

MENARD'S AT HANSON CONCRETET PROJECT REVIEW

Existing Conditions

Property Location:	Northwest corner of 150 th Street West and Johnny Cake Ridge Road		
Legal Description:	The south 50.5 acres of the East ½ of Section 26		
Comprehensive Plan Designation	“IND” (Industrial)		
Zoning Classification	“I-2” (General Industrial)		
Existing Platting	Unplatted		
Current Land Use	Vacant		
Size:	50.5 acres		
Topography:	Generally flat with the exception of a five-foot high berm along the east side of the property and a crushed concrete stockpile in the north central area of the site.		
Existing Vegetation	None		
Other Significant Natural Features	A storm water pond is located in the northwest corner of the site.		
Adjacent Properties/Land Uses	NORTH	Abdallah Chocolates Manufacturing Facility	
		Comprehensive Plan	“IND” (Industrial)
		Zoning/Land Use	“I-2” (General Industrial)
	SOUTH	Fischer Sand and Aggregate Mining Operation	
		Comprehensive Plan	“MBC” (Mixed Business Campus)
		Zoning/Land Use	“SG” (Sand and Gravel)
	EAST	Venstar Industrial Park	
		Comprehensive Plan	“IND” (Industrial)
		Zoning/Land Use	“I-1” (Limited Industrial)
	WEST	Magellan Petroleum Tank Farm	
		Comprehensive Plan	“IND” (Industrial)
		Zoning/Land Use	“I-2” (General Industrial)