

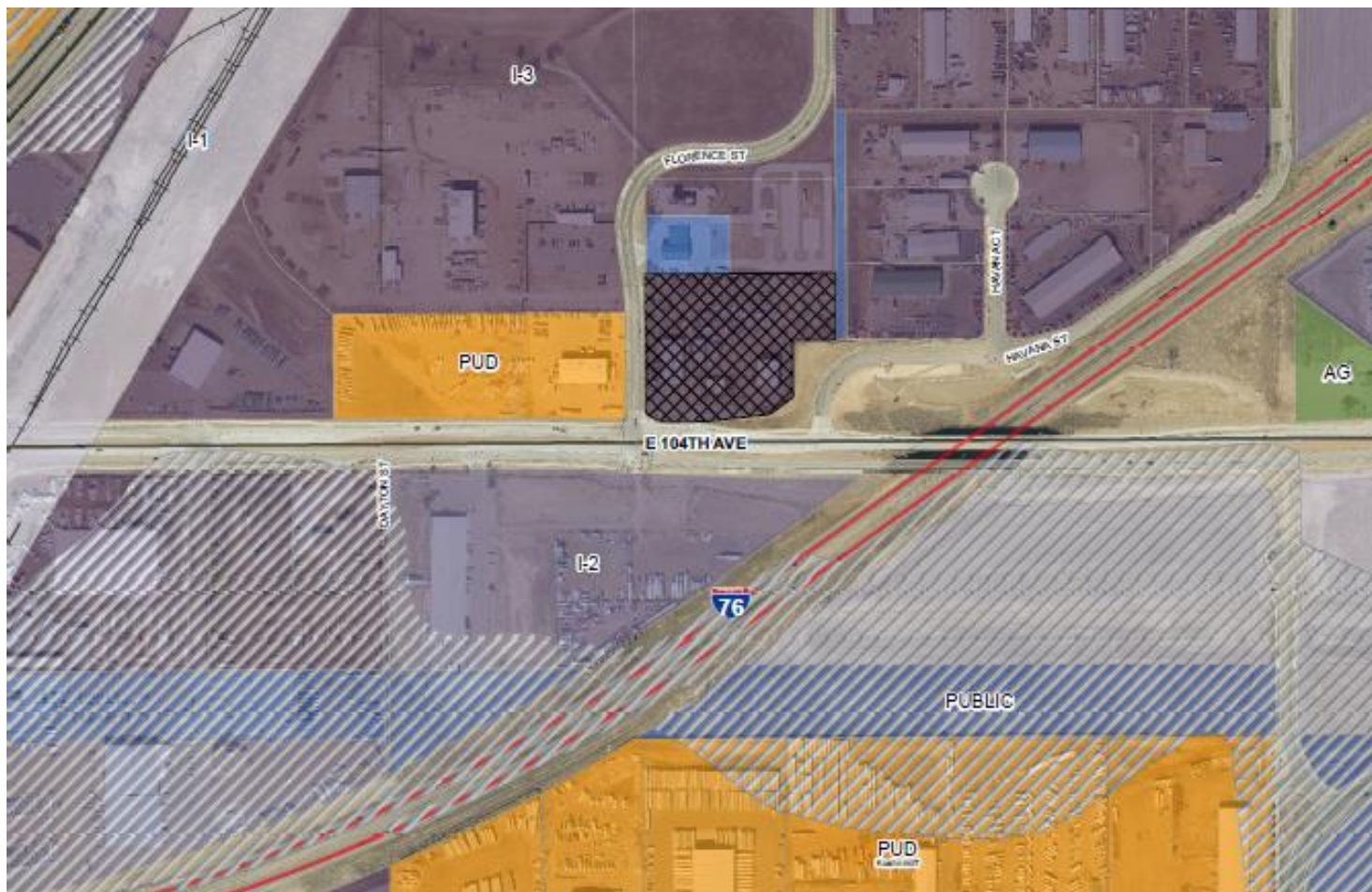


Case #CU-108-15-20

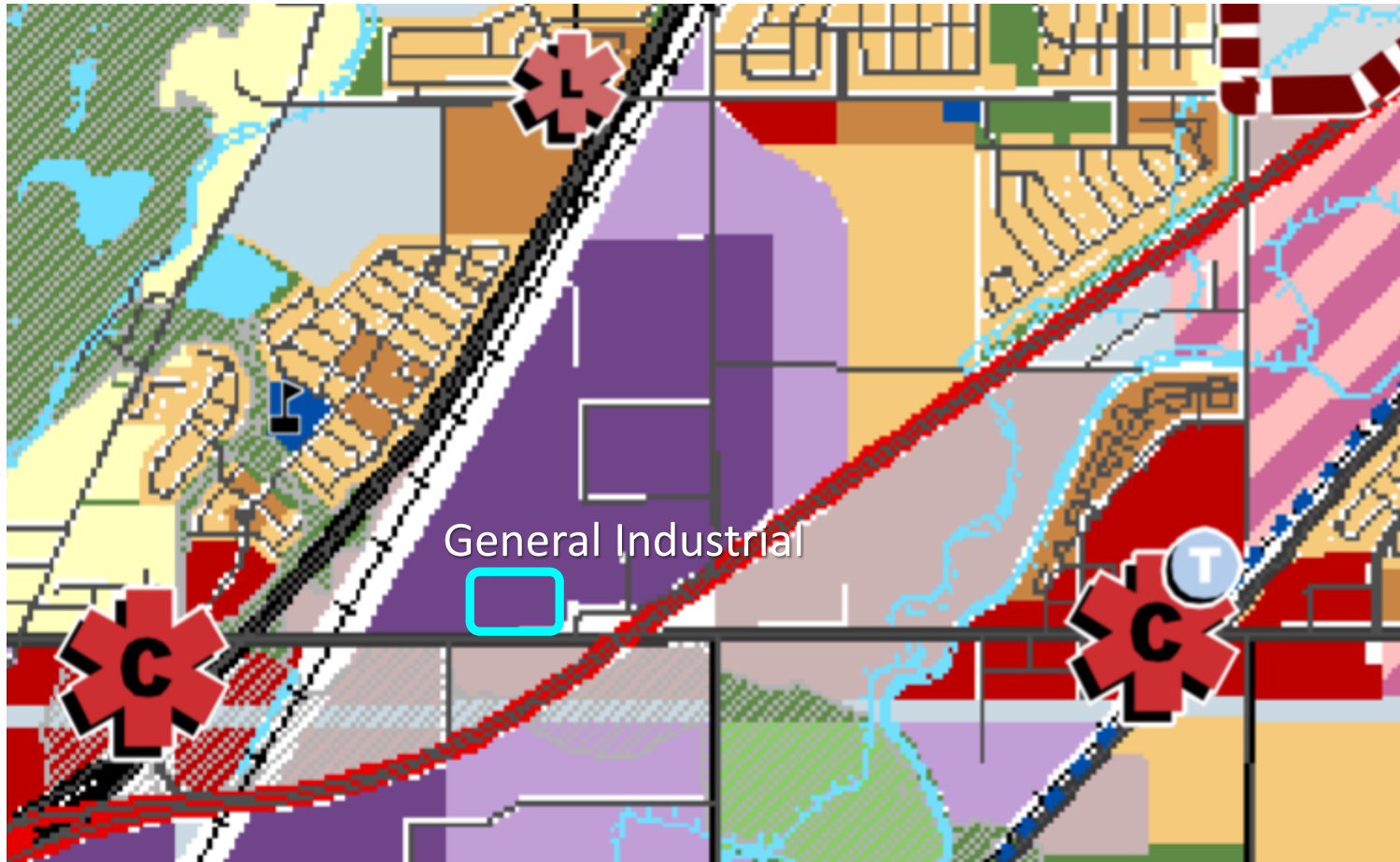
Conditional Use Permit renewal for metal recycling facility at 9985 E. 104th Ave



V-Map



Comprehensive Plan



Case Summary

- CUP renewal for metal recycling facility
- Northern Enclave Annexation in 2007, zoned I-3 2008
- CUP originally granted in 2015
- Renewal required after Dec 2018
- All original conditions have been satisfied (*fencing, paving, landscaping*)
- No proposed site changes



Current Site Photos



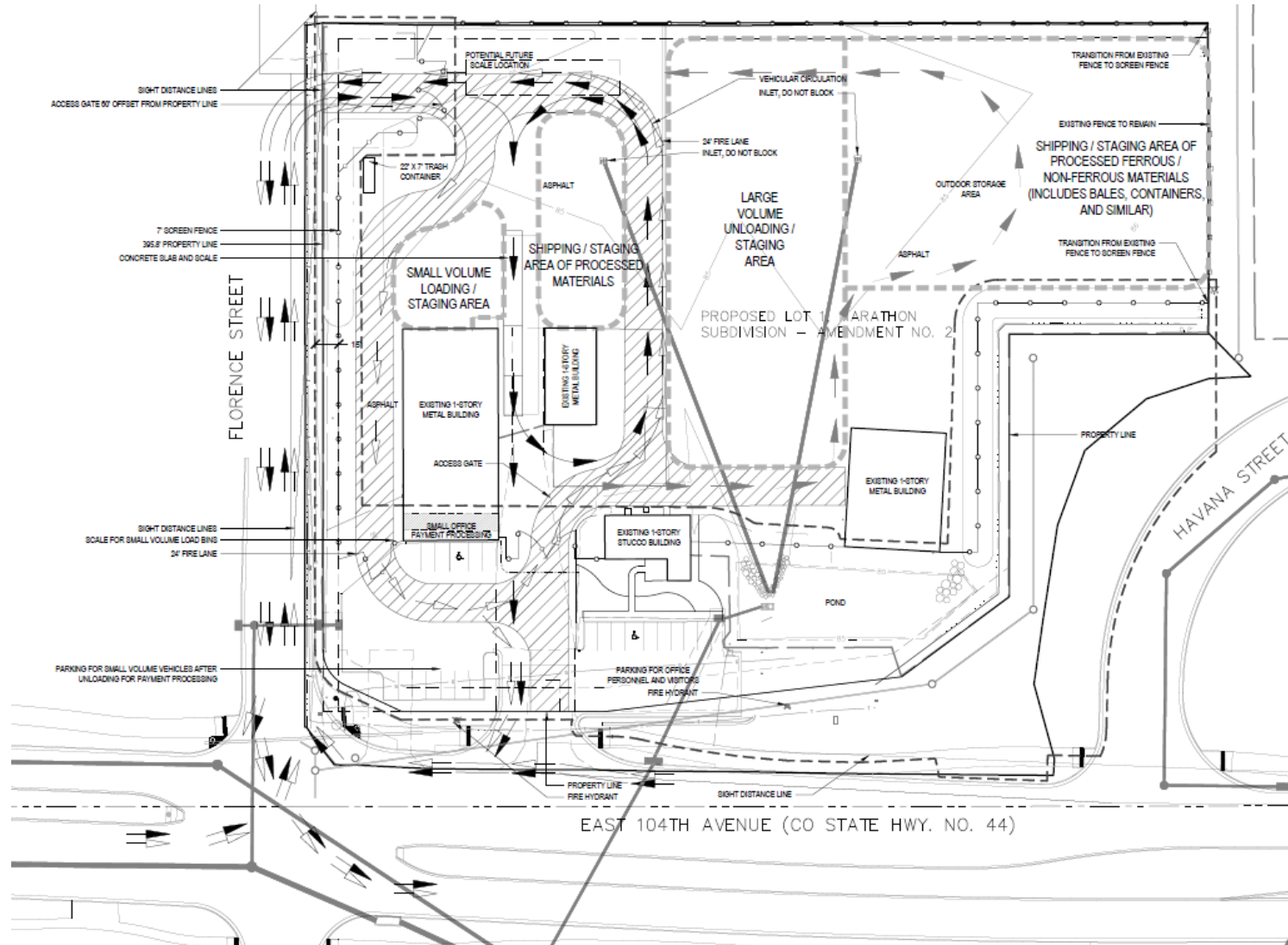
Current Site Photos



Current Site Photos



Site Plan



PC Analysis

- No issues with violations or calls for service from NS or PD
- Florence Street primary access; signal upgrade
- Applicant agrees to replace any landscaping, as necessary
- No objections from SACFPD
- No concerns identified



Recommended Conditions

1. 5-yr expiration of CUP (*typical*)
2. Accepted materials limited to Exhibit A
(*same as 2015*)
3. Whole crushed cars stored on site max 72 hrs; no vehicle crushing onsite; no storage of inoperable vehicles (*same as 2015*)
4. Notification to City if RCI discontinues operation
(*same as 2015*)



Required Public Notification

(Pursuant to LDC Sec. 21-3285 and Resolution 2020-30)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 500 feet	✓	12 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	2 Signs Posted

All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.

PC Recommendation

On March 03, 2020, the Planning Commission voted 5-0 to recommend **approval** to City Council subject to four conditions:

1. The Conditional Use Permit will expire on December 31, 2025. A renewal of the Conditional Use Permit in accordance with the Land Development Code will be required to extend operations beyond this date.



PC Recommendation

2. The materials accepted for recycling will be limited to those outlined in Exhibit A – Materials List.
3. Whole crushed cars can be stored on the site for no longer than 72 hours. No vehicle crushing will be allowed to occur on the site, and no storage of inoperable vehicles will be permitted.



PC Recommendation

4. The applicant shall notify the Community Development Department in writing if the recycling facility is ever discontinued by Recycling Connections, Inc.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions.

