

**2015A-001**

**Land Use Amendment  
Waterways Commission  
February 11, 2015**

## **2015A-001 Land Use Amendment (Transmittal Ordinance)**

- LU Ordinance 2015-062 (Land Use Amendment)

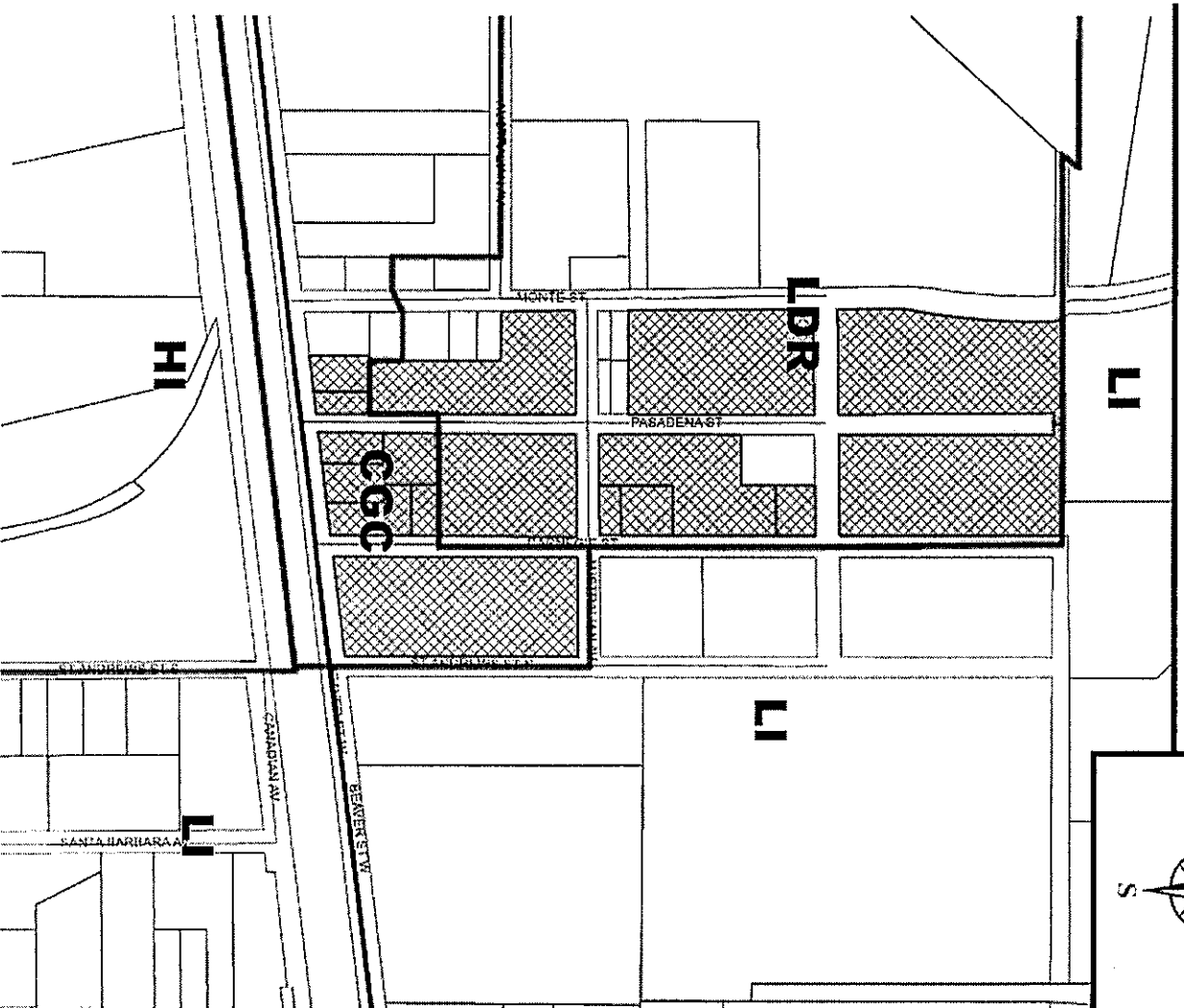
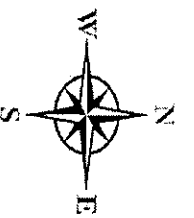
### **Public Hearing Dates**

- City Council's First Hearing - Tuesday, February 24, 2015
- Planning Commission - Thursday, February 19, 2015
- City Council LUZ Committee - Tuesday, March 3, 2015
- Final City Council Hearing - Tuesday, March 10, 2015

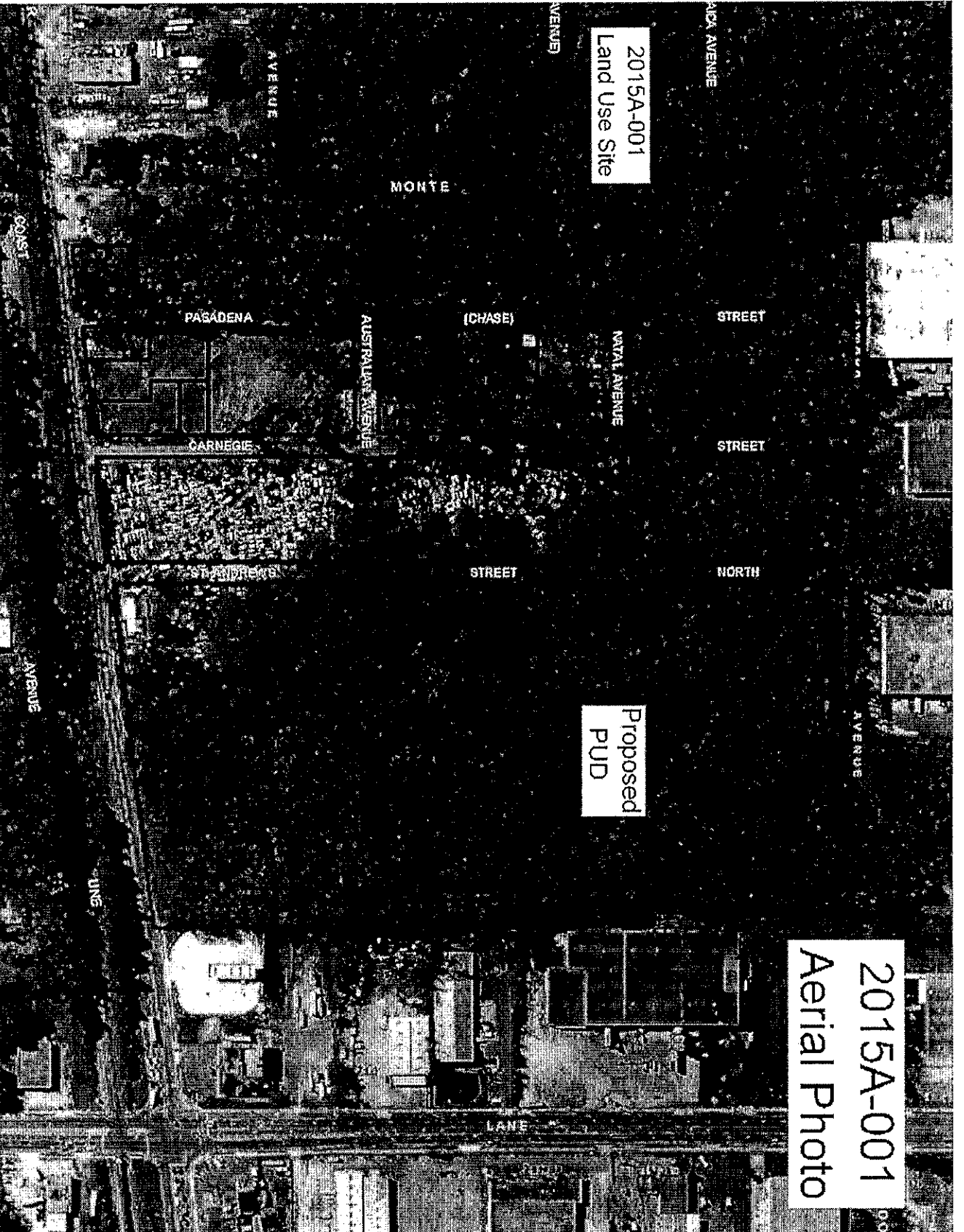
## Ordinance 2015-062 (LU-2015A-001)

- Location: 6745 Beaver Street W and surrounding properties located on Carnegie Street, Australian Avenue, Suemac Road and Pasadena Street
- Size: 17.76 Acres
- Current/Proposed LU: CGC and LDR → HI
- Current/Proposed Zoning: CCG2, IL, RLD-60, and RR-Acre → PUD
- Sub-drainage Basin: Cedar River
- Drainage Basin: Otega River
- Current/Proposed Development Potential: 70,131 Square Feet of Commercial Use and 65 S/F Dwelling Units → 309,450 Square Feet Industrial Use
- PD/CD: 5 / 10

# Current Land Use Map

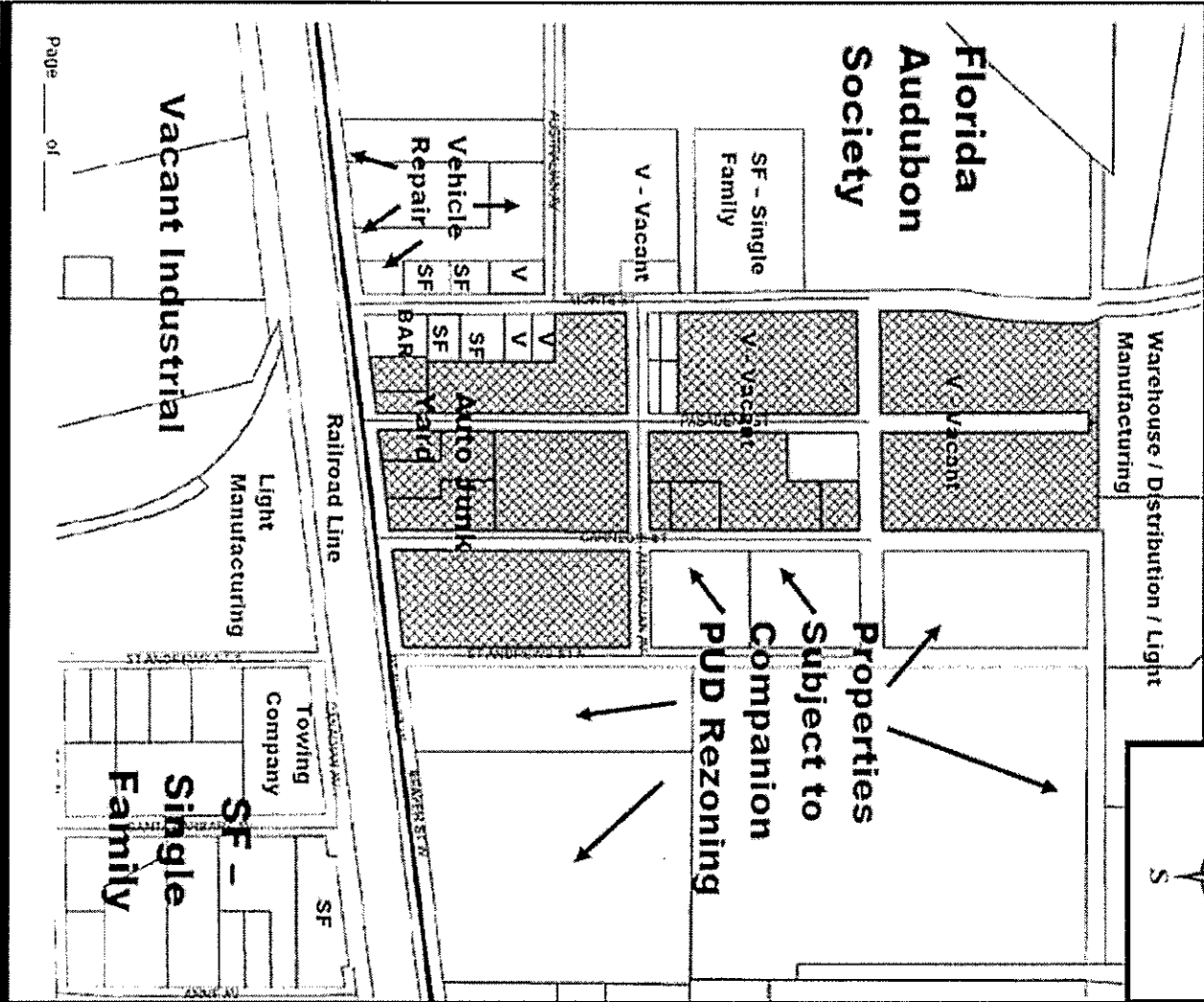
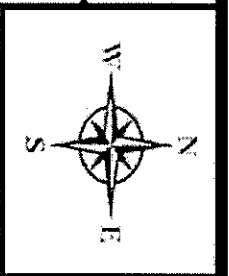


Ordinance  
2015-062



Ordinance 2015-062

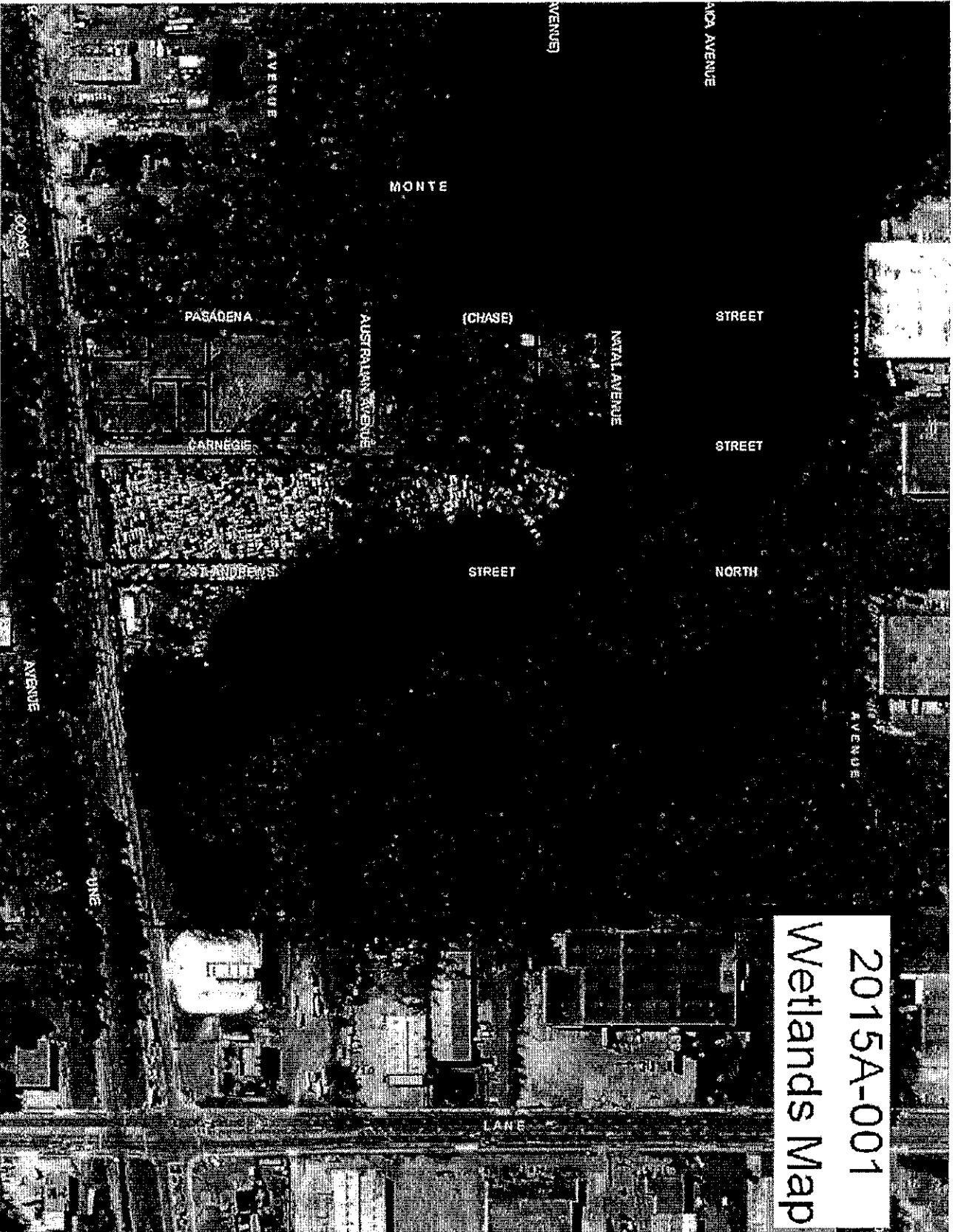
**Existing Land Utilization Map**



**Ordinance  
2015-062**



Ordinance 2015-062

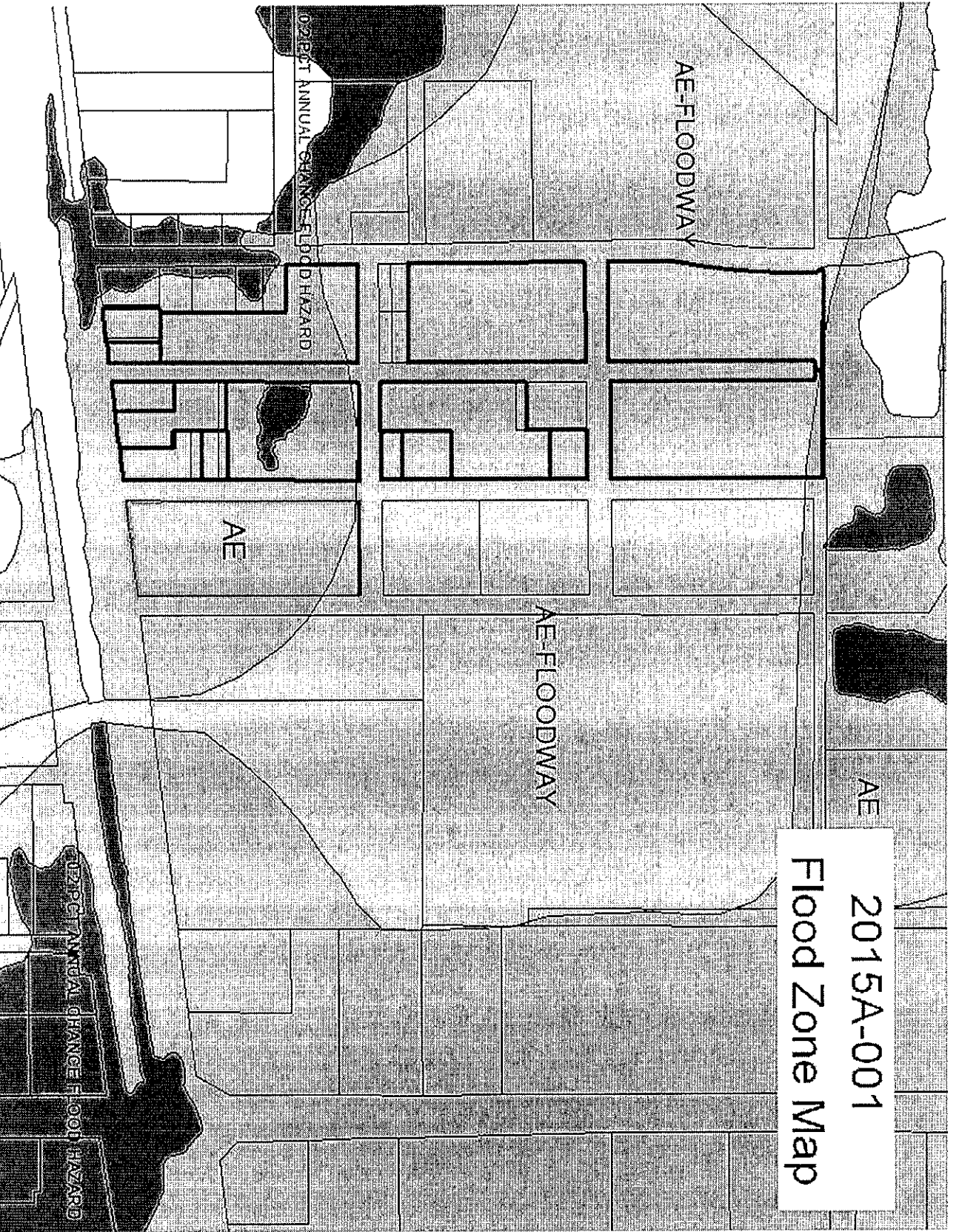


2015A-001  
Wetlands Map

Ordinance 2015-062

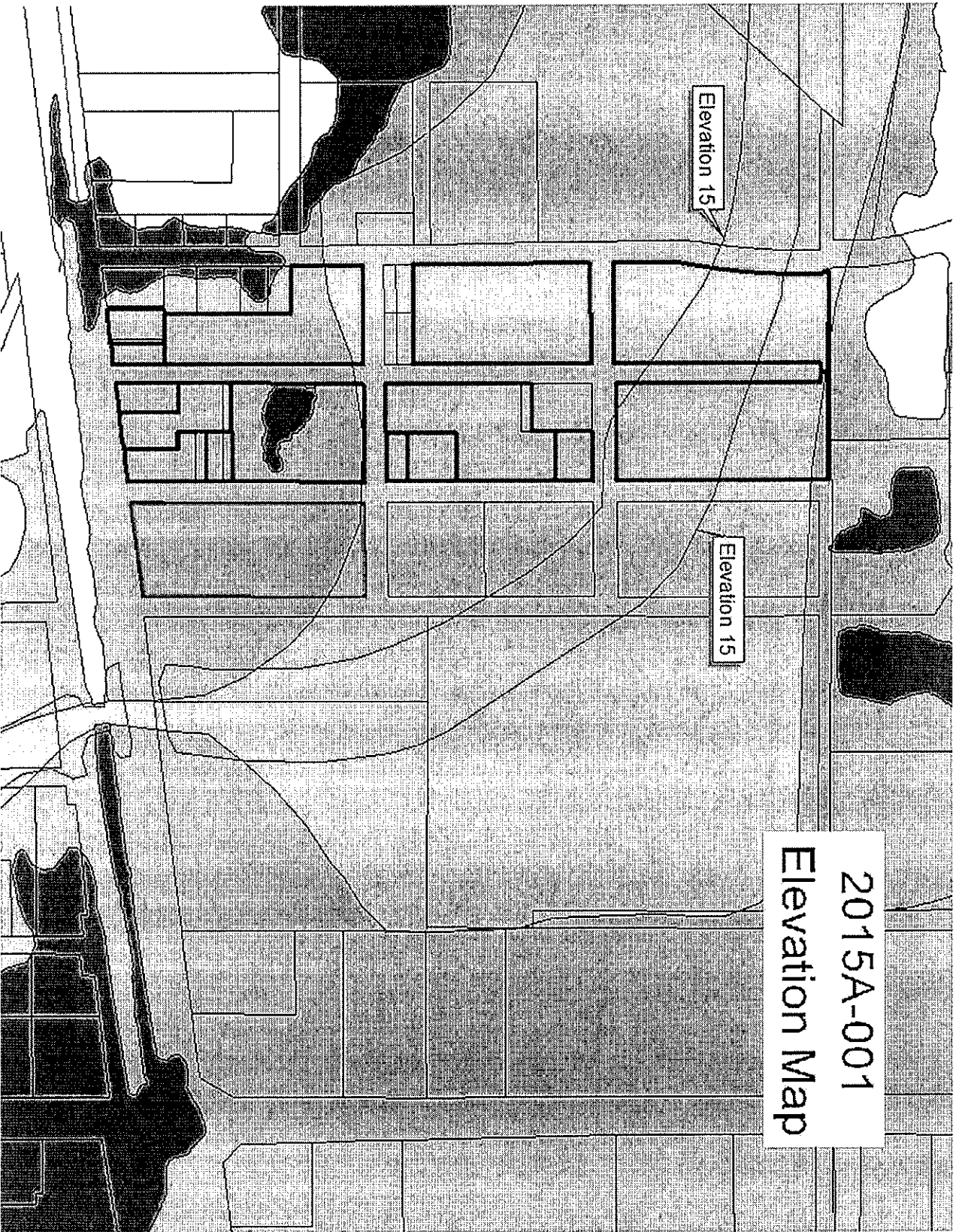




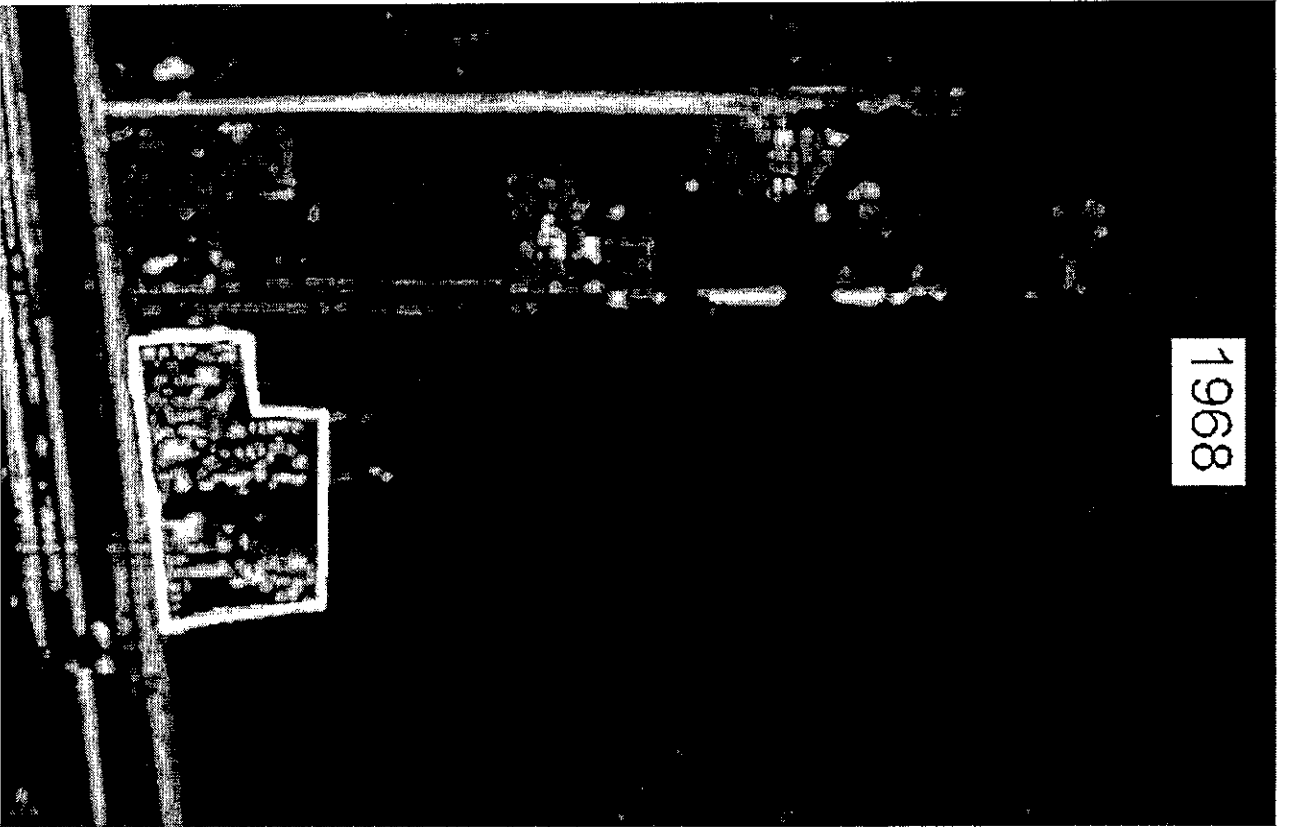


2015A-001  
Flood Zone Map

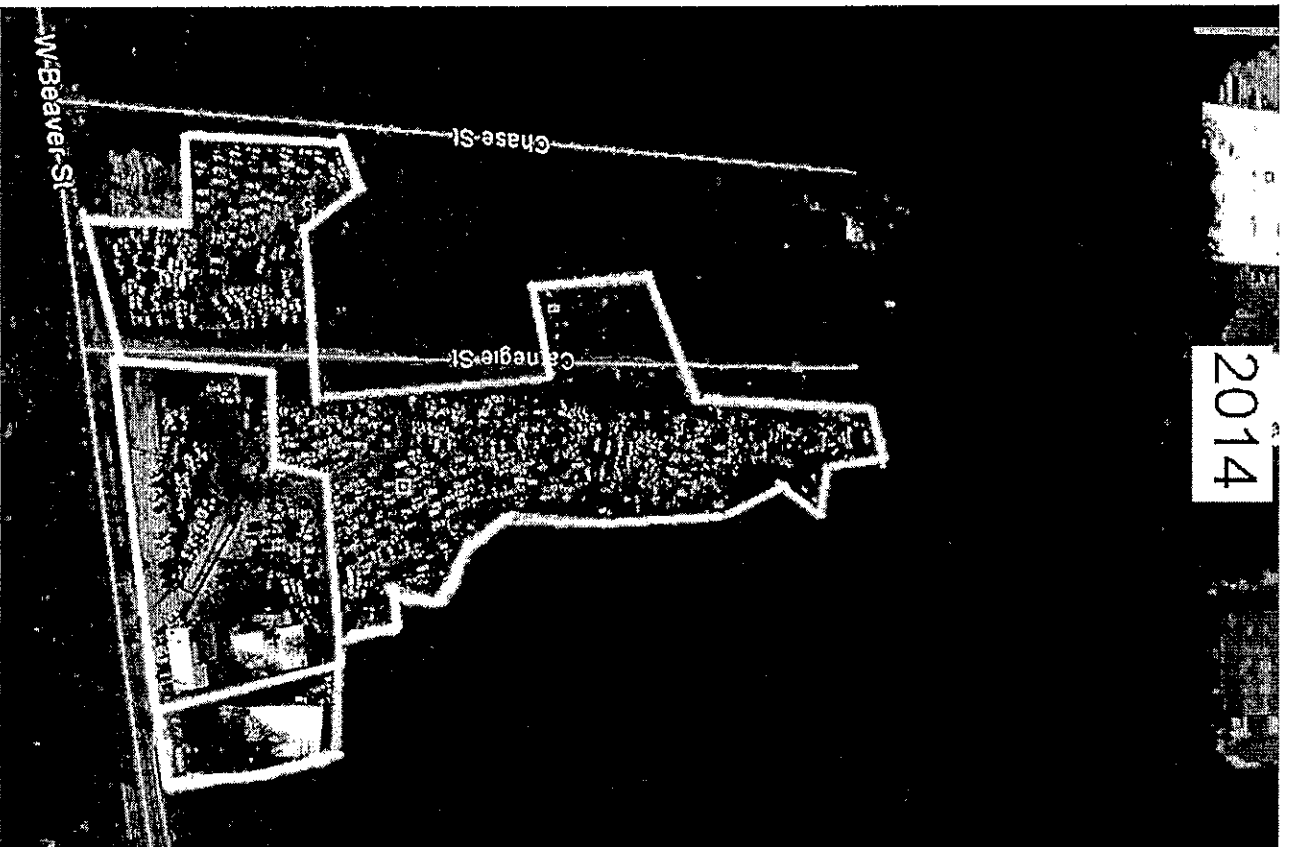
Ordinance 2015-062



Ordinance 2015-062



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2014

Ordinance 2015-062

# Auto Salvage Yards Environmental Concerns

- **Vehicular Fluids** – gasoline, diesel fuel, oil, transmission fluid, power steering and brake fluids, gear oil, and mineral spirits
- **Heavy Metals** – lead, cadmium, chromium, zinc, copper, nickel, aluminum, arsenic, and mercury
- In heavy doses these wastes are toxic to aquatic life, fish and shellfish.
- Can affect water temperature, plant growth, and dissolved oxygen concentrations.