

Summary of Requests

50 Roelker Road asphalt plant · June 11, 2026 site-plan approval

The petition asks the Board of Aldermen and the Planning & Zoning Commission to publicly review and address the following numbered items before further action is taken:

1. **The lawful M-1 basis for the present approval** — identify in writing the specific Code provision authorizing this as a permitted M-1 use.
2. **The Code's treatment of unlisted uses** — how the approval complies with §405.080(A)(2)(c) and §405.100(A)(7)(e).
3. **M-1 vs. M-2 distinction** — whether the proposed activity fits §405.560 (M-1) or §405.570 (M-2).
4. **The prior rezoning history** — what classification was previously requested and why the property remained M-1.
5. **Prior variance/Board of Adjustment history** — including the reported January 2025 variance proceeding; identify whether it occurred and produce the full record.
6. **The written basis for the City's decision** — any non-privileged ordinance, interpretation, or determination relied upon.
7. **The final traffic study and entrance design** — place the final (not preliminary) study into the record, and confirm whether §405.080(A)(2)(c)(5)'s traffic-study/Board of Aldermen approval requirement was met.
8. **The legal status of the property at approval** — whether a unified site plan could lawfully be approved across six unconsolidated parcels, and what legal parcel configuration was relied upon for review given the site was approved from a conceptual plan.
9. **Completeness of the June 11 record** — whether the Board relied on preliminary or later-modified plans, and permit revisions needed.
10. **Temporary vs. permanent status** — reconcile existing water/stormwater permits (issued for the consolidated plan) against the reported temporary/portable determination.
11. **Resident evidence and concerns** — enter all submitted documents, testimony, and signatures into the official record.

12. **Placing the §405.100(A)(7) desirability review on the record** — P&Z to place this on its next agenda, sponsored by a P&Z member, Alderman, or per required procedure, including a revote of its August 18, 2025 action due to the lack of a complete record before it at that time.
13. **The attached codes in question, including nuisance and general-welfare provisions** — to be considered as part of the §405.100(A)(7) review.
14. **The proper corrective action** — a determination, by both the Planning & Zoning Commission and the Board of Aldermen, whether the June 11 approval should be rescinded, amended, remanded, or reaffirmed, including reconsideration of the August 18, 2025 P&Z action due to the lack of a complete record before it at that time.

TWO CLOSING REQUESTS

15. That this petition and the information it raises be provided to **every member** of the Board of Aldermen, the Planning & Zoning Commission, the Mayor, and the City Clerk as part of the July 23, 2026 agenda-item discussion (this matter is already on that agenda).
16. That any agenda item placed on the **July 20, 2026 P&Z meeting** (or the next available P&Z meeting if the item did not make that agenda) include consideration of a revote of the August 18, 2025 action, taken with the complete record now before it — and that the Commission address whether the §410.010(G) boundary-adjustment/consolidation process, required under Ordinance No. 1108 (effective April 24, 2026), was completed before the June 11, 2026 approval.

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