

# Recycling Connections Conditional Use Permit Renewal

Case # CUP25-0003

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



*Quality Community for a Lifetime*





# Case Summary

Request: Renewal of a Conditional Use Permit for a metal recycling facility.

Related Cases: CU-108-15-20

Location: 9985 East 104<sup>th</sup> Avenue

Site Size: 4.76 Acres

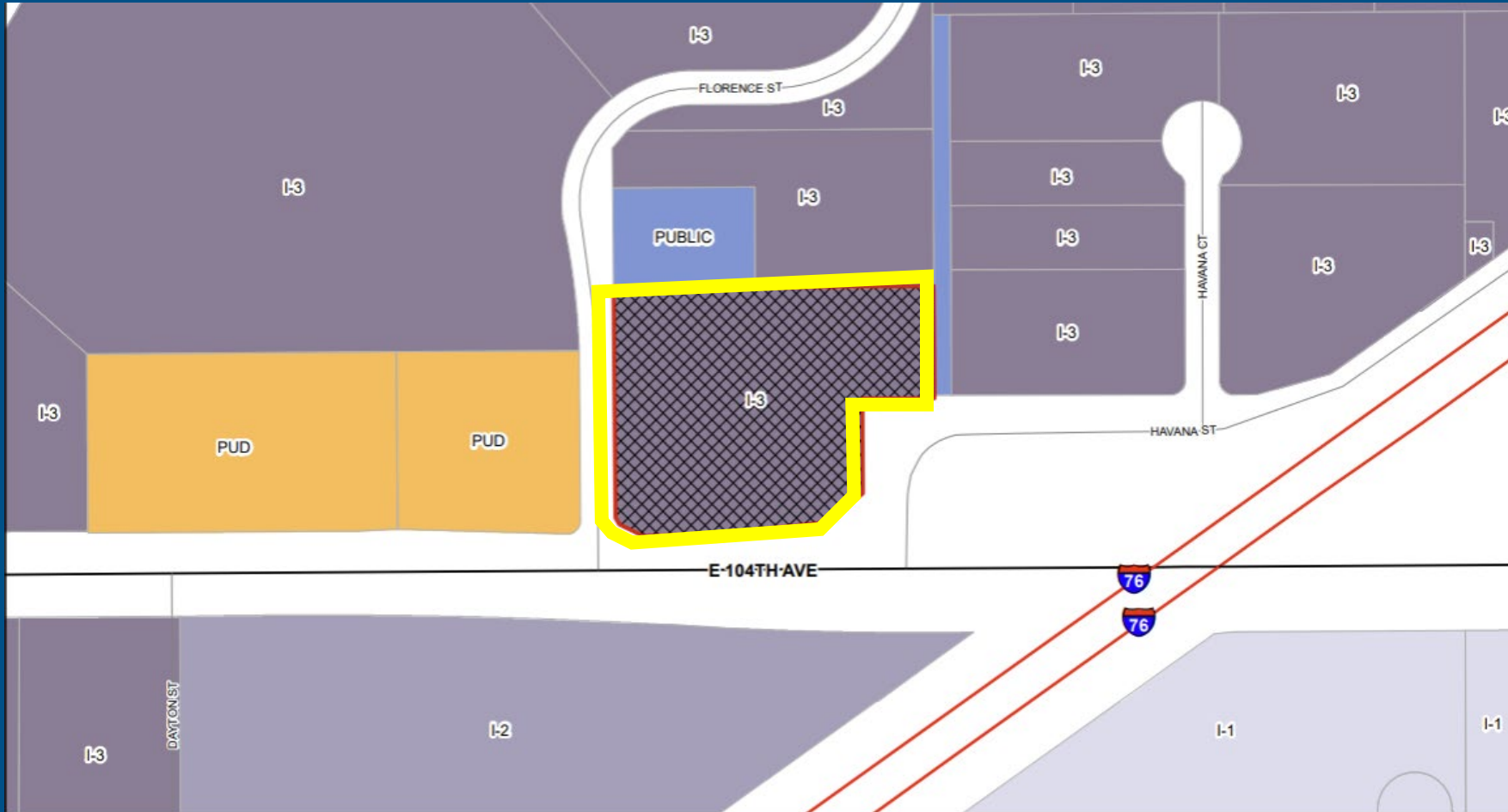
Current Zoning: I-3 (Heavy Intensity Industrial District)

Character Area: Northern Business District





# Zoning Map



# Aerial View (September 2025)

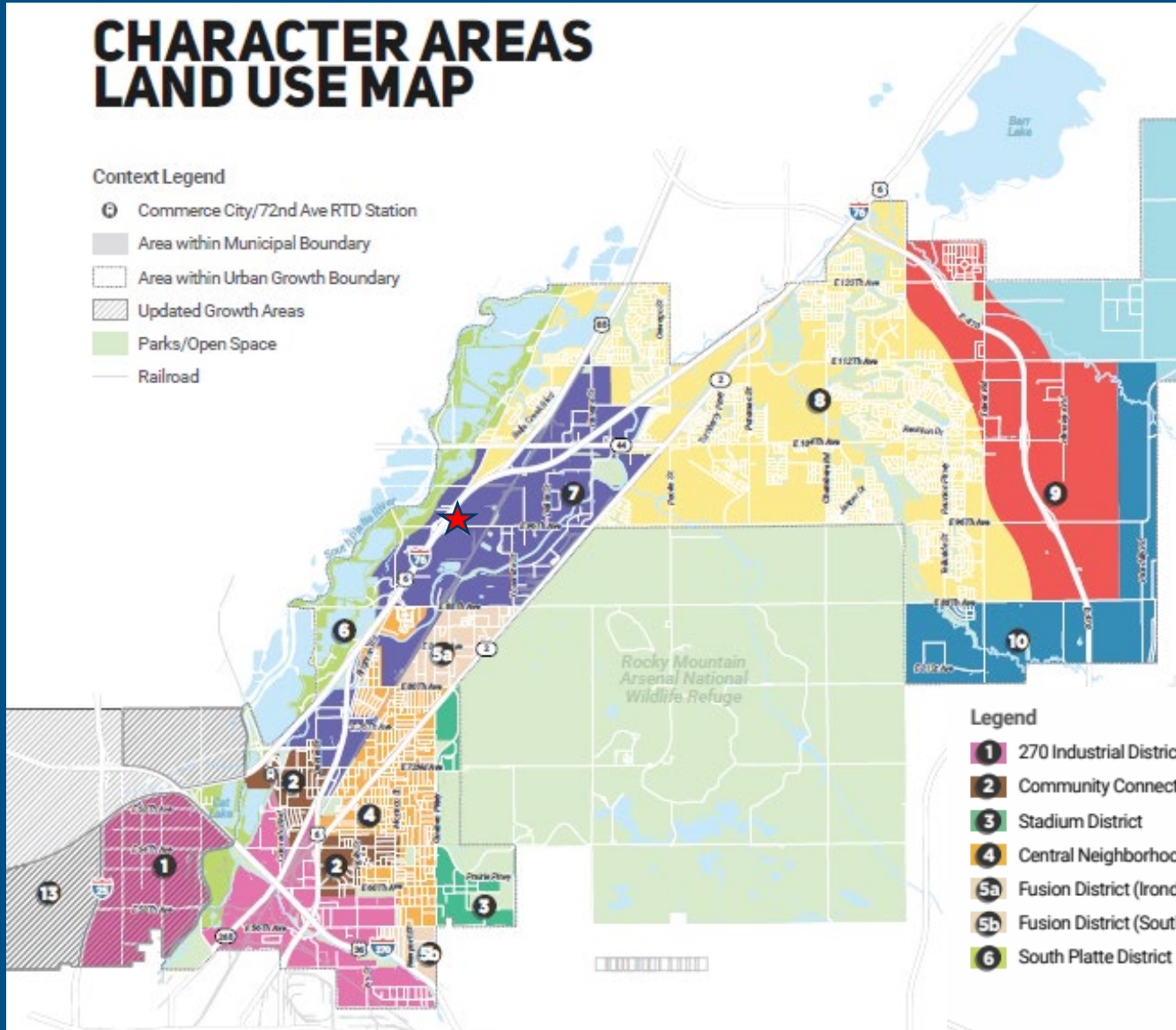


# Character Area












## CHARACTER AREAS LAND USE MAP

### Context Legend

-  Commerce City/72nd Ave RTD Station
-  Area within Municipal Boundary
-  Area within Urban Growth Boundary
-  Updated Growth Areas
-  Parks/Open Space
-  Railroad








### Legend

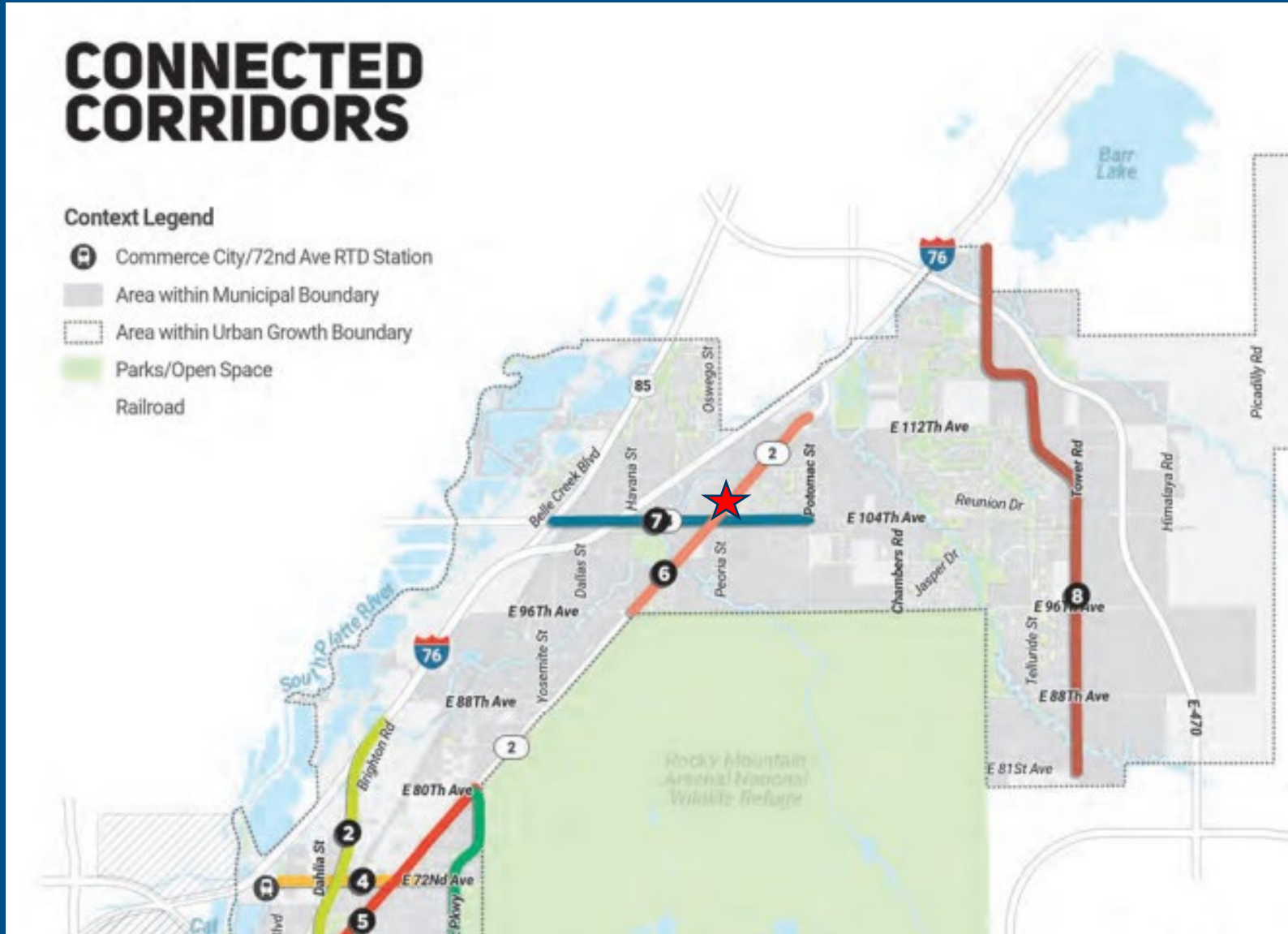
- |   |  |
|---|--|
|  270 Industrial District           |  Northern Business District         |
|  Community Connection District     |  Northern Neighborhoods             |
|  Stadium District                  |  E-470 Expressway Corridor District |
|  Central Neighborhoods             |  DEN Gateway District               |
|  Fusion District (Irontdale)       |  Innovation District                |
|  Fusion District (South Rose Hill) |  North Airport District             |
|  South Platte District             |  Future Growth Areas                |

# 104th Corridor Plan

## CONNECTED CORRIDORS

### Context Legend

-  Commerce City/72nd Ave RTD Station
-  Area within Municipal Boundary
-  Area within Urban Growth Boundary
-  Parks/Open Space
-  Railroad



**7** E 104th Avenue



# Background & Operations

- Annexed as part of the Northern Enclave Annexation in 2007 (AN-220-07) and zone change to I-3 in 2008 (Z-876-08)
- Initial Conditional Use Permit (CU-108-15) was granted in 2015
- Consolidation Plat (S-629-15) was approved allowing the applicant to expand operation to the adjacent lot.
- Conditional Use Permit (CU-108-15-20) renewal granted in 2020.
- RCI's operations consist of the acceptance, sorting, processing, baling, temporary storage, and shipment of non-hazardous recyclable metals.
  - Small-item recycling (primarily aluminum cans and small non-ferrous metals) processed within enclosed buildings
  - Larger commercial and construction-related metal recycling handled in designated outdoor processing areas
  - Shipment of processed materials off-site to mills or larger recycling processors within 24–72 hours
- 10-15 employees



# Conditions

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- The Conditional Use Permit expired 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. The applicant submitted for the renewal December 4, 2025 and continues operation pending the outcome of the application.
- The materials accepted for recycling will be limited to those outlined in Exhibit A – Materials List.
- 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.
- The applicant shall notify the Community Development Department in writing if the recycling facility is ever discontinued by Recycling Connections, Inc.



# Materials List

## EXHIBIT A - RC'S MATERIALS LIST

### Acceptable Material

#### Copper

- Copper Piping
- Copper Sheet
- Copper Wire (insulated or bare)
- Copper Radiators
- Electric Motors
- Refrigeration Sealed Units
- Copper Content

#### Aluminum

- Cans
- Extruded Aluminum
- Car Wheels without tires
- Truck Wheels without tires
- Engine Blocks (without the oil)
- Painted Aluminum (Painted Signs must have legal document to sale)
- Aluminum Radiators
- Aluminum Sheet
- Aluminum Wire (insulated or bare)
- Aluminum Cast
- Aluminum Shavings

#### Brass

- Clean Yellow Brass
- Dirty Brass (Refinery Brass)
- Red Brass
- Semi Red Brass
- Hard Brass (Machine Brass)

#### Stainless Steel

- 304 Stainless
- 316 Stainless
- Stainless Turnings

#### Lead

- Soft Lead
- Lead Acid Batteries
- Wheel Weights
- Industrial Batteries (Steel Case Batteries)

#### Steel

- Prepared and Shredable
- Includes household items (Washers, Dryers, Refrigerators-No Freon, and Water Heaters)
- Whole Crushed Cars that are crushed off-site (Must have title and no liquid)

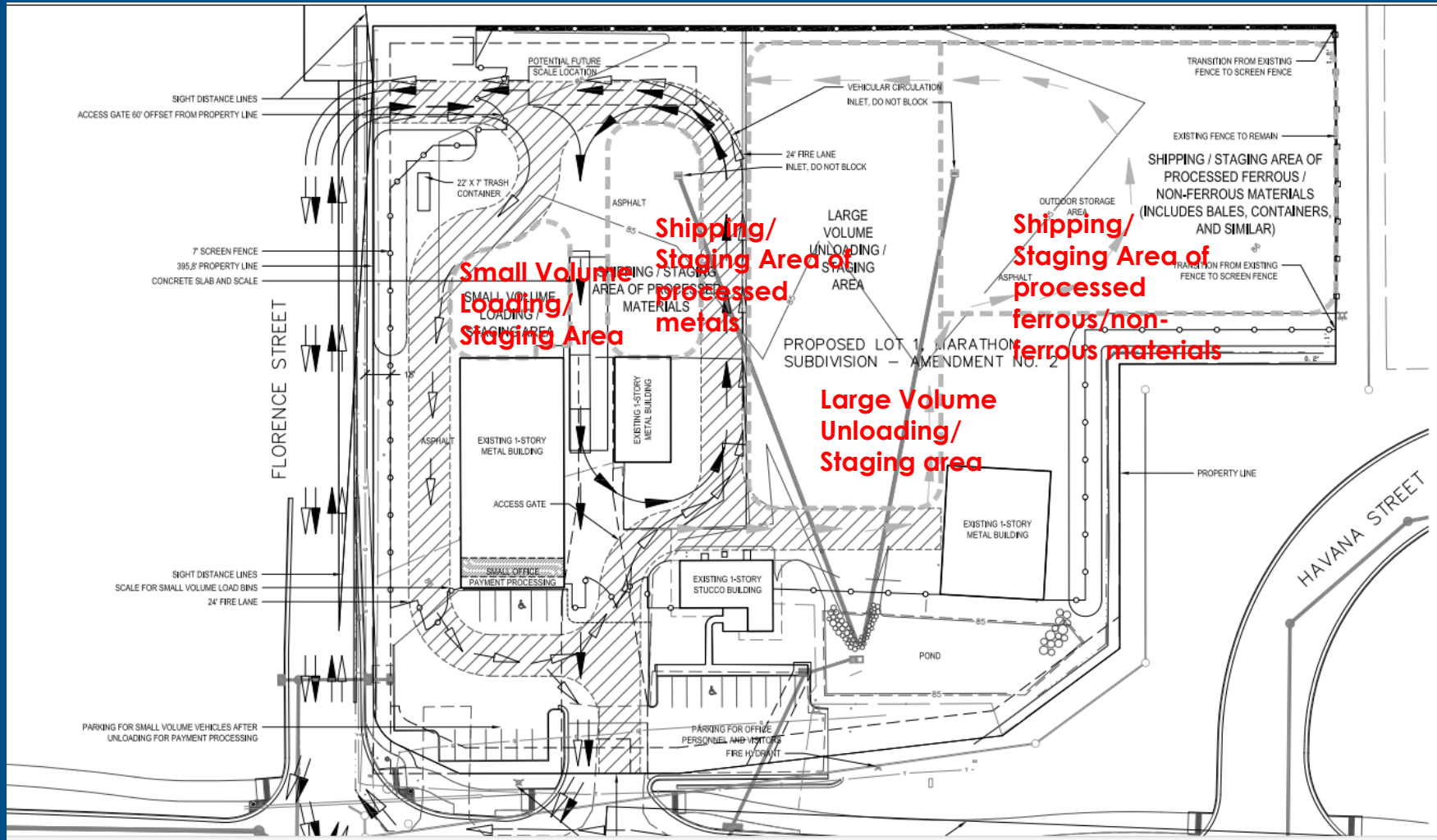
### Electronic Scrap

- Circuit Boards
- CPU
- Hard Drives
- Floppy Drives
- Power Supplies
- Processing Chips
- Memory Sticks

### Unaccepted Material

- Monitors or TV's
- All Plastics
- Paper
- Glass
- Wood
- Paint
- Car Oils
- Propane Tanks (unless processed off site by having a 5" hole cut in their side, or cut in half)
- Fire Extinguishers
- PCB's

# Development Plan



# Photos



# Photos (Cont'd)





# Conditional Use Approval Criteria

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- ✓ Criteria (a)(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 (a)(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 (a)(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

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- ✓ **Criteria (a)(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 (a)(v):** The applicant has provided adequate assurances of continuing maintenance;
- ✓ **Criteria (a)(vi):** There is no evidence to suggest that the use violates any federal, state, or local requirements; and
- ✓ **Criteria (b)(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

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- Planning Commission reviewed and recommended approval of the CUP on March 3, 2026 with a 5-0 vote and recommended removal of the time limits.
- Staff recommends approval of CUP25-0003 with the conditions applied to the original Conditional Use Permit, except the time limits.



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Staff is available to answer to questions.



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