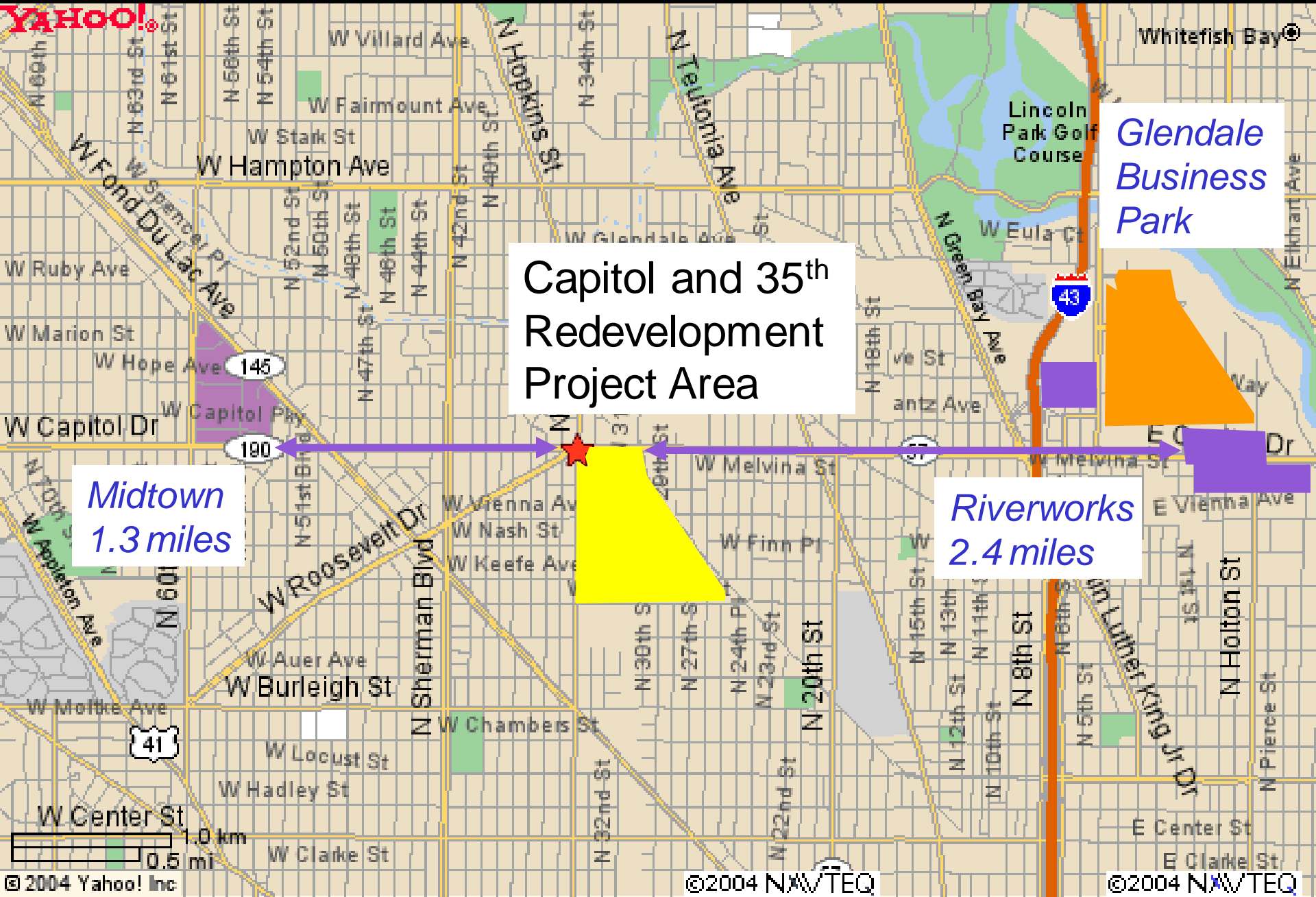
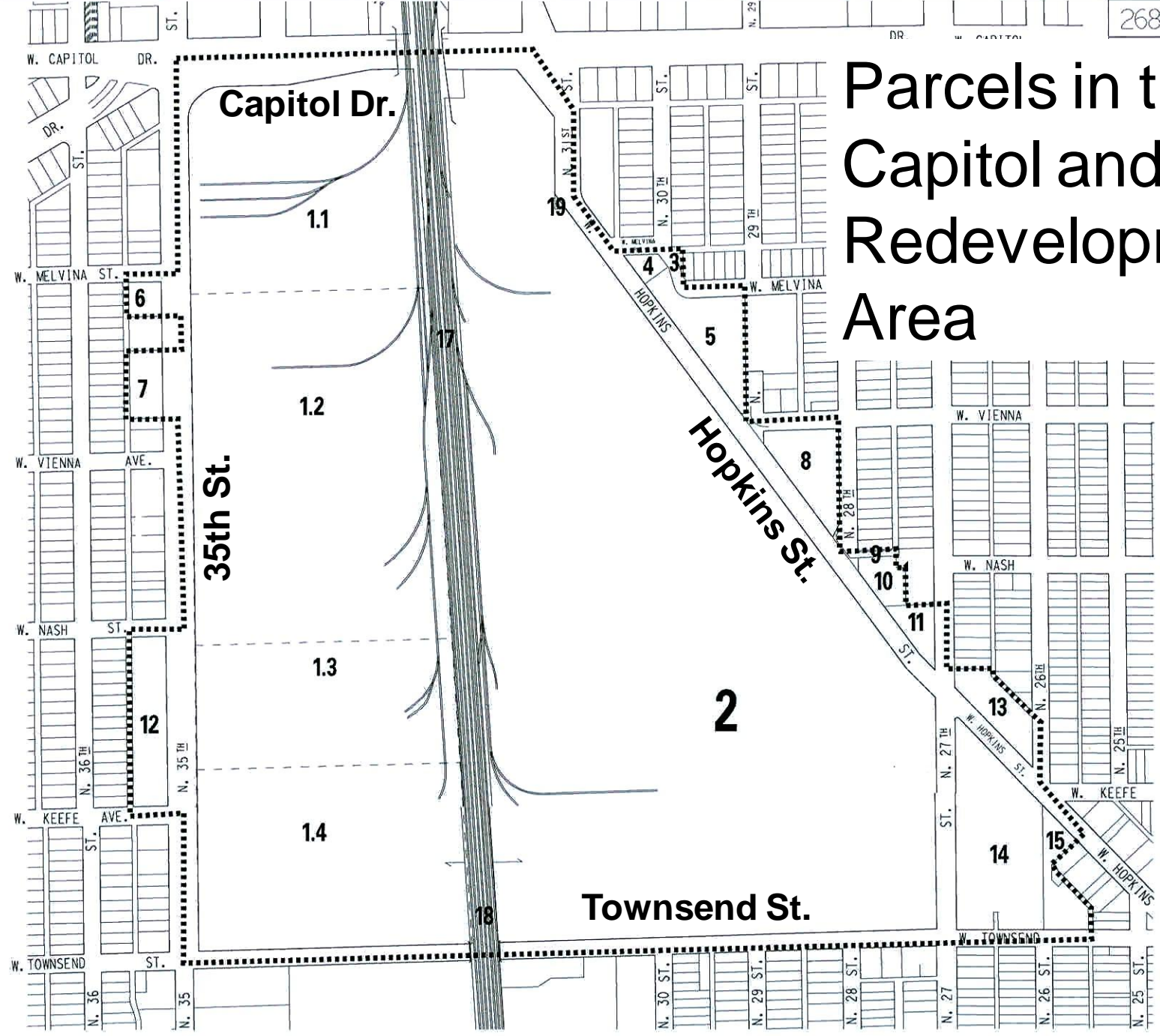


Capital Drive is one of the City's growing development areas

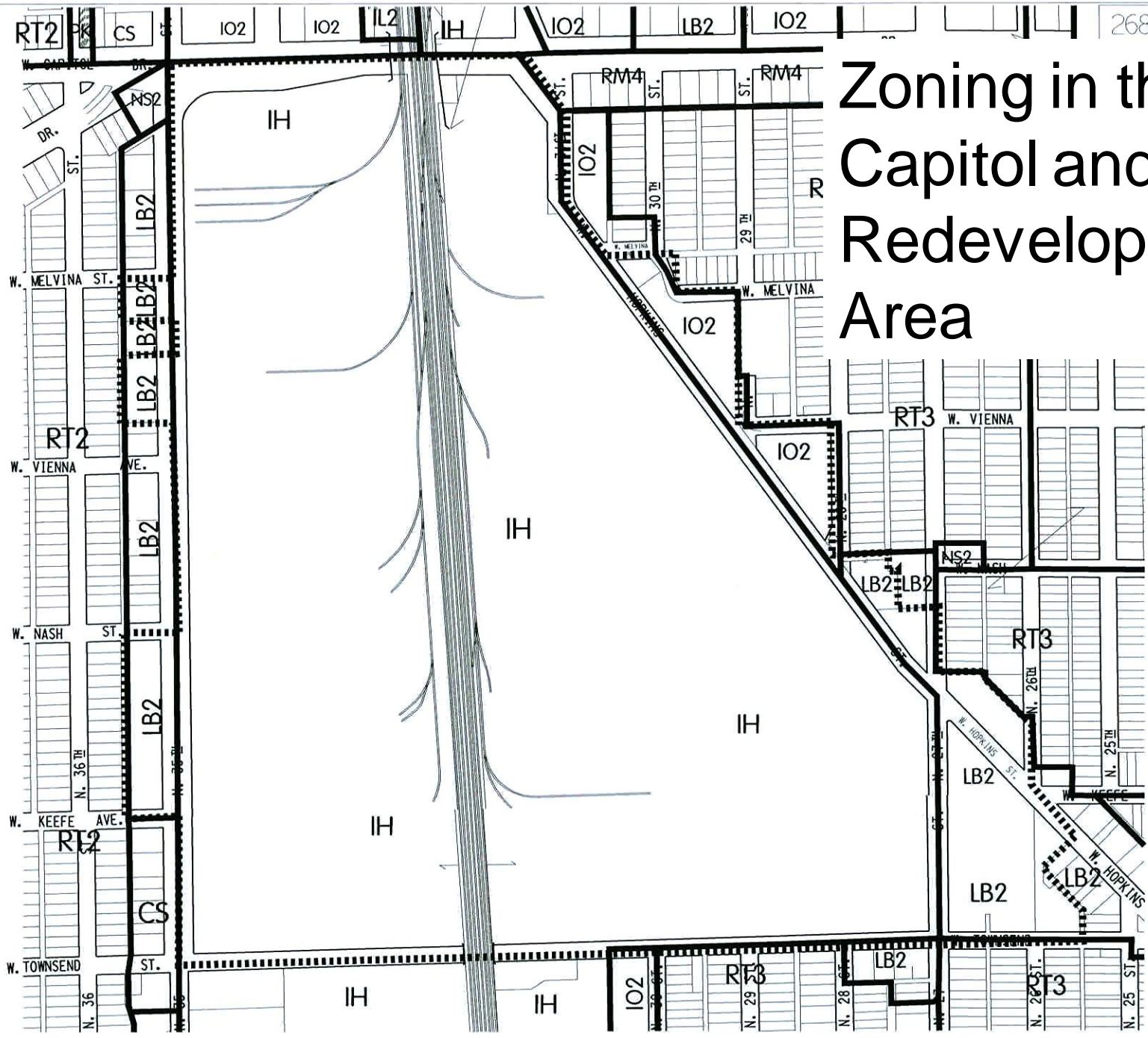


Parcels in the Capitol and 35th Redevelopment Area



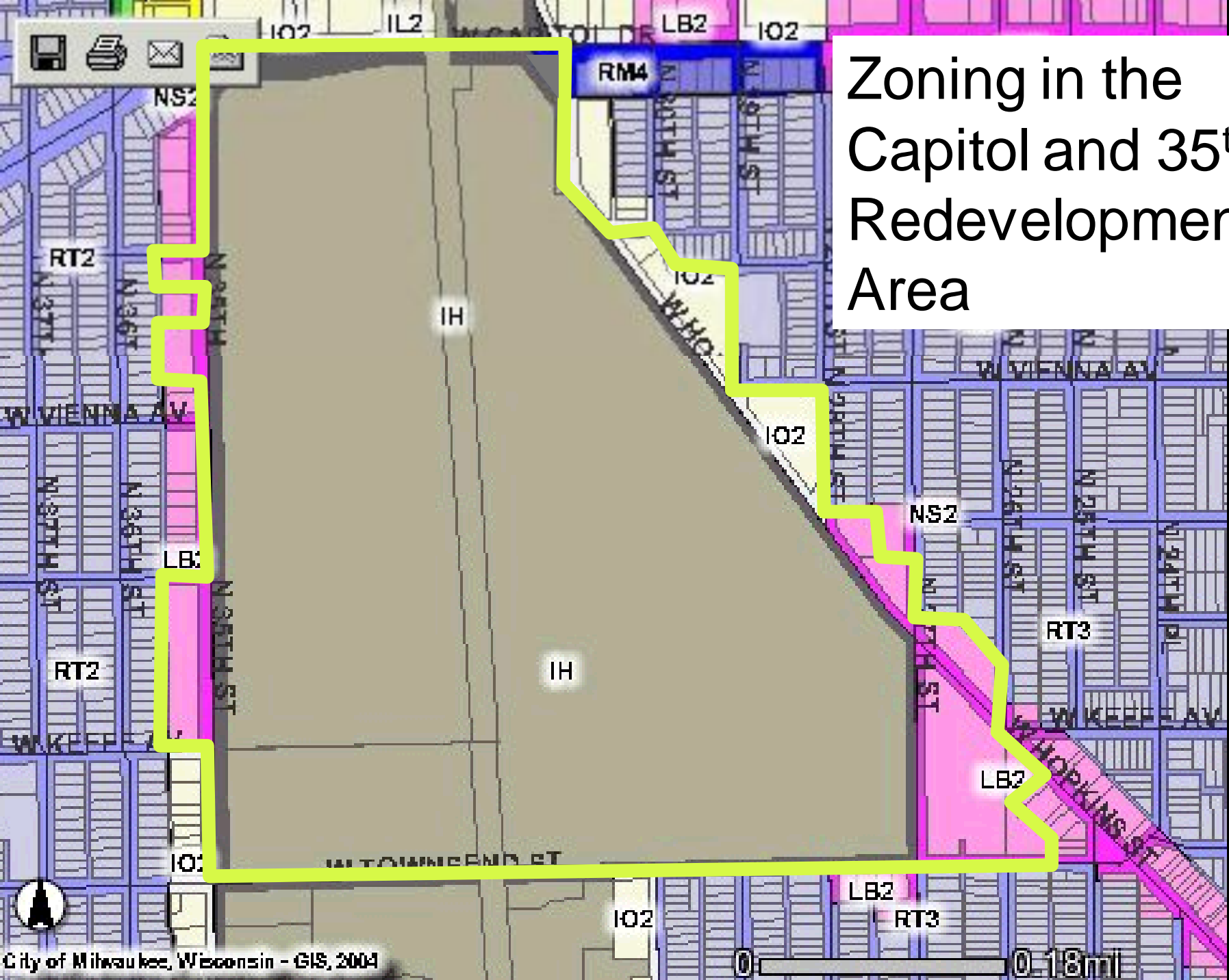
PROJECT BOUNDARY

Zoning in the Capitol and 35th Redevelopment Area



PROJECT BOUNDARY - - - -

Zoning in the Capitol and 35th Redevelopment Area



Redevelopment Plan Objectives

a.	Land uses with capital investment and family supporting jobs
b.	15 jobs per acre that pay \$11.58 per hour or better
c.	Future master plans
d.	Mitigate environmental contamination
e.	Avoid vacancy
f.	Sound platting, esp. for businesses that need large sites
g.	Necessary transportation and utility improvements
h.	Attractive development, considering it's use
i.	Up-to-date storm water practices

Redevelopment Plan Actions

a.	Work with owner/developer to:
	a.1. Attract development projects
	a.2. Implement new street and parcel
b.	No acquisition in this plan
c.	Prohibit tax-exempt uses unless approved by RACM and CC
d.	Further limit industrial land uses

Number of land use changes in the area zoned Industrial Heavy

Background

141	Uses total in the zoning code
111	No changes in use classification
30	Changes in use classification

Summary

10	Changed to conditional from permitted or limited
7	Changed to prohibited from limited
9	Changed to prohibited from special use
4	Changed to prohibited from permitted

Changed to **conditional** from permitted or limited use

General

Specific

Storage, Recycling, and Wholesale Trade Uses	Mixed-waste Processing Facility
Temporary Uses	Concrete Batch Plant, Temporary
Light Motor Vehicle	Outdoor Storage
Light Motor Vehicle	Limited Wholesale Facility
Heavy Motor Vehicle	Sales Facility
Heavy Motor Vehicle	Rental Facility
Heavy Motor Vehicle	Outdoor Storage
Storage, Recycling, and Wholesale Trade Uses	Recycling Collection Facility
Storage, Recycling, and Wholesale Trade Uses	Wholesale and Distribution Facility, Outdoor
Industrial Uses	Manufacturing, Heavy

Changed to *prohibited* from limited use

General

Specific

Storage, Recycling, and Wholesale Trade Uses	Material Reclamation Facility
Storage, Recycling, and Wholesale Trade Uses	Salvage Operation, Indoor
Transportation Uses	Truck Freight Terminal
Utility and Public Service Uses	Transmission Tower
Temporary Uses	Seasonal Market
Temporary Uses	Temporary Real Estate Sales Office
Temporary Uses	Live Entertainment Special Event

Changed to *prohibited* from special use

General

Specific

Light Motor Vehicle	Sales Facility
Light Motor Vehicle	Rental Facility
General Motor Vehicle	Filling Station
General Motor Vehicle	Car Wash
General Motor Vehicle	Drive-through Facility
Entertainment and Recreation Uses	Outdoor Racing Facility
Storage, Recycling, and Wholesale Trade Uses	Salvage Operation, Outdoor
Storage Facilities	Hazardous Materials
Industrial Uses	Manufacturing, Intense

Changed to *prohibited* from permitted use

General

Specific

Parking	Parking Lot, Principal Use
Parking	Heavy Motor Vehicle Parking Lot, Principal Use
Storage Facilities	Outdoor
Agricultural Uses	Raising of Crops or Livestock