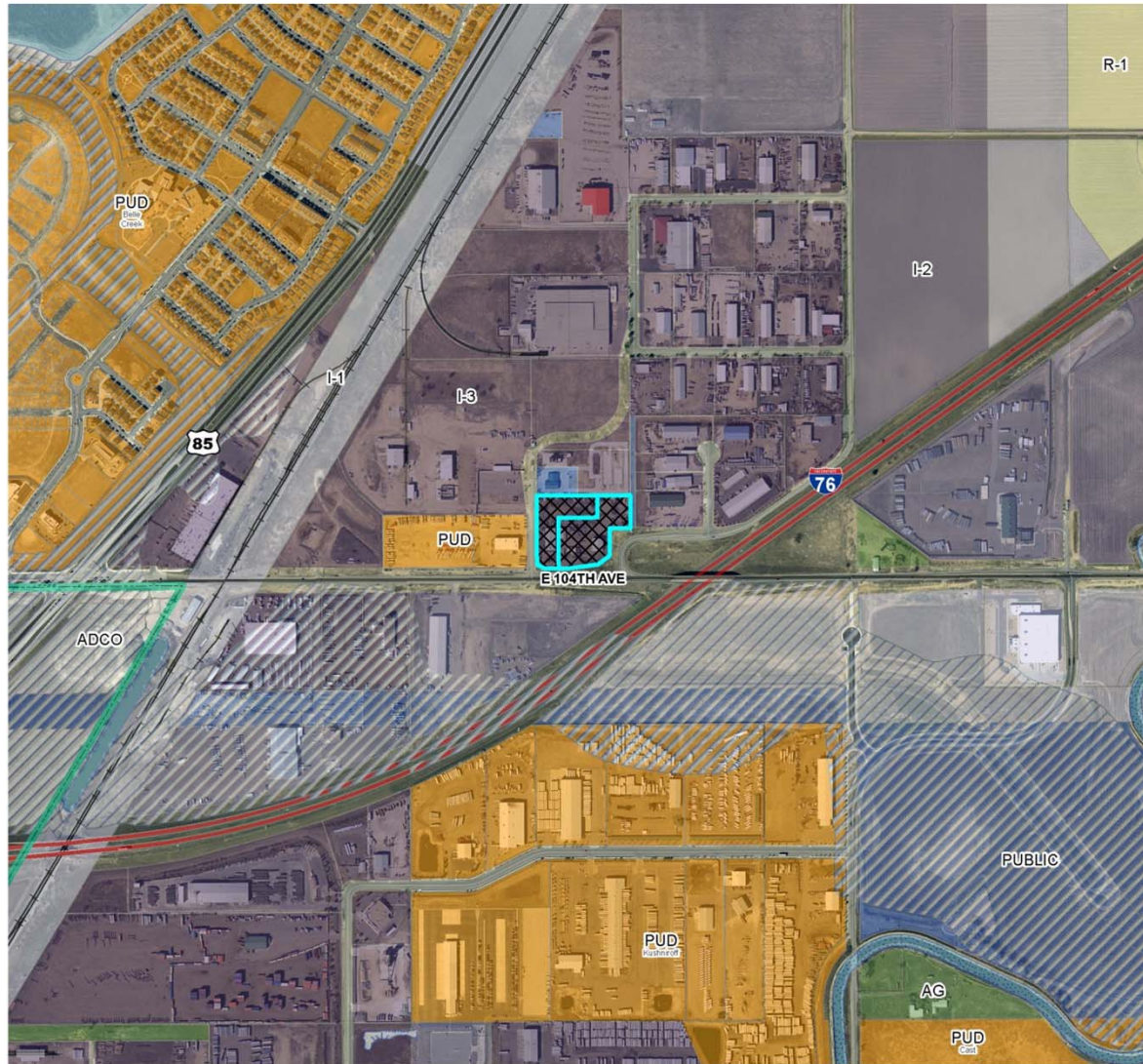




Location: 9985 East 104th Avenue
Applicant: RCI Investments (Recycling Connections)
Request: CUP for a metal recycling facility and
Subdivision to consolidate two lots into one

CU-108-15, S-629-15

Zoning: I-3



Case History

- Property was subdivided into 2 lots in the Marathon Subdivision Amendment 1.
- AN-220-07 unilaterally annexed the property as part of the Northern Enclave Annexation.
- Z-876-08 zoned the property to I-3 to match the previous Adams County zoning.



Current Requests

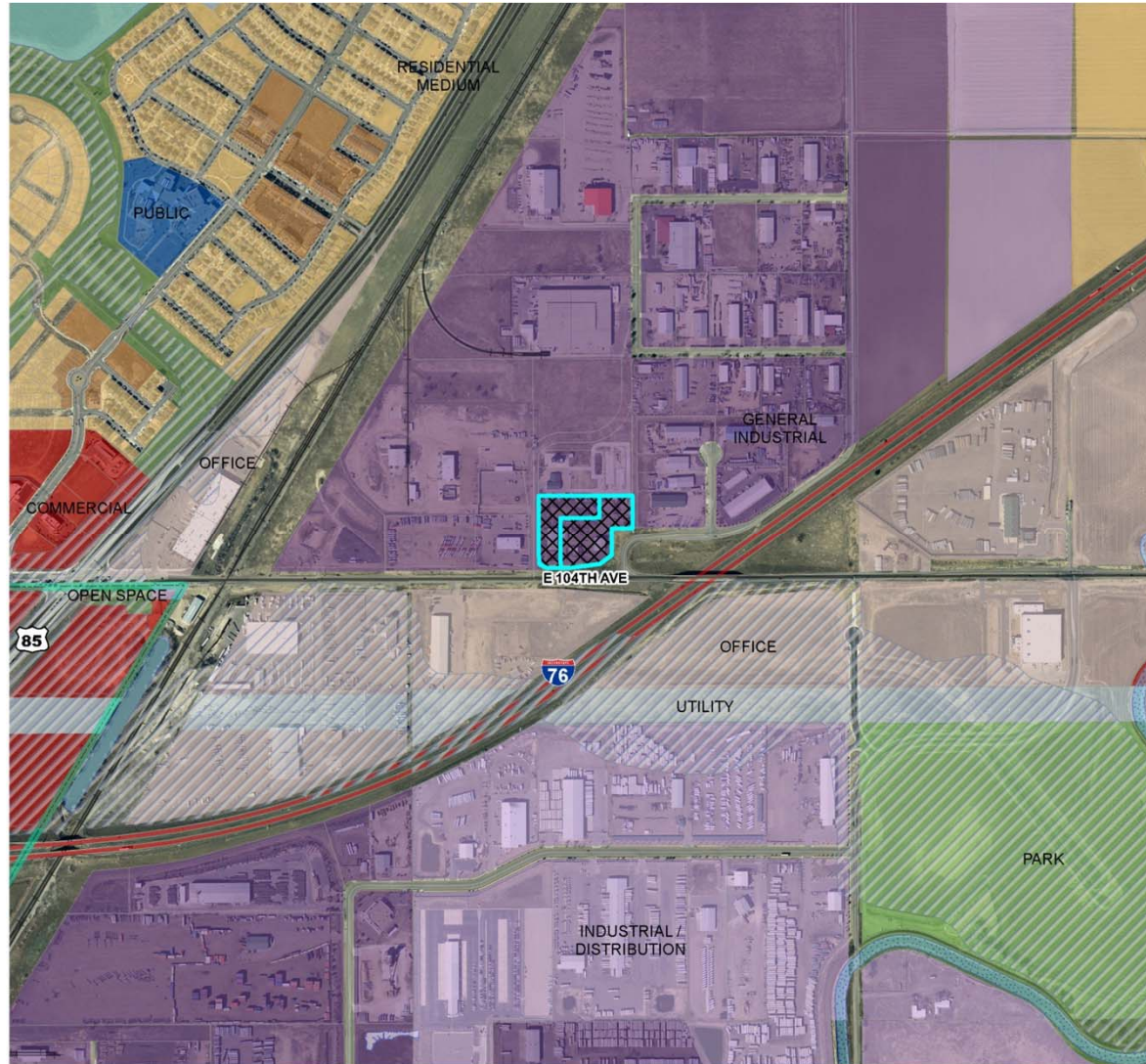
1. Recycling Connections metal recycling business seeks approval to expand operations onto an adjacent lot.
2. Consolidate both properties into one lot

LDC Requirements

- Recycling facilities in the I-3 zone district require a Conditional Use Permit.
 - Existing operation began in 2005, became legally non-conforming after annexation.
 - Expansion of the existing use requires compliance with the LDC



Comp. Plan: General Industrial



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Surrounding Area



Current Conditions



View into property from East 104th Avenue, facing north

Current Conditions



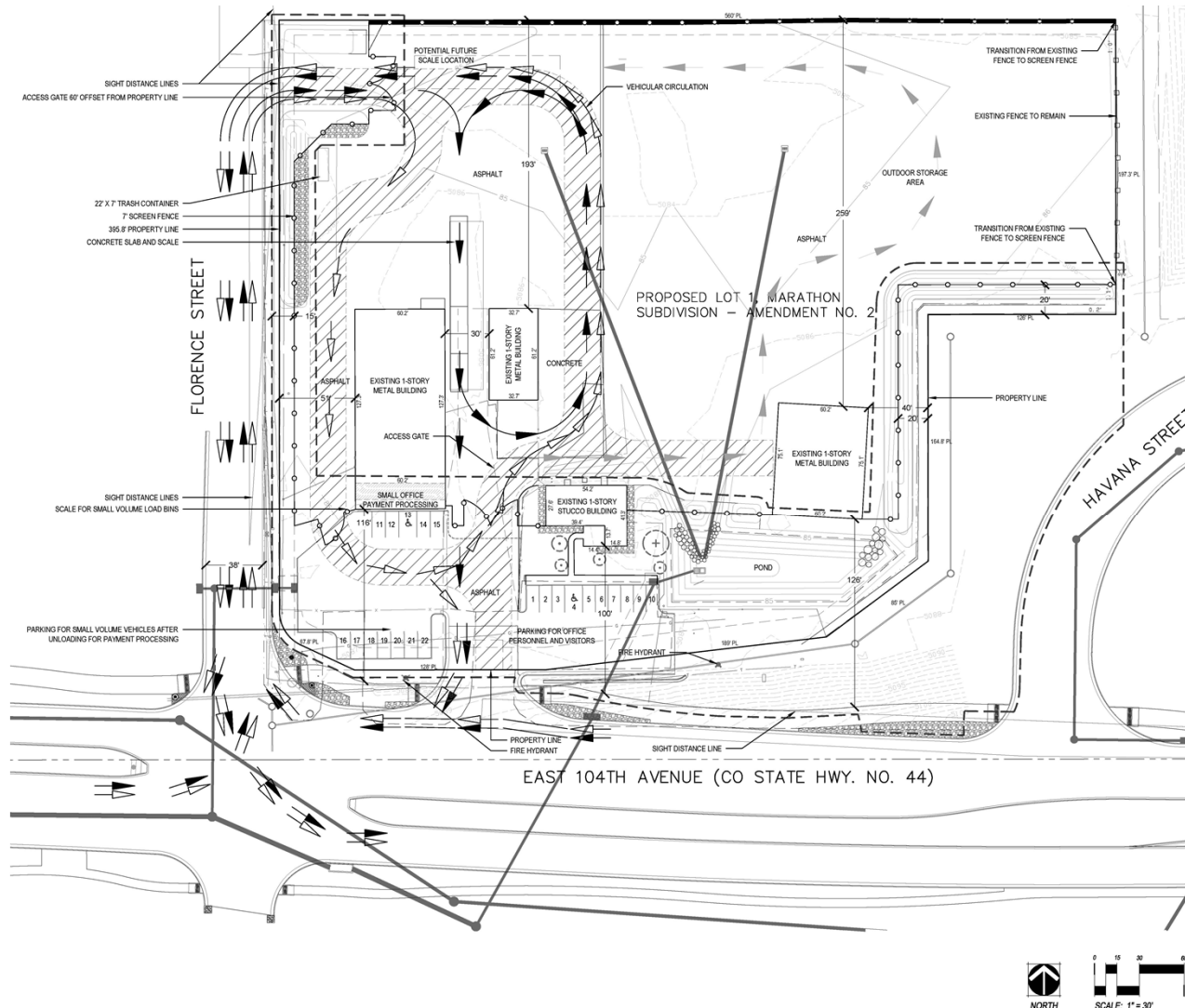
View toward scale and yard from parking lot, looking north

Current Conditions



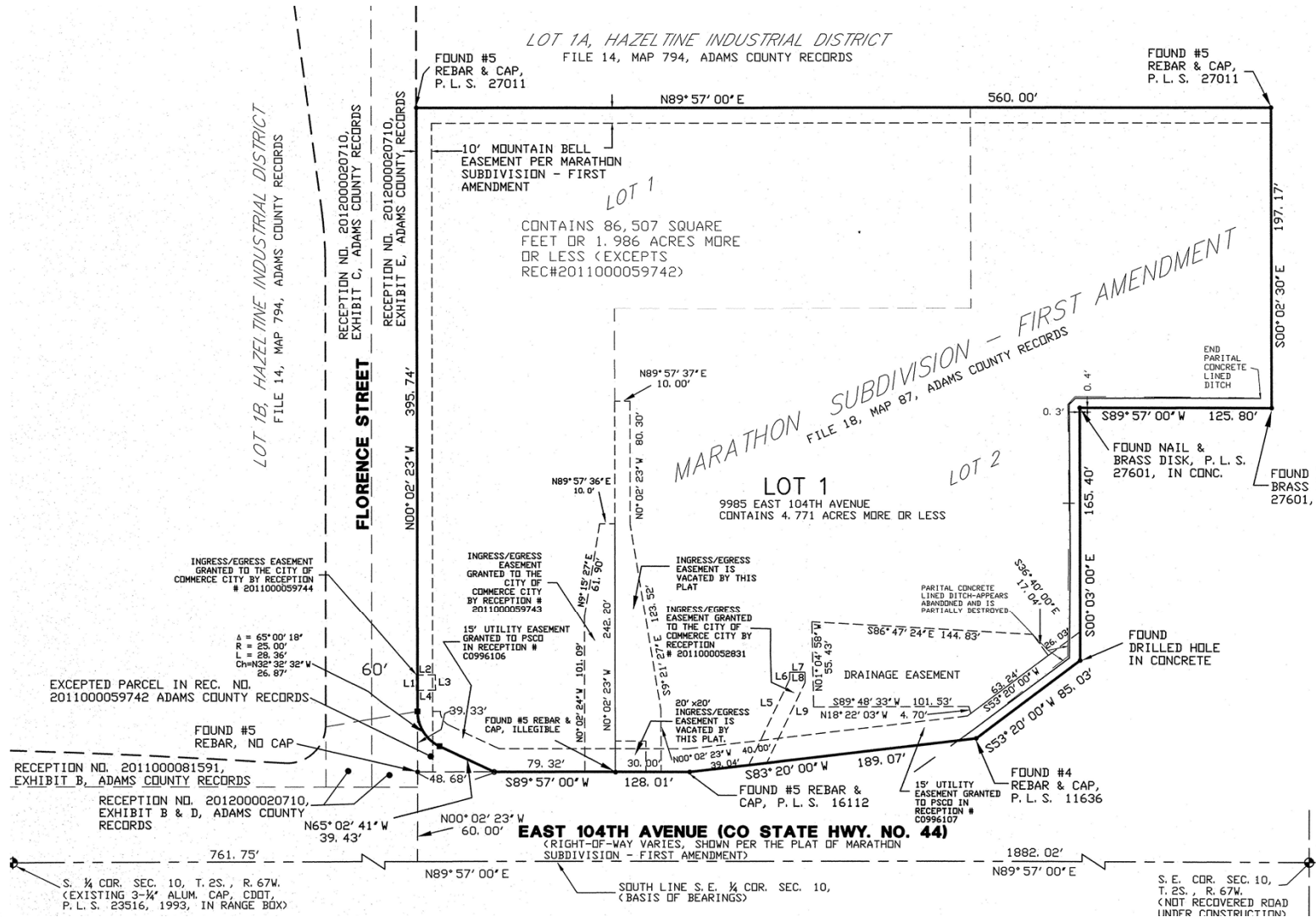
View of property from Havana Street, looking west

Site Plan





Consolidation Plat



Referral Agency Comments

- Public Works comments regarding drainage and future road improvements have been adequately addressed.
- Economic Development expressed concerns that this may not be the highest and best use of I-3 land. Neither opposed nor supported.
- Police Department had no comments

Referral Agency Comments

- SACFD has worked with the applicant to ensure compliance with fire codes, and has no further concerns.
- No additional regulatory permits are required



Planning Commission Analysis

- Request #1: CUP for Metal Recycling Facility
- Potential negative image concerns mitigated
 - Location is heavily industrial
 - Screen-style fencing around perimeter with berms along Havana Street
 - Landscaping along rights-of-way
 - Paving to prevent contamination soil



Planning Commission Analysis

- Characteristics of the location and site are appropriate for the expansion of the existing metal recycling facility
 - Surrounding area is developed industrially, including other heavy industrial uses
 - Adequate screening to reduce visibility
 - No undue burden imposed on adjacent property, public improvements, or city services



Planning Commission Analysis

- Overall site layout is appropriate for the use
 - Sufficient emergency access
 - Approved surfacing
 - Adequate parking
 - Drainage to be provided
- Proposed use compliant with Comprehensive Plan and Land Development Code



Conditions

- Limitation on storage of vehicles
- Timing for proposed upgrades to site
- Require amendment to CUP for any expansion of accepted materials for recycling
- Notification to staff if use is ever discontinued
- Expiration in 3 years, must apply for extension



DRT Analysis

- Request #2: Consolidation Plat (All parcels)
 - Consistent with Comprehensive Plan
 - Complies with Land Development Code
 - Allows for proposed expansion of existing metal recycling facility

Public Notification

- As of Friday, December 11, 2015, staff has received no responses to public notice.



Recommendations

- Request #1: CUP for Metal Recycling Facility
 - Planning Commission recommends **approval, subject to six conditions**
- Request #2: Consolidation Plat
 - Planning Commission recommends **approval**



Questions?

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