



Avondale Recycling

Conditional Use Permit

Application PL-18-0101

Avondale City Council
October 15, 2018

Avondale

Request

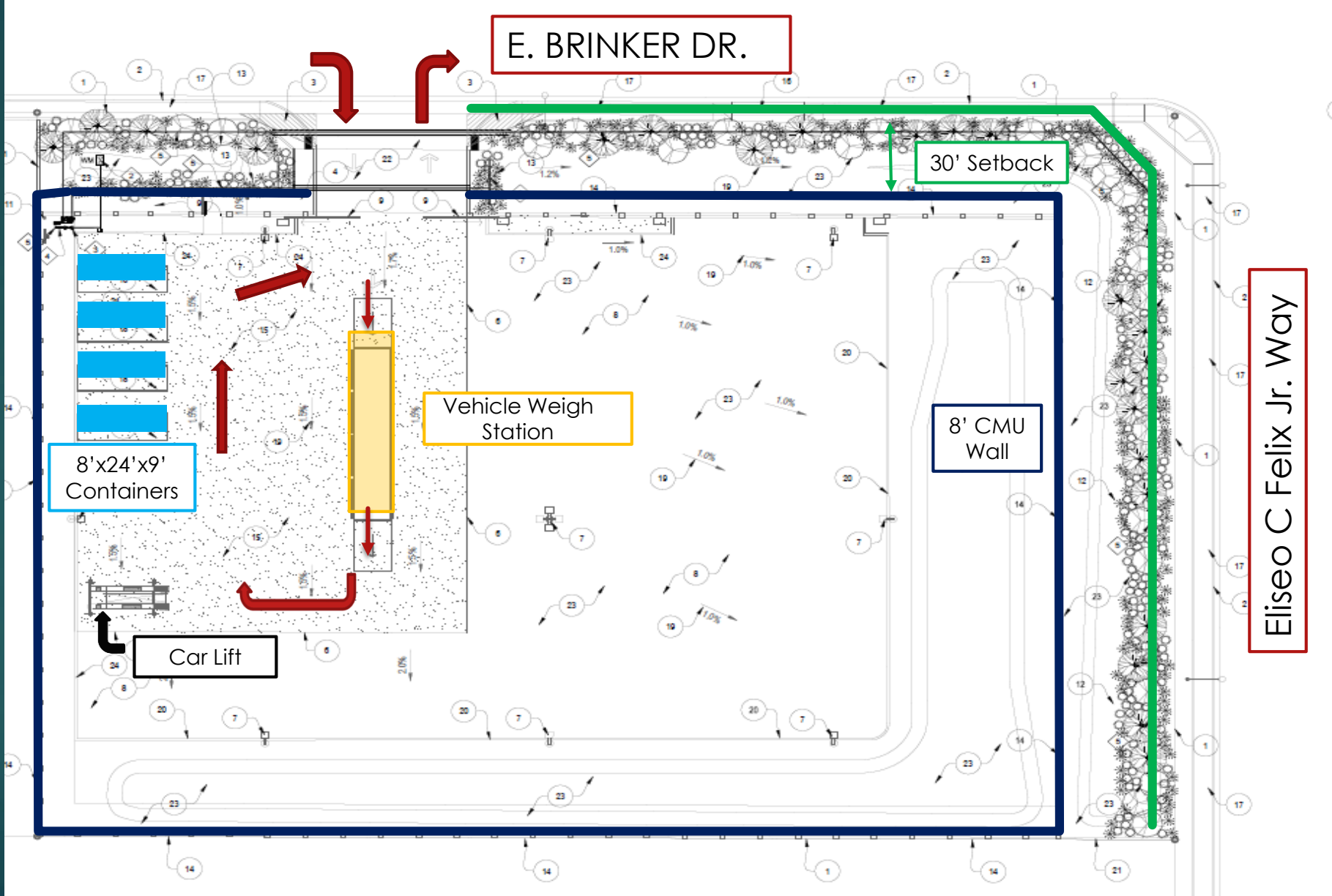
- ▶ Approval of a Conditional Use Permit for a “recycling facility, metals collecting and crushing” at the southwest corner of Eliseo C. Felix Jr. Way and Brinker Dr.; east of Dysart Road.

Background

- ▶ 1.5 acres zone A-1
- ▶ Located within the industrial corridor of the Eliseo C. Felix Jr. Way
- ▶ This business is related to an existing recycling facility across the street, which received a CUP in August 2007
- ▶ Site will be screened by an 8' CMU wall and landscaping along the perimeter



Avondale Recycling Site/Landscape Plan



Analysis



- ▶ The development conforms to the 2030 General Plan and Zoning Ordinance
- ▶ Meets the five required findings to approve a CUP
- ▶ Site has sufficient circulation and accessibility
- ▶ The applicant met all public notification requirements
- ▶ No adverse effects; three (3) conditions of approval recommended

Planning Commission

- ▶ September 20, 2018
- ▶ All public notification requirements were met for the meeting
- ▶ There were two area property owners that spoke during the public hearing session.
- ▶ Planning Commission voted 4-3 to approve the request
- ▶ Staff has received no additional correspondence from the public

Staff Recommendation

- ▶ Council accept the findings of the Planning Commission and approve application PL-18-0101 Avondale Recycling, a request for a Conditional Use Permit for a recycling center, metals collecting and crushing located at the southwest corner of Brinker Drive and Eliseo C. Felix Jr. Way; east of Dysart Road, subject to the three (3) staff recommended conditions of approval.

▶ September 20, 2018

1. Development and use of the site shall generally conform to the Project Narrative date stamped October 19, 2017, and the Conceptual Site Plan date stamped December 21, 2017.
2. The Conditional Use Permit approval shall expire two (2) years from the approval date if a permit for a tenant improvement is not obtained.
3. The crane will be required to be stored in a downward position when not in use.

