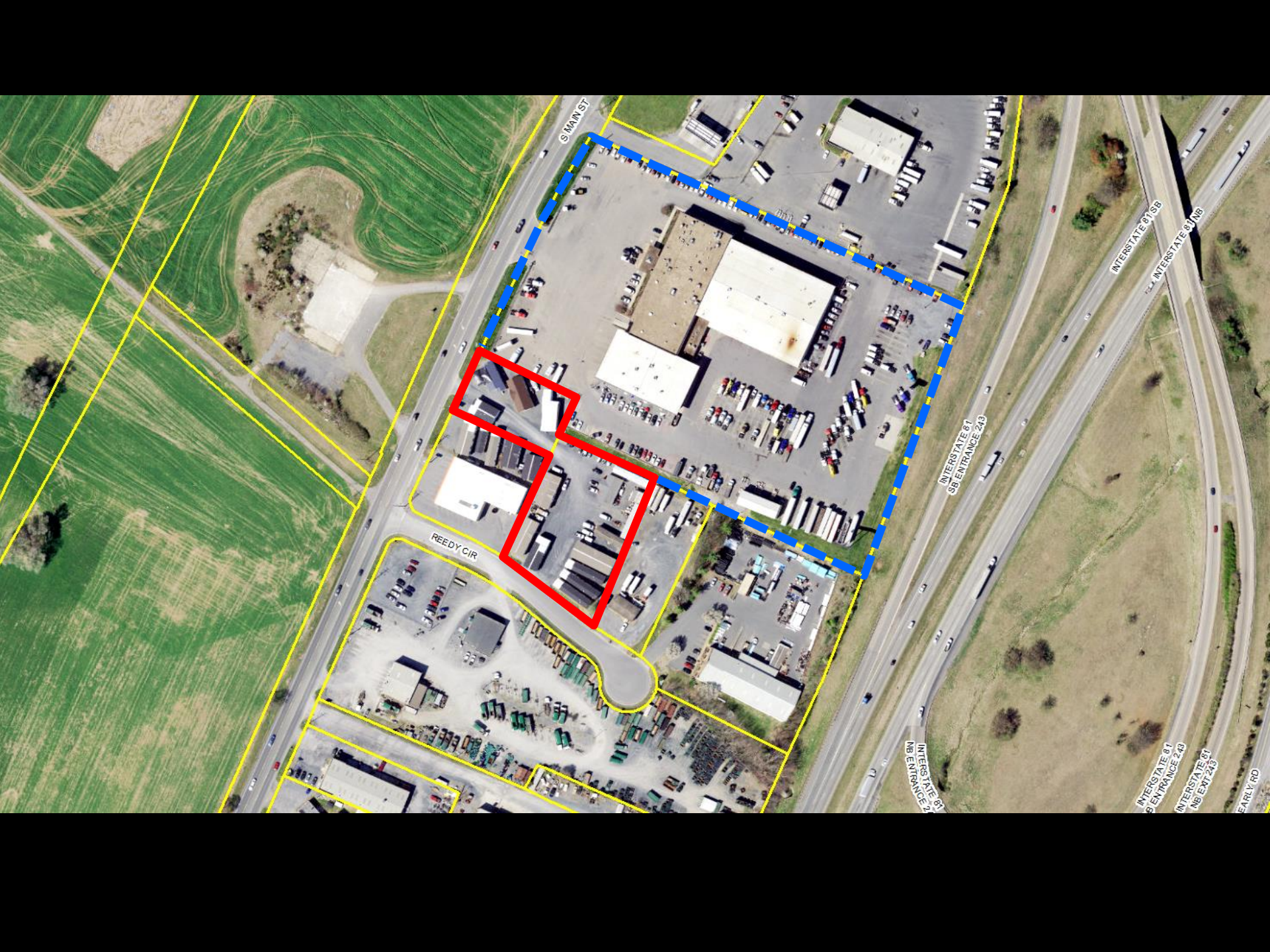


Rezoning – 3506 S. Main St. & 32 Reedy Circle B-2 to M-1C (Truck Enterprises)





S MAIN ST

REEDY CIR

INTERSTATE 61
SB ENTRANCE 243

INTERSTATE 61 SB

INTERSTATE 61 NB

INTERSTATE 61
NB ENTRANCE 2

INTERSTATE 61
SB ENTRANCE 243

INTERSTATE 61
NB EXT 243

EARLY RD



Submitted Proffers

- 1. The existing entrance serving parcel 108-D-4 on S Main St shall not be utilized until the entrance is improved (widened, etc.) to meet City Standards existing at the time of the improvement.**
- 2. In effort to minimize conflicts with future road widening efforts along S Main St, no significant above-ground appurtenances (fencing, pole lighting, monument signage, etc.) shall be constructed along the S Main St frontage of parcel 108-D-4 within a distance of fifty-one feet from existing roadway centerline. Such restriction shall not apply to utility improvements.**

DEMO APPROX. 200 LF OF FENCE

BRIDGE GRADE DIFFERENCE

NEW FENCE MATCH EX. TO EXTENT PRACTICAL

SLOPE DOWN AT 1% MIN, 5% MAX

108 D 4

BOLLARDS TO PROTECT UTILITY BOXES

PROPOSED TRUCK PATH, NOT DELINEATED OR STRIPED

NEW POLE LIGHT TYPE B

RELOCATE EX. POLE LIGHT

FLOWLINE

DISPLAY LOT HEAVY DUTY PAVEMENT APPROXIMATELY 110 FT X 160 FT

SLOPE DOWN AT 1% MIN, 5% MAX

NEW FENCE, PROVIDE SIMILAR TO EXISTING PROVIDE SUBMITTAL TO OWNER FOR APPROVAL PRIOR TO ORDERING (TYP)

NEW POLE LIGHT TYPE B

108 D 7A

2 FT X 10 FT BARRIERS BY OTHERS

NEW POLE LIGHTS TYPE C

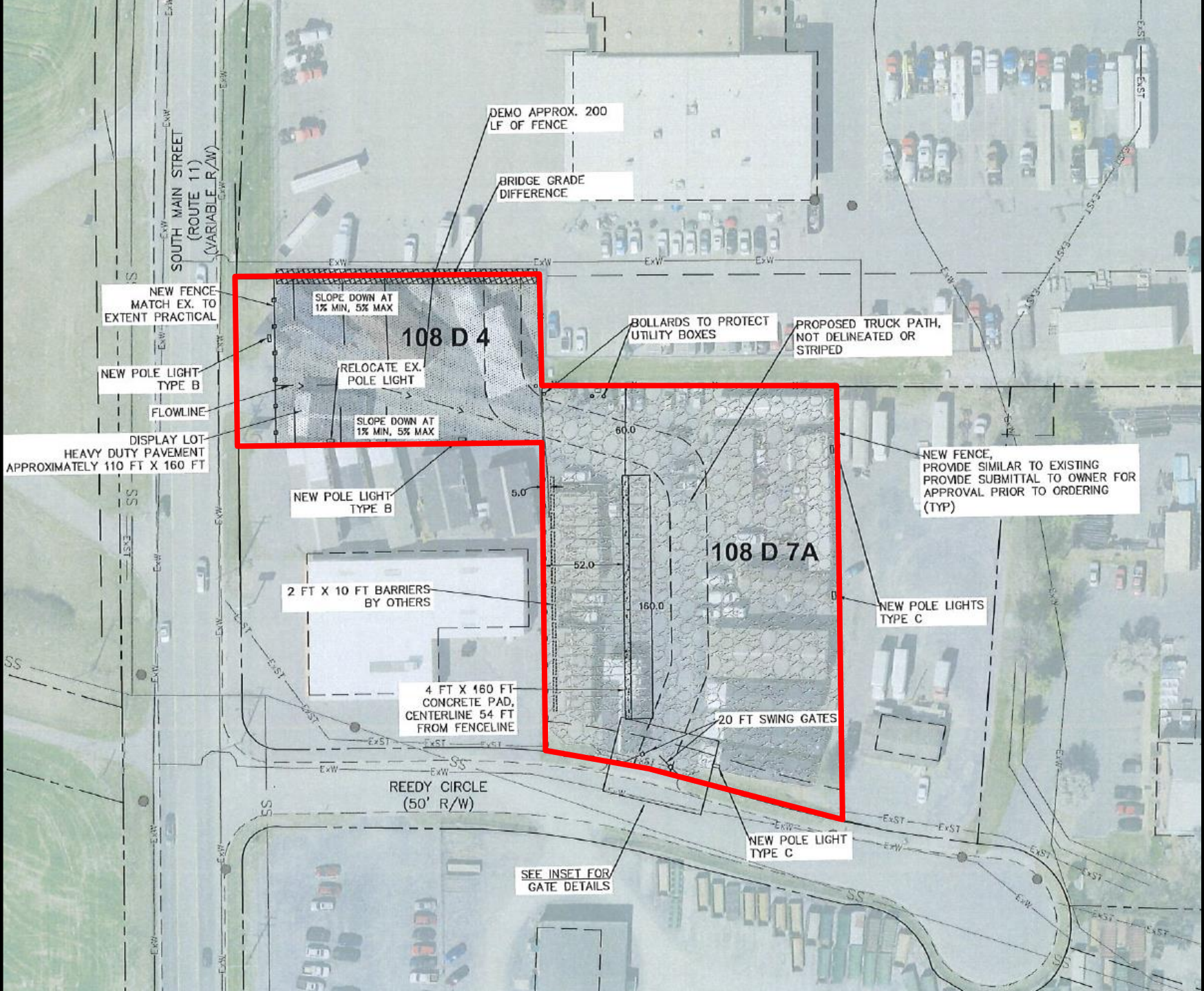
4 FT X 160 FT CONCRETE PAD, CENTERLINE 54 FT FROM FENCELINE

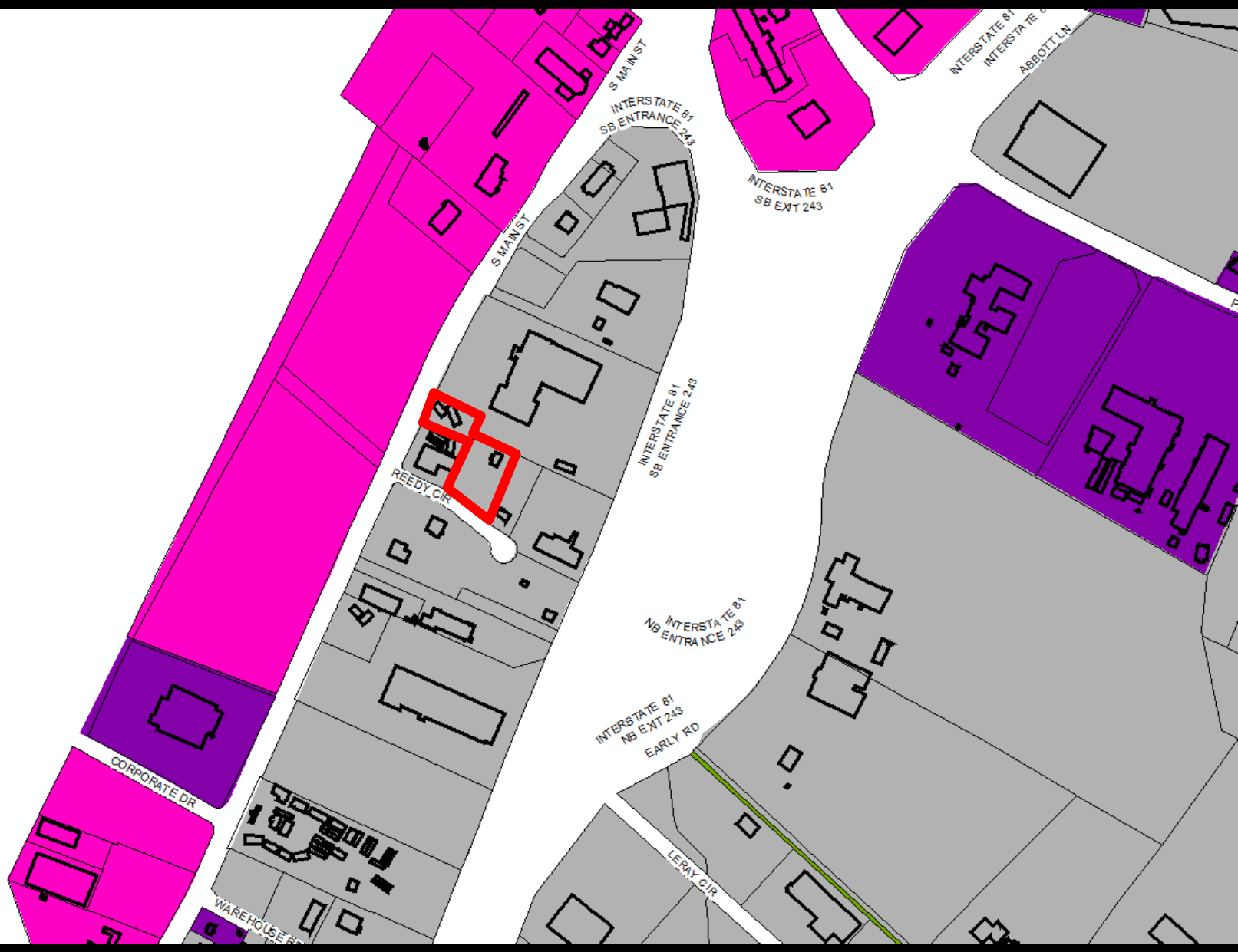
20 FT SWING GATES

REEDY CIRCLE (50' R/W)

NEW POLE LIGHT TYPE C

SEE INSET FOR GATE DETAILS





Recommendation

**Staff and Planning Commission (7-0)
recommends approval of the rezoning from
B-2 to M-1C.**

