



Legislation Details (With Text)

**File #:** CU-116-19    **Version:** 1    **Name:** BASF Corporation is requesting a Conditional Use Permit (CUP)  
**Type:** Conditional Use Permit    **Status:** Passed  
**File created:** 11/20/2018    **In control:** City Council  
**On agenda:** 1/7/2019    **Final action:** 1/7/2019  
**Title:** BASF IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT IN ORDER TO BRING A NON-CONFORMING ADHESIVE MANUFACTURING OPERATION INTO COMPLIANCE WITH THE LAND DEVELOPMENT CODE AS A CONFORMING ADHESIVE MANUFACTURING OPERATION. THE SUBJECT PROPERTY IS LOCATED AT 10601 FULTON STREET AND IS CURRENTLY ZONED I-3

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Conditional Use Permit, 2. Planning Commission Minutes, 3. Staff Report, 4. Vicinity Map, 5. Description of the Proposed Use, 6. Statement of Operations, 7. Development Plan, 8. Presentation

Date	Ver.	Action By	Action	Result
1/7/2019	1	City Council	adopted	Pass

BASF IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT IN ORDER TO BRING A NON-CONFORMING ADHESIVE MANUFACTURING OPERATION INTO COMPLIANCE WITH THE LAND DEVELOPMENT CODE AS A CONFORMING ADHESIVE MANUFACTURING OPERATION. THE SUBJECT PROPERTY IS LOCATED AT 10601 FULTON STREET AND IS CURRENTLY ZONED I-3

**Summary and Background Information:**

The subject property is approximately 20.399 acres in size and is currently zoned I-3. Adhesive manufacturing has been conducted on the subject property since 1991. In 1997, BASF Construction Chemicals purchased the property and continued to use the subject property for adhesive manufacturing. The subject property was annexed into the City as part of the Northern Enclave Industrial Annexation in 2007. When the property was zoned to I-3 in 2008, there were no additional zoning considerations or provisions granted to the subject property. Without additional provisions, the existing adhesive manufacturing operation on the subject property was automatically rendered a legal, non-conforming use, which is the basis for this Conditional Use Permit request.

**Staff Responsible (Department Head):**

Chris Cramer, Director of Community Development

**Staff Member Presenting:**

Brad Callender, City Planner

**Financial Impact:**

N/A

**Funding Source:**

N/A

**Planning Commission Recommendation:**

On December 4, 2018, the Planning Commission held a public hearing and voted 5 to 0 to forward the Conditional Use Permit request to City Council with a recommendation for approval subject to 3 conditions.

**Suggested Motion:**

I move to approve CUP-116-19 subject to 3 conditions.