking/salvage uses are generally considered an under utilization land because the property does not contain any building improvements o

generate significant employment numbers to further the development and quality of life in the community. Also, such uses tend to cause environmental problems in an area where environmental problems already exist and a major environmental clean-up effort is under way. Therefore, planning staff recommends that the Conditional Use amendment permit expansion of the wrecking/salvage yard only to the area currently used and approximately the eastern one-third of the applicant's proposed first phase.

The second aspect of the applicant's proposal not supported by planning staff is the applicant's proposal to provide a screening fence only along the south end of the wrecking/salvage yard. Section III-D.6.e.(3) of the Unified Zoning Code (UZC) requires that a wrecking/salvage yard be entirely enclosed by an eight-foot high solid screening fence, even when adjacent to non-residential uses. The nature of a wrecking/salvage operation is such that it can have a significant negative impacts on even commercial/industrial uses and, therefore, the UZC requires screening of a wrecking/salvage yard from all uses. Since the UZC requirement for wrecking/salvage yard screening is a Supplementary Use Regulation, the requirement can be waived by the City Council upon receiving a favorable recommendation from the MAPC. Planning staff does not recommend waiving the screening requirement.

The third aspect of the applicant's proposal not supported by planning staff is the applicant's proposal to display salvaged vehicle parts so that they are visible above the screening fence from 21st Street North. The current Conditional Use prohibits this practice as does the UZC; however, the applicant currently displays salvaged vehicle parts in violation of the zoning regulations. As with the screening fence, only the City Council can permit the applicant's proposed display of salvaged vehicle parts, but planning staff does not recommended granting the requested waiver.

CASE HISTORY: The subject property is unplatted. On May 15, 1997, the MAPC approved a Conditional Use for a wrecking/salvage yard on 1.7 acres of the subject property.

ADJACENT ZONING AND LAND USE:

NORTH:	"LI"	Wrecking/salvage, grain storage
SOUTH:	"LI"	Various commercial/industrial uses, wrecking/salvage
EAST:	N/A	Wrecking/salvage, petroleum refining/storage
WEST:	"LI"	Vacant, meat product processing

PUBLIC SERVICES: This subject property has access to 21st Street North, a four-lane arterial street, and 25th Street North, an unpaved local industrial street. Current traffic volumes on 21st Street North are approximately 15,000 vehicles per day. The 2030 Transportation Plan estimates the volumes on 21st Street South to increase to approximately 28,000 vehicles per day, primarily due to additional cross-town traffic

generated by proposed additional crossings of the Big Ditch. The 2030 Transportation Plan recommends that 21st Street North be widened to five lanes, and the City's Capital Improvement Program has budgeted this project for 2011. Municipal water and sewer services are available to be extended to serve the subject property.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies the general location as appropriate for "Industrial" development. The Industrial Locational Guidelines of the Comprehensive Plan recommend that industrial uses should be located in close proximity to support services and provided good access to major arterials, truck routes, belt highways, utility trunk lines, along railroads, near airports and as extensions of existing industrial uses. Industrial uses should be located away from existing or planned residential areas, and sited so as not to travel through less intensive land uses. The proposed site meets these locational guidelines for industrial development.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to platting within one year and the following conditions:

1. The Conditional Use shall authorize the operation of an iron, metal, and auto wrecking/salvage yard. In no event shall the storage or bailing of waste, scrap paper, rags or junk (excluding metal) be permitted in conjunction with this use.

2. The Conditional Use for a wrecking/salvage yard shall apply only to that portion of the property illustrated on the applicant's proposed site plan that is located south of the southern-most "Phase Line" and that is located north of the southern-most "Phase Line" but east of western boundary of the "Excluded Area". The applicant shall submit a legal description of said property within 14 days of approval of the Conditional Use by the MAPC.

- Condition requiring staff inspection ~~to~~ to determine need to expand the 2nd phase + require boundary fencing

3. Within 30 days of approval of the revised site plan required by condition #4, all portions of the subject property currently containing wrecking/salvage shall be entirely enclosed by a white metal panel fence not less than 8 feet in height and having cracks and openings not in excess of five percent of the area of such fence. Prior to wrecking/salvage operations expanding onto any portion of the subject property permitted for such use said screening fence shall be erected to entirely enclose the expanded area. Access gates shall be permitted in the screening fence, but all gates shall remain closed unless in use. No wrecked vehicles or salvage, including vehicle parts or accessories, shall be permitted for screening purposes or located on or attached to the screening fence.

fence to be moved + requiring screening fence on north + east when 2nd phase is reached

4. Within 30 days of approval of the Conditional Use by the MAPC or governing body, as applicable, and prior to the release of the Conditional Use resolution

authorizing use of the property as a wrecking/salvage yard, the applicant shall submit a revised site plan that shows the reduced area required by condition #2 and the location of the screening fence required by condition #3. The site shall be developed in general conformance with the revised site plan.

5. The height of wrecked vehicles or salvage, including vehicle parts or accessories, shall not exceed the height of the screening fence and shall not be visible from ground-level view from any public right-of-way or adjoining properties.

6. Salvaged materials are to be piled and stored in an orderly manner such as would be provided by racks or bins. In order to reduce rodent potential, racks and bins shall be elevated so there is at least 18 inches between the bottom of the rack or bin and the ground. Racks or bins shall be a minimum of 48 inches away from any wall, fence, or other rack or bin. Non-rackable material shall be stored with an exposed perimeter or in a manner specified by the Environmental Health Department to prevent rodent harborage and breeding.

7. The applicant shall maintain at all times an active program for the eradication and control of rodents.

8. Weeds shall be controlled within the salvage area and adjacent to and along the outside perimeter of the screening fence.

9. Any locking devices on entrance gates shall meet Fire Department requirements. Access to and within the wrecking/salvage yard shall be provided by fire lanes per the direction and approval of the Fire Department.

10. Access to the subject property shall be provided for an environmental investigation. Expansion of the wrecking/salvage operation beyond the current limits of the operation shall not occur for a period of ~~one year~~ not to exceed 6 months from the date of approval of the Conditional Use by the MAPC or governing body, as applicable, to allow time to complete said environmental investigation. The applicant shall permit on-going inspections of the site for soil and groundwater contaminants by the Environmental Health Department and other applicable governmental agencies. If the inspections determine it to be necessary, the applicant shall be required to install monitoring wells or permit GCO probes on the property to monitor the quality of groundwater and shall pay the cost of an annual groundwater test for contaminants as designated by the Environmental Health Department.

11. Notification shall be given to the Environmental Health Department of any on-site storage of fuels, oils, chemicals, or hazardous wastes or materials. A disposal plan for fuels, oils, chemicals, or hazardous wastes or materials shall be

place on file with the Environmental Health Department. All manifests for the disposal of fuels, oils, chemicals, or hazardous wastes or materials must be kept on file at the site and available for review by the Environmental Health Department.

12. The applicant shall implement a drainage plan approved through the platting process that minimizes non-point source contamination of surface and ground water.

13. The applicant shall obtain and maintain all applicable local, state, and federal permits necessary for the operation of a wrecking/salvage yard.

14. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

The staff's recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is characterized by heavy industry, with many resource-based industrial uses in the immediate vicinity. All of the properties surrounding the subject property are zoned "GI" General Industrial. Several wrecking/salvage operations are located in the vicinity of the subject property. The proposed wrecking/salvage yard is consistent with the zoning, uses, and character of the area.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned "GI" General Industrial. A wrecking/salvage yard may be permitted with a Conditional Use in the "GI" General Industrial district. The property is apparently suitable for the industrial uses to which it has been restricted.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental affects on nearby property should be minimized by the recommended conditions of approval, which include screening the wrecking/salvage operation from nearby commercial/industrial uses.

4. The relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: The hardship on the applicant to be imposed by requiring the existing wrecking/salvage operation to be relocated is greater than the relative gain to public health, safety, and welfare since the site is located in an area where wrecking/salvage is an established use

and the operation would need to be located to a location where the practice may not already be established.

5. Conformance of the requested change to adopted or recognized Plans/Policies: The Land Use Guide of the Comprehensive Plan identifies the general location as appropriate for "Industrial" development. The Industrial Locational Guidelines of the Comprehensive Plan recommend that industrial uses should be located in close proximity to support services and provided good access to major arterials, truck routes, belt highways, utility trunk lines, along railroads, near airports and as extensions of existing industrial uses. Industrial uses should be located away from existing or planned residential areas, and sited so as not to travel through less intensive land uses. The proposed site meets these locational guidelines for industrial development.

6. Impact of the proposed development on community facilities: The use of this property should have limited impact on community facilities.