

# GRU OPERATIONS CENTER

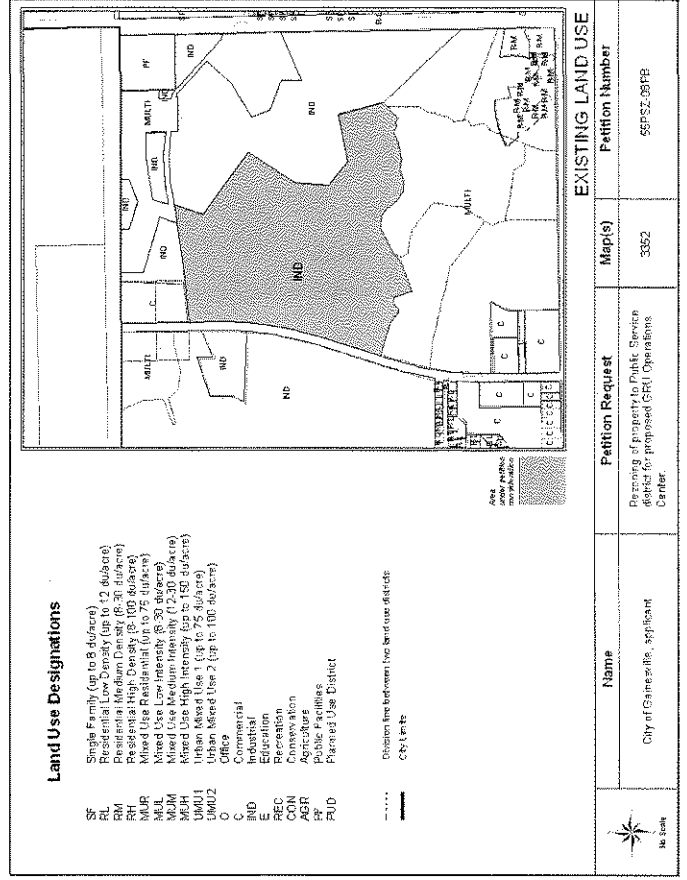
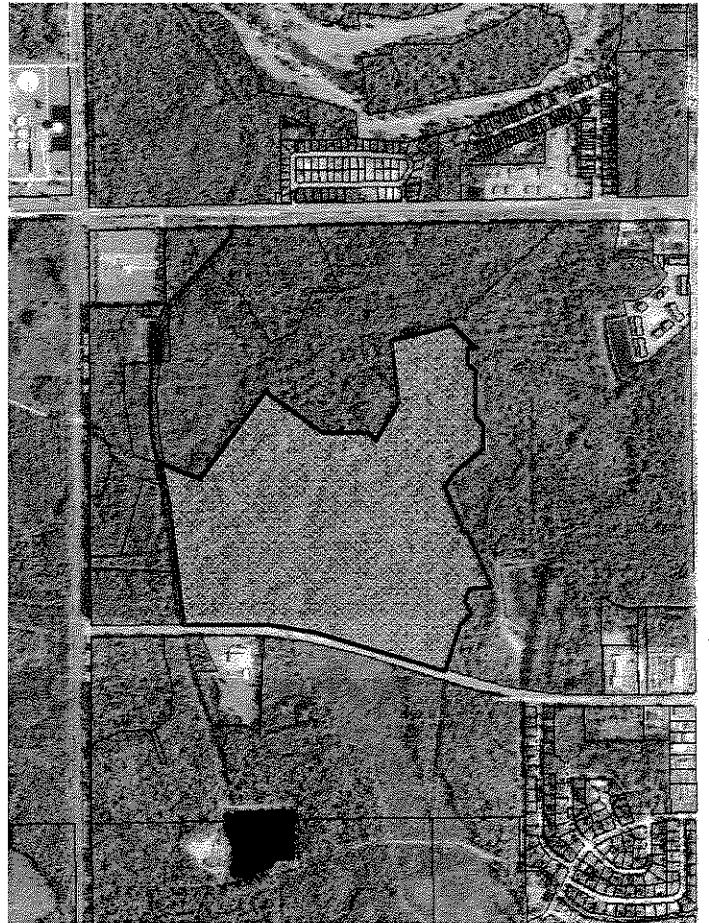
- 117-acre site
- 'Industrial' Future Land Use
- I-1 Zoning District
- PROPOSED: offices, maintenance shops, warehouses, training facility, and a systems control center
- 325 employees

080167A

Petition 55PSZ-08PB

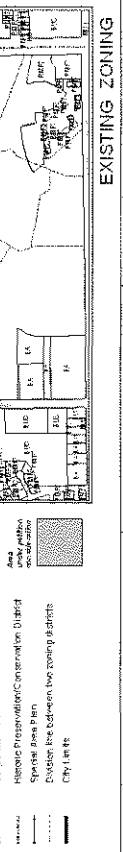
# GRU EASTSIDE OPERATIONS CENTER

PS Rezoning  
(City Registrar # 080167A)



**Zoning District Categories**

- RSF1 Single Family Residential (2.5 du/acre)
- RSF2 Single Family Residential (4.0 du/acre)
- RSF3 Single Family Residential (6 du/acre)
- RSF4 Single Family Residential (8 du/acre)
- RSF5 Single Family Residential (12 du/acre)
- RMF1 Residential Medium Density (12 du/acre)
- RMF2 Residential Medium Density (15 du/acre)
- RMF3 Residential Medium Density (21 du/acre)
- RMF4 Residential Medium Density (24 du/acre)
- RMF5 Residential Medium Density (30 du/acre)
- RMF6 Residential High Density (36 du/acre)
- RMF7 Residential High Density (42 du/acre)
- RMF8 Residential High Density (48 du/acre)
- RMF9 Residential High Density (54 du/acre)
- RMF10 Residential High Density (60 du/acre)
- RMF11 Residential High Density (66 du/acre)
- RMF12 Residential High Density (72 du/acre)
- RMF13 Residential High Density (78 du/acre)
- RMF14 Residential High Density (84 du/acre)
- RMF15 Residential High Density (90 du/acre)
- RMF16 Residential High Density (96 du/acre)
- RMF17 Residential High Density (102 du/acre)
- RMF18 Residential High Density (108 du/acre)
- RMF19 Residential High Density (114 du/acre)
- RMF20 Residential High Density (120 du/acre)
- RMF21 Residential High Density (126 du/acre)
- RMF22 Residential High Density (132 du/acre)
- RMF23 Residential High Density (138 du/acre)
- RMF24 Residential High Density (144 du/acre)
- RMF25 Residential High Density (150 du/acre)
- RMF26 Residential High Density (156 du/acre)
- RMF27 Residential High Density (162 du/acre)
- RMF28 Residential High Density (168 du/acre)
- RMF29 Residential High Density (174 du/acre)
- RMF30 Residential High Density (180 du/acre)
- RMF31 Residential High Density (186 du/acre)
- RMF32 Residential High Density (192 du/acre)
- RMF33 Residential High Density (198 du/acre)
- RMF34 Residential High Density (204 du/acre)
- RMF35 Residential High Density (210 du/acre)
- RMF36 Residential High Density (216 du/acre)
- RMF37 Residential High Density (222 du/acre)
- RMF38 Residential High Density (228 du/acre)
- RMF39 Residential High Density (234 du/acre)
- RMF40 Residential High Density (240 du/acre)
- RMF41 Residential High Density (246 du/acre)
- RMF42 Residential High Density (252 du/acre)
- RMF43 Residential High Density (258 du/acre)
- RMF44 Residential High Density (264 du/acre)
- RMF45 Residential High Density (270 du/acre)
- RMF46 Residential High Density (276 du/acre)
- RMF47 Residential High Density (282 du/acre)
- RMF48 Residential High Density (288 du/acre)
- RMF49 Residential High Density (294 du/acre)
- RMF50 Residential High Density (300 du/acre)
- RMF51 Residential High Density (306 du/acre)
- RMF52 Residential High Density (312 du/acre)
- RMF53 Residential High Density (318 du/acre)
- RMF54 Residential High Density (324 du/acre)
- RMF55 Residential High Density (330 du/acre)
- RMF56 Residential High Density (336 du/acre)
- RMF57 Residential High Density (342 du/acre)
- RMF58 Residential High Density (348 du/acre)
- RMF59 Residential High Density (354 du/acre)
- RMF60 Residential High Density (360 du/acre)
- RMF61 Residential High Density (366 du/acre)
- RMF62 Residential High Density (372 du/acre)
- RMF63 Residential High Density (378 du/acre)
- RMF64 Residential High Density (384 du/acre)
- RMF65 Residential High Density (390 du/acre)
- RMF66 Residential High Density (396 du/acre)
- RMF67 Residential High Density (402 du/acre)
- RMF68 Residential High Density (408 du/acre)
- RMF69 Residential High Density (414 du/acre)
- RMF70 Residential High Density (420 du/acre)
- RMF71 Residential High Density (426 du/acre)
- RMF72 Residential High Density (432 du/acre)
- RMF73 Residential High Density (438 du/acre)
- RMF74 Residential High Density (444 du/acre)
- RMF75 Residential High Density (450 du/acre)
- RMF76 Residential High Density (456 du/acre)
- RMF77 Residential High Density (462 du/acre)
- RMF78 Residential High Density (468 du/acre)
- RMF79 Residential High Density (474 du/acre)
- RMF80 Residential High Density (480 du/acre)
- RMF81 Residential High Density (486 du/acre)
- RMF82 Residential High Density (492 du/acre)
- RMF83 Residential High Density (498 du/acre)
- RMF84 Residential High Density (504 du/acre)
- RMF85 Residential High Density (510 du/acre)
- RMF86 Residential High Density (516 du/acre)
- RMF87 Residential High Density (522 du/acre)
- RMF88 Residential High Density (528 du/acre)
- RMF89 Residential High Density (534 du/acre)
- RMF90 Residential High Density (540 du/acre)
- RMF91 Residential High Density (546 du/acre)
- RMF92 Residential High Density (552 du/acre)
- RMF93 Residential High Density (558 du/acre)
- RMF94 Residential High Density (564 du/acre)
- RMF95 Residential High Density (570 du/acre)
- RMF96 Residential High Density (576 du/acre)
- RMF97 Residential High Density (582 du/acre)
- RMF98 Residential High Density (588 du/acre)
- RMF99 Residential High Density (594 du/acre)
- RMF100 Residential High Density (600 du/acre)



Name	Petition Request	Map(s)	Petition Number
City of Grantsville, applicant	Rezoning of property to Public Service district for proposed CPR Operations Center.	3562	56PSZ 08PB

# Conceptual Master Plan

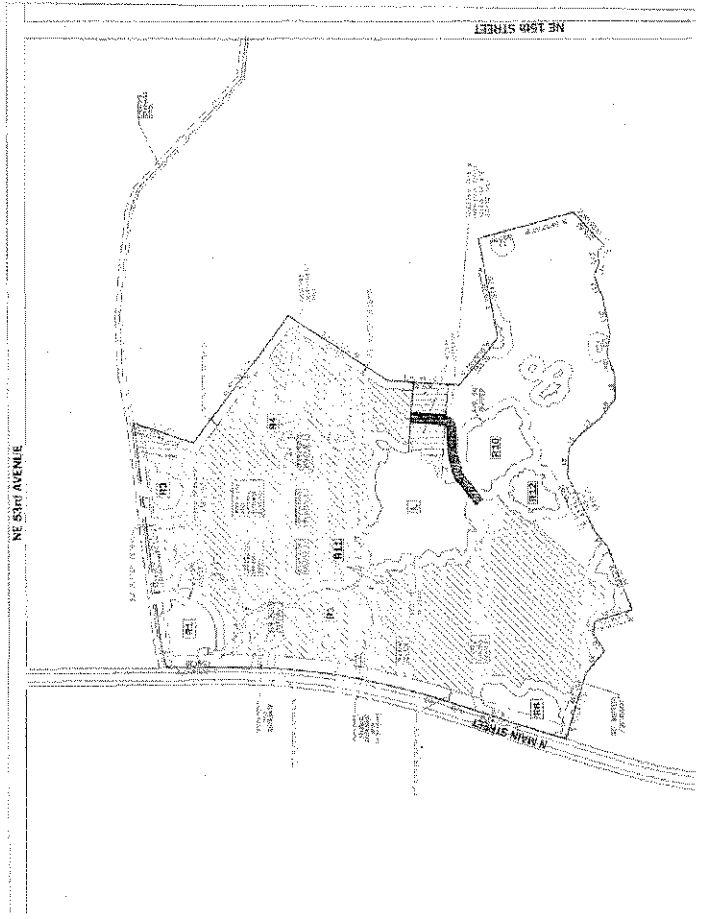
- Proposed areas for development and access points
- Allowed uses, dimensional requirements, and buffers
- Wetlands (existing and preserved):
  - 22 acres of wetlands on the site – mostly isolated and previously impacted
  - 7.4 acres proposed for impacts
- Channelized creek on north end of site
- Wildlife corridor

# PS REZONING

- **PURPOSE:**

“providing suitable locations for necessary public and private utility and recreation activities”
- **OBJECTIVES:**
  - Ensuring public awareness of potential new facilities and providing opportunity for input
  - Evaluating compatibility with surrounding uses
- Preliminary development plan may or may not be included with rezoning application

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## Staff Conditions

- 1. Development plan consistent with rezoning report and conceptual master plan
- 2. 70'-wide buffer supplemented with shade trees on Main Street; 50'-wide buffer for rest
- 3. 50' wetland buffer required; pervious access through wetland and wildlife corridor
- 4. Creek setback minimum of 35'
- 5. Location of buildings adjusted at dev. review to best preserve environmental features
- 6. Central Corridors apply to public access areas

## Staff Recommendation:

Approval of GRU Eastside Operations Center (55PSZ-08PB) rezoning to PS, with staff conditions