



Legislation Details (With Text)

File #:	CU-108-15-20	Version:	1	Name:	
Type:	Conditional Use Permit	Status:	Passed		
File created:	2/18/2020	In control:	City Council		
On agenda:	5/18/2020	Final action:	5/18/2020		
Title:	RCI Investments, LLC is requesting renewal of a Conditional Use Permit to continue operating a metal recycling business located at 9985 E. 104th Ave, zoned I-3.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Conditional Use Permit, 2. Exhibit A Materials List, 3. Vicinity Map, 4. Site Plan, 5. Staff Report, 6. Project Narrative, 7. Planning Commission Meeting Minutes, 8. Presentation				

Date	Ver.	Action By	Action	Result
5/18/2020	1	City Council	adopted	Pass

RCI Investments, LLC is requesting renewal of a Conditional Use Permit to continue operating a metal recycling business located at 9985 E. 104th Ave, zoned I-3.

Summary and Background Information:

RCI has been a successful, green Commerce City business since its annexation in 2007 (as part of the Northern Enclave Annexation). At that time it was annexed as legal non-conforming which allowed the operation to continue as it did in Adams County. In 2015, an expansion of the business onto an adjacent lot required a Conditional Use Permit, which was approved by City Council. A condition of approval in 2015 was an expiration date of 2018 for the Conditional Use Permit. The applicant has been working closely with the City following the expiration and is requesting a renewal of the Conditional Use Permit to allow for the continued operation of a metal recycling facility in Commerce City. All required improvements associated with the original Conditional Use Permit application in 2015 have been installed and satisfied. There are no proposed changes to the site or the operation as part of this renewal request.

A five-year expiration date is recommended for this Conditional Use Permit renewal. This time period is consistent with other similar Conditional Use Permit approvals. Other recommended conditions of approval are carried over from the original 2015 approval and remain applicable.

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

Staff Responsible (Department Head): Jason Rogers (Director of Community Development)

Staff Member Presenting: Jennifer Jones (Principal Planner)

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation:

On March 03, 2020, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the Conditional Use Permit renewal request to City Council with a recommendation for approval with conditions, subject to the findings of fact.

Suggested Motion:

I move to approve Resolution CU-108-15-20 subject to the following condition(s):

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