

A1 Organics Conditional Use Permit

Case# CUP25-0002

Presented by Omar Yusuf, Planner I
April 20, 2026 City Council



Quality Community for a Lifetime





Case Summary

Request: Renewal of a CUP for storage of woodchips and mulch piles up to 25' in height

Related Cases: CU-121-19-21 & D-255-14-15-16-19

Location: 9109 Monaco Street

Site Size: 31 Acres

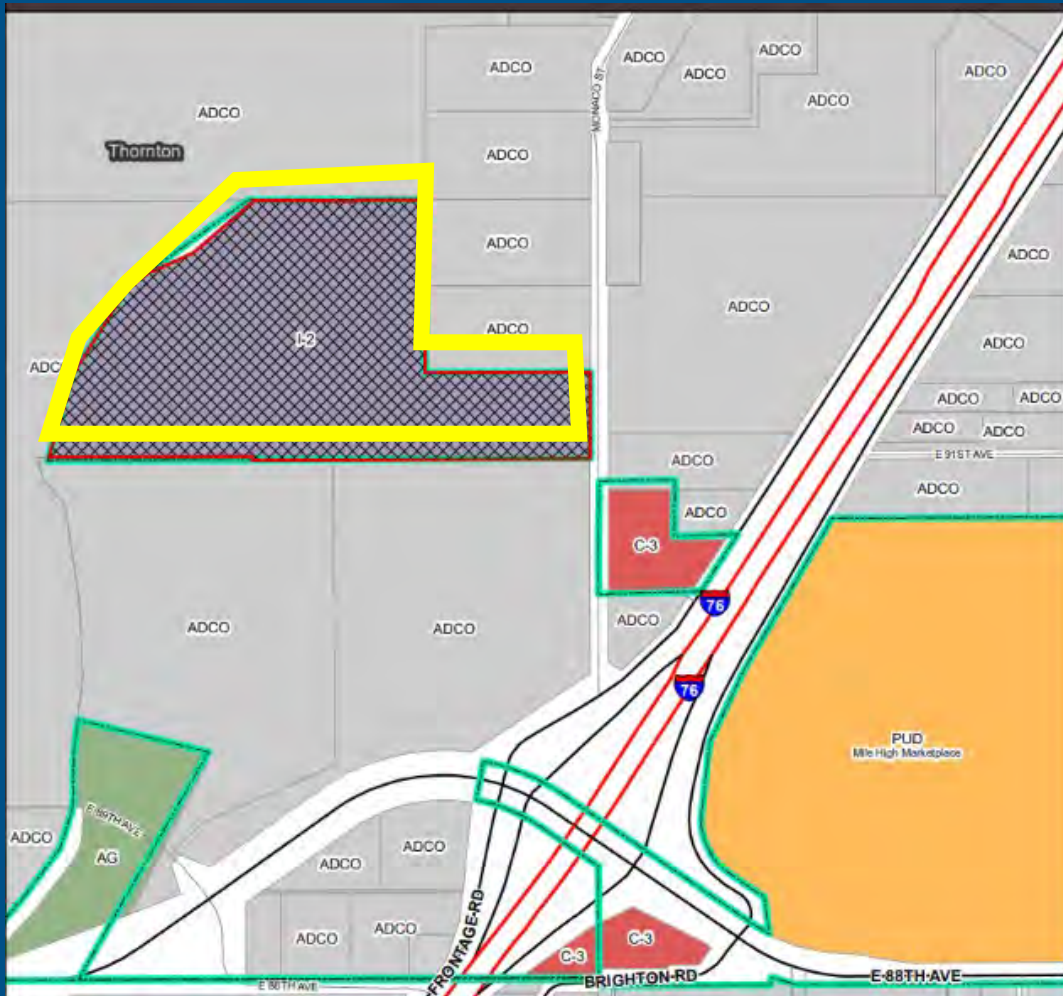
Current Zoning: I-2 (Medium Intensity Industrial District)

Future land use: Northern Business District





Zoning Map

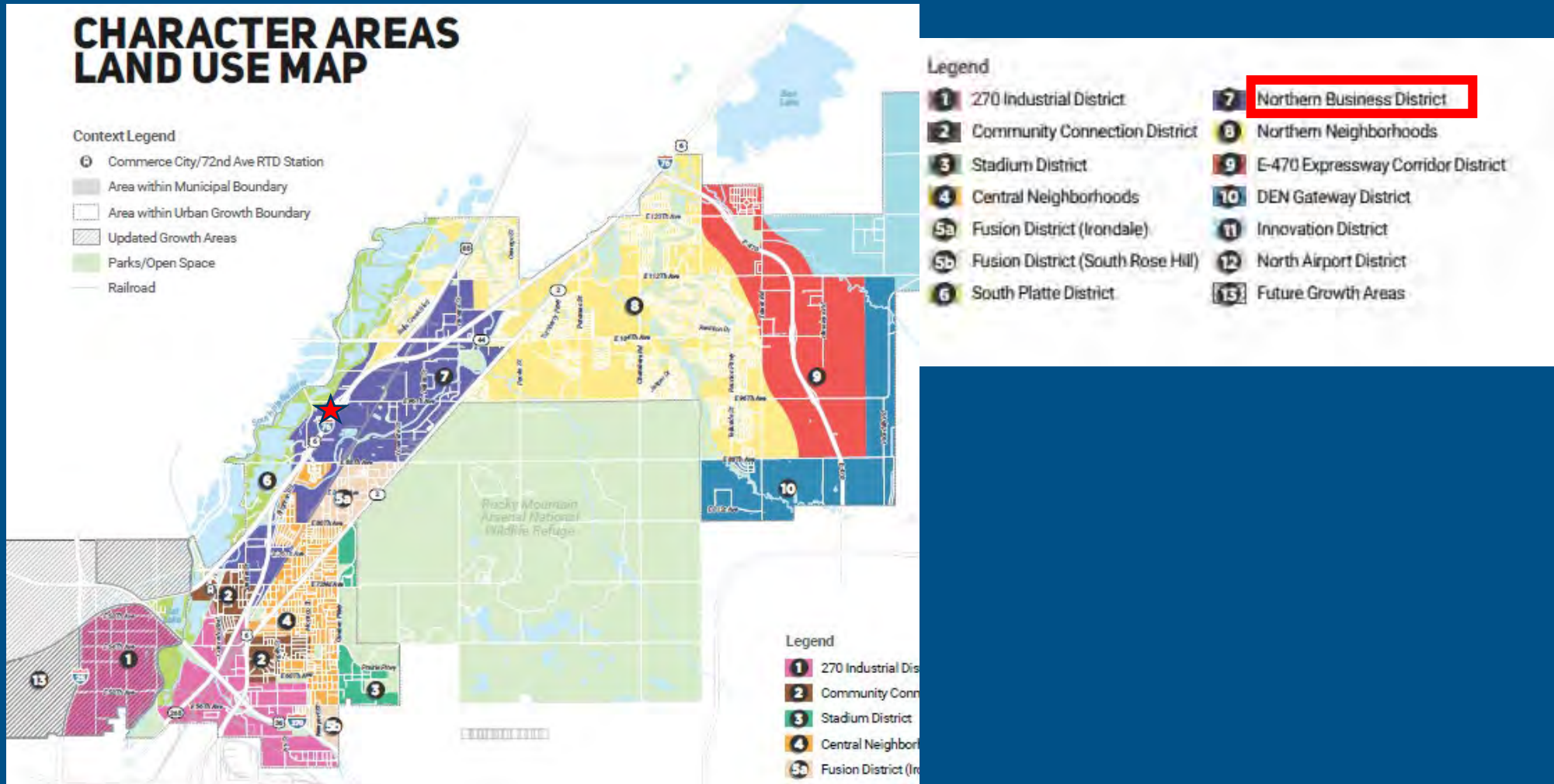




Aerial View (September 2025)



Character Area





Background

- Zone change, Development Plan, and Final Plat approved in 2014.
- Following the 2014 approval, site inspections found that mulch was piled higher than eight feet (the maximum allowed by the Land Development Code without approval of a Conditional Use Permit) and dye was leaking off-site.
- To remediate the identified issues, the applicant resolved the dye leaks and requested outdoor storage of mulch up to 25-ft height through a Conditional Use Permit in 2015.
- Council approved the Conditional Use Permit with several conditions, including a 5-year time limit.
- Council reapproved the Conditional Use Permit in 2019 and again in 2021.



Conditions

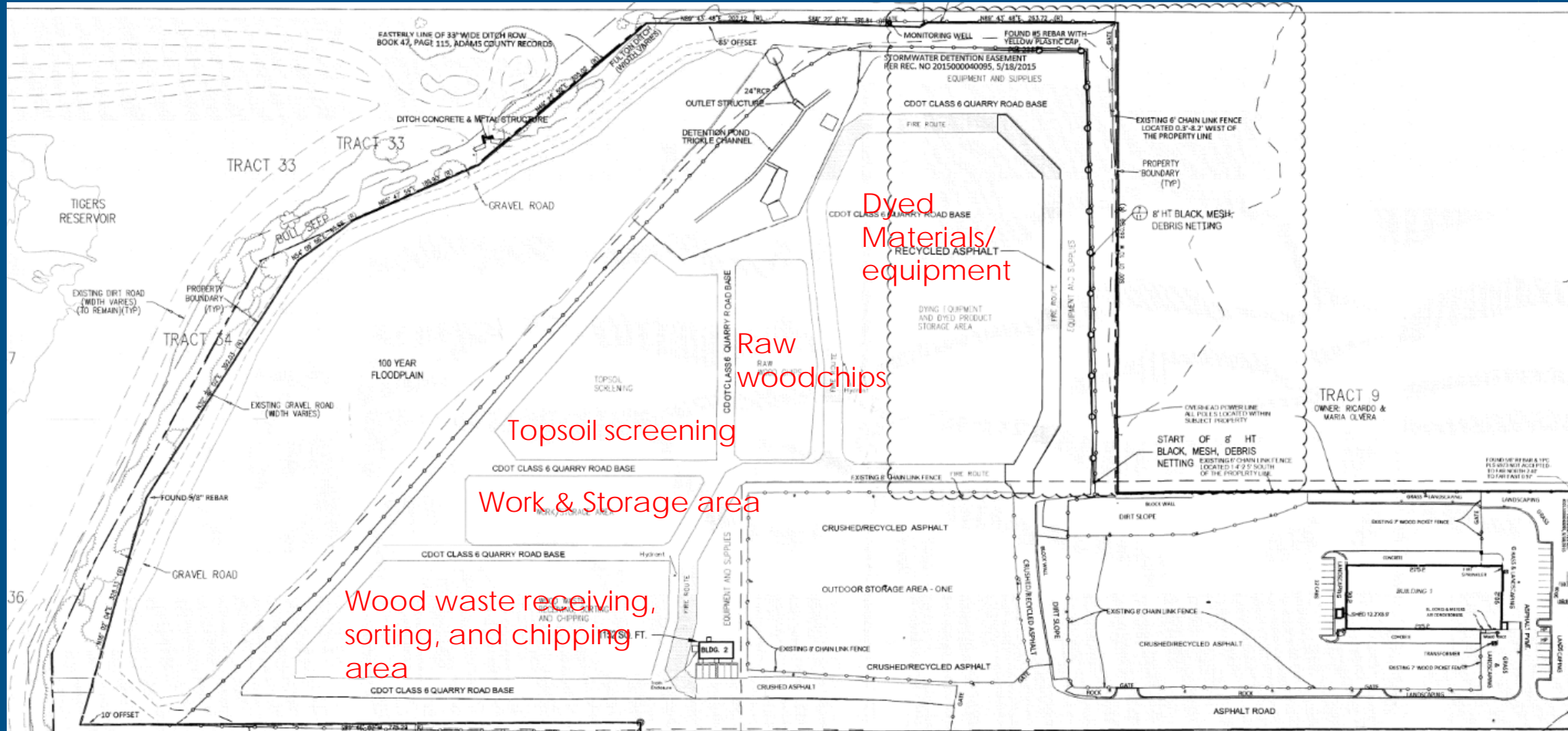
- This approval applies to the Development Plan dated 7/1/2019 associated with this Conditional Use Permit.
- The conditional use permit is granted only for the storage of dyed mulch chips, inbound recyclable wood product, soil, mulching material stackers, and raw wood chips at a height of no greater than 25-ft. All other outdoor storage on the property must comply with all outdoor storage requirements that apply to a property zoned I-2, as currently adopted or amended by the city. Any deviations from this condition will require an amendment to this application.
- All mulch piles shall be a minimum of 100' from adjacent residential properties at any given time, measured from the property line.
- A minimum setback of 500' for grinding and screening operations shall apply from adjacent residential properties, measured from the property line.
- Grinding operations will not occur on the site when wind speeds exceed 15 miles per hour for a durations of at least 10 minutes.



Conditions (Cont'd)

- The applicant shall maintain a minimum of an 8' high net on the east property boundary to prevent any woodchips from blowing onto neighboring properties.
- The applicant shall maintain a 25-ft demarcation pole on the subject property, in order to assist with ongoing compliance of the 25-ft high pile restriction.
- Primary drive aisles of the outdoor storage area shall be paved with recycled asphalt and maintained by the applicant, as indicated in the approved development plan for case D-255-14-15-16-19
- Water trucks shall be kept and utilized on site during business hours for the spraying of mulch piles and drive aisles.
- The property shall act in accordance with the Dust Control and Mitigation Plan, included as exhibit A.
- Due to the nature of the operations, the applicant will maintain the premises to be free of garbage, trash, and excessive woodchip debris at all times.
- The applicant shall comply with all federal, state, and local law.

Development Plan



Photos

Demarcation Pole



8-ft fence with netting along residential properties



Photos (Cont'd)

Water trucks for dust mitigation and internal access roads free of obstruction and trash





Conditional Use Approval Criteria

- Criteria (i): The proposed use will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, either as they presently exist or as they may exist in the future as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city;
- Criteria (ii): Any adverse effect has been or will be mitigated to the maximum extent feasible, including but not limited to sufficient landscaping and screening to ensure harmony for adjoining uses;
- Criteria (iii): The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;





Conditional Use Approval Criteria (Cont'd)

- Criteria (iv): The proposed use will be adequately served by and will not impose an undue burden on any of the existing improvements, facilities, and services of the city or its residents. Where any such improvements, facilities, utilities or services are not available or are not adequate to service the proposed use in the proposed location, the applicant shall, as a part of the application and as a condition of approval, be responsible for establishing an ability, a willingness, and a binding commitment to provide such improvements, facilities, utilities and services in sufficient time to serve the proposed use;
- Criteria (v): The applicant has provided adequate assurances of continuing maintenance;
- Criteria (vi): There is no evidence to suggest that the use violates any federal, state, or local requirements; and
- (b): One of the following criteria is met:
 - Criteria (ii): The use complies with the general purposes, goals, objectives, policies, and standards of the comprehensive plan and all other plans or programs adopted by the City.





Recommendations

- Planning Commission reviewed and recommended approval on March 3, 2026 with a 5-0 vote.
- Staff recommends the Council approve CUP25-0002 with the conditions originally imposed on the Conditional Use Permit, except for the 5-year time limit.



Staff is available to answer to questions.



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