



City Council Meeting

Conditional Use Permit 17-02

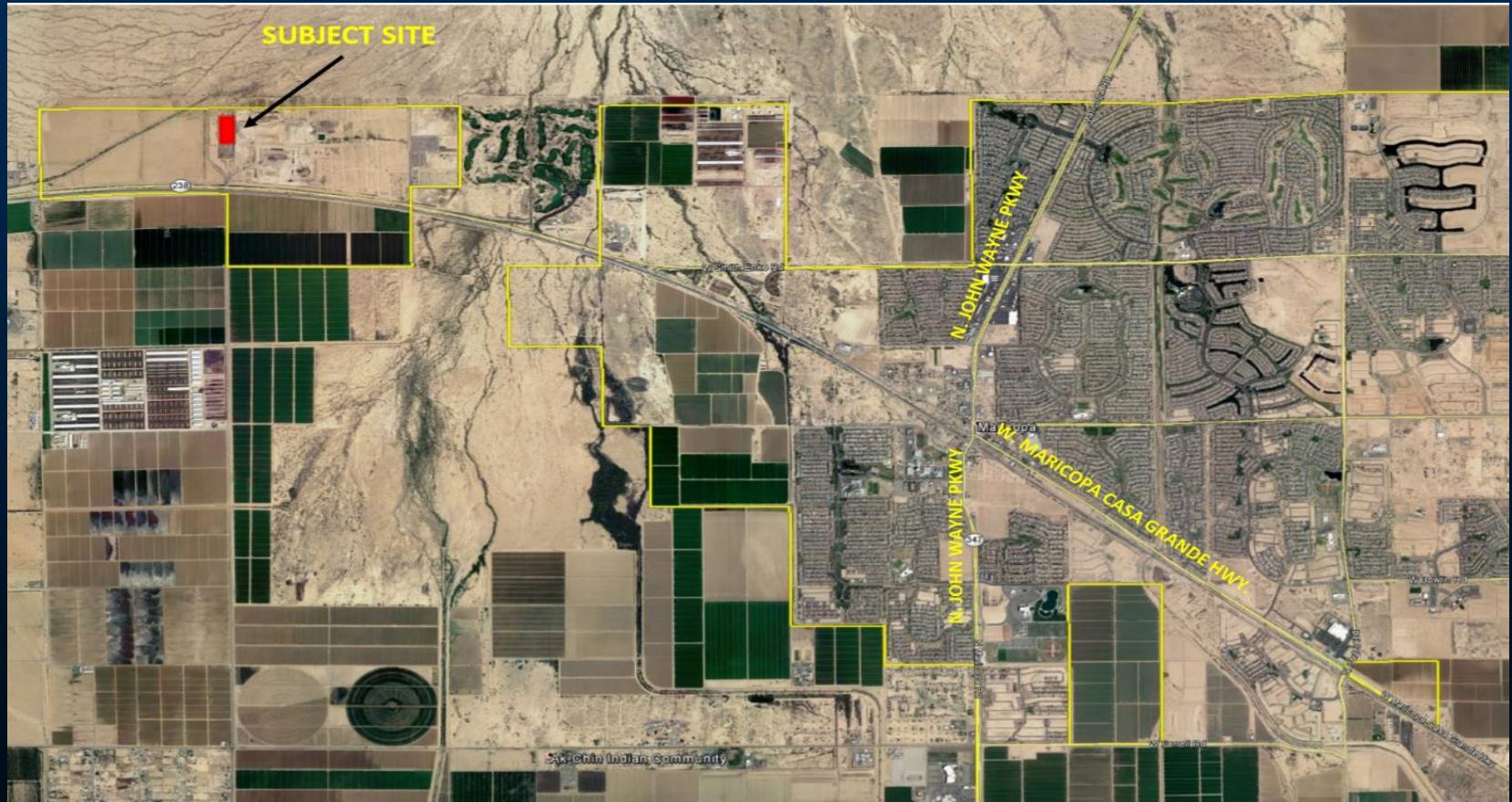
Arizona Wood Grinding and Recycling LLC



Request

- Arizona Wood Grinding and Recycling LLC requesting a use permit to operate a wood chip-recycling yard.
- On 6.40 acres of land located at the Northeast corner of Ralston Road and State Route 238.

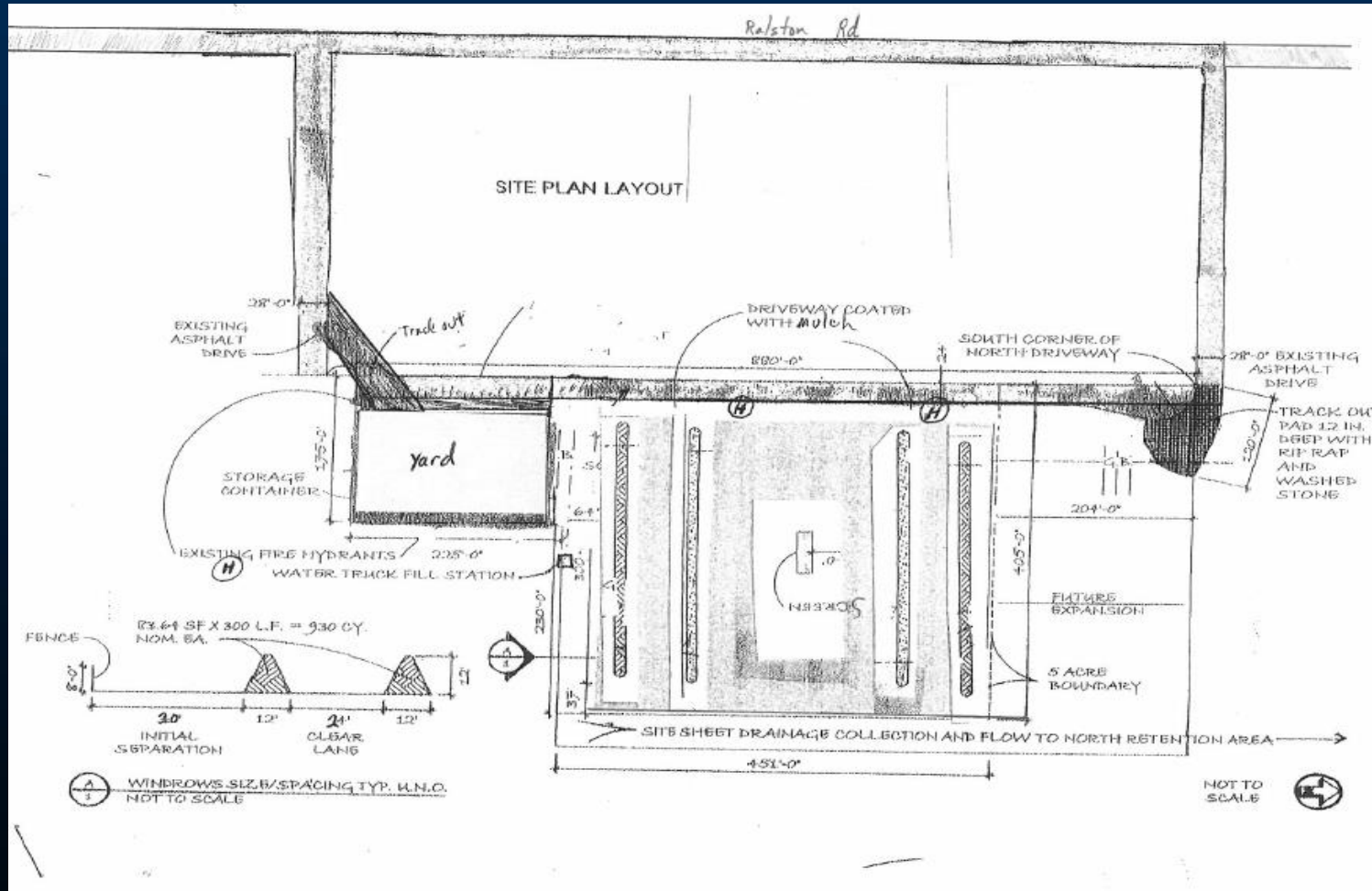
Site Location – Aerial



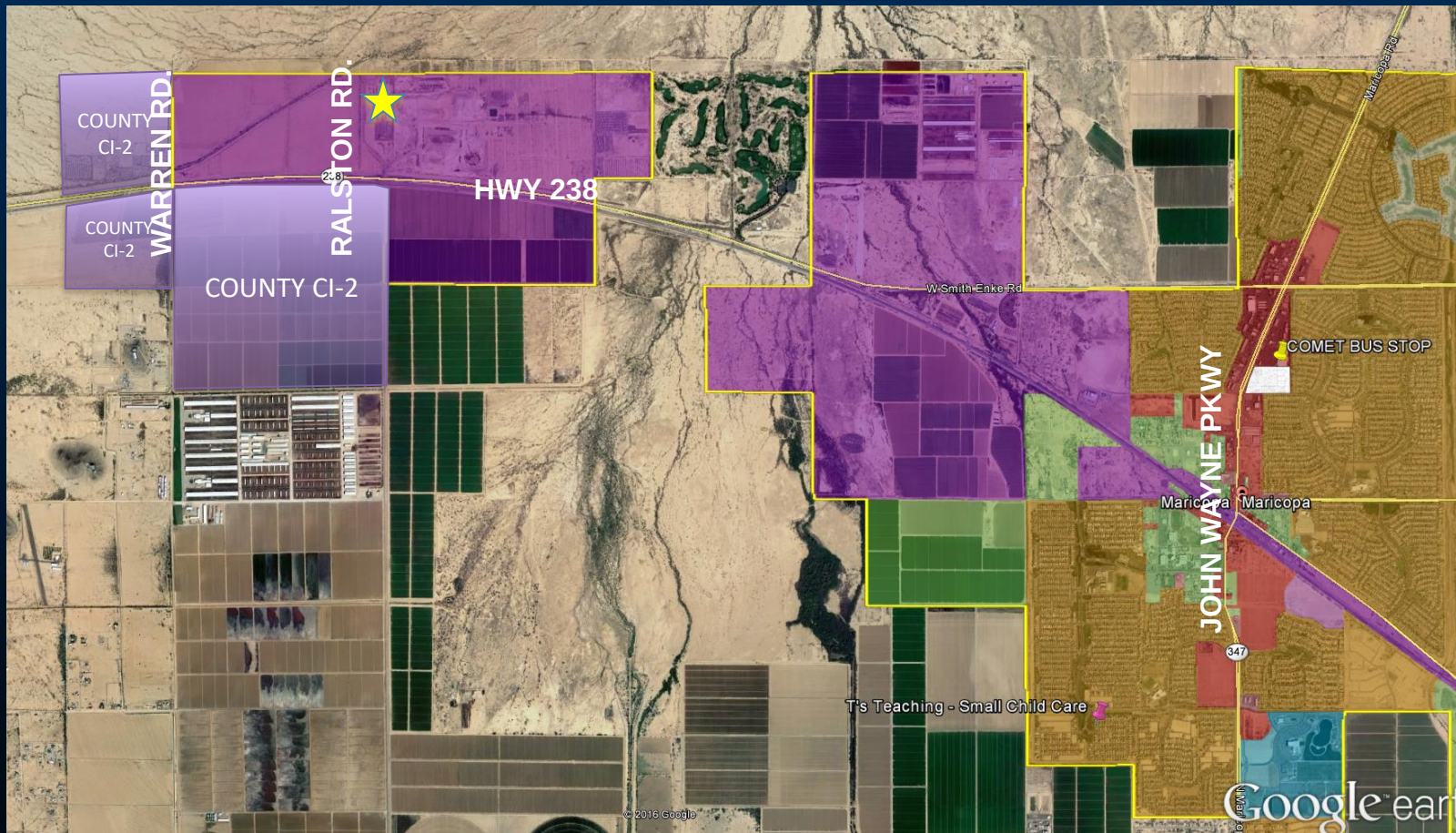
Site Location – Aerial



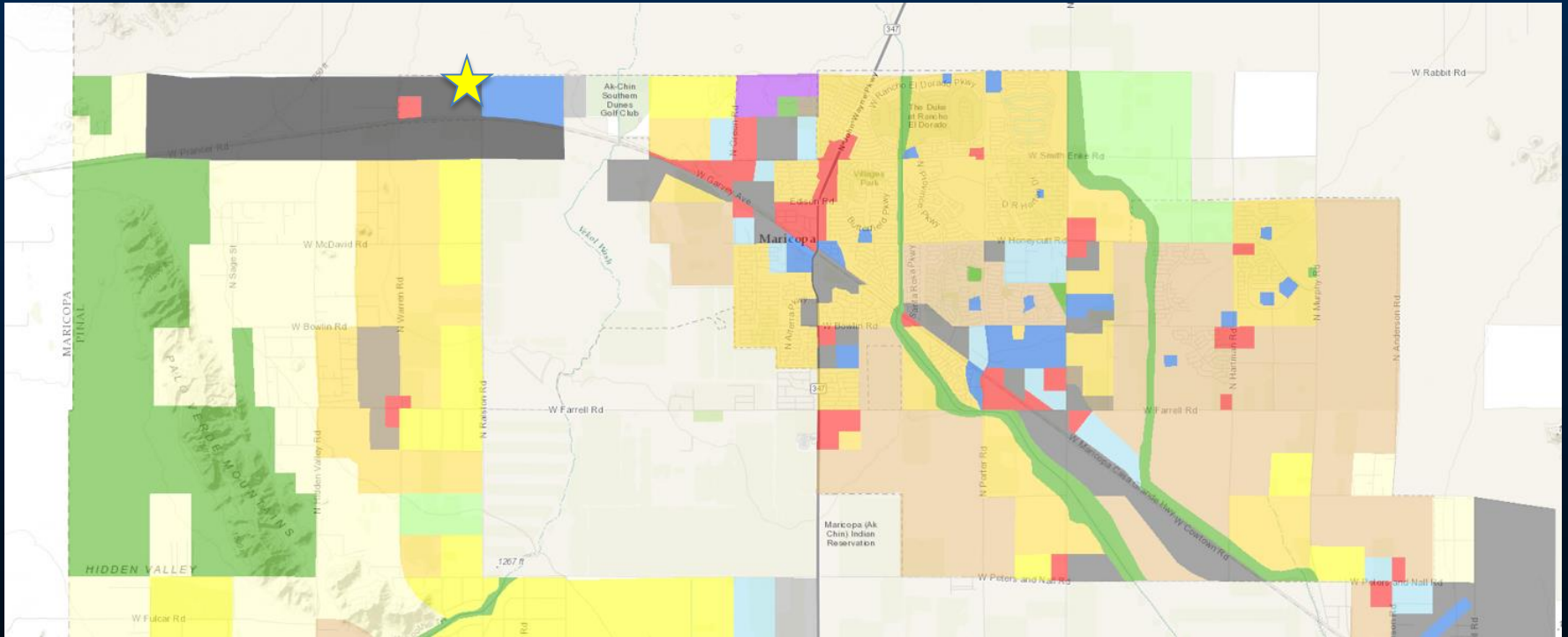
Conceptual Site Plan Exhibit



Site Location - Zoning



Site Location – Land Use Map



Process

- Existing Zoning CI-2 (Industrial Zone)
- Prior to **Site Plan Review (DRP)**, Industrial Use Permit Required, Per Article 18, Sec. 1801 d
 - Equivalent to CUP
 - Criteria per Zoning District CI-2
 - The use will not generate flooding, traffic or create any health safety hazards or nuisance to the area.

Zoning Review

- Planning Maricopa (General Plan)
- Site Design
- Drainage
- Traffic
- TAC

Public Participation

- Required per Article 18, Sec. 1801 d and Zoning Code
- Public participation included:
 - 300 feet notification of adjacent properties
 - Site Posting
 - Newspaper Publication
 - Neighborhood Meeting
 - Public Hearing
- Citizen Participation Report summarizes the outcome of the outreach (refer to exhibit).

Conclusion

- **P&Z Commission Recommendation:**

- On August 14, 2017 a motion was made by Planning and Zoning Commissioner Sharpe to approve Conditional Use Permit case # CUP17-02 Arizona Wood Grinding and Recycling, subject to conditions recommended by the Commission and was seconded by Commissioner Marsh. Voice vote carried the motion 7-0.

- **Staff Recommendation:**

- Staff finds the submittal items of CUP17-02 Arizona Wood Grinding and Recycling to be significantly compliant with Sec. 1801 of the old Zoning Code.
- Staff recommends Approval of CUP17-02 Arizona Wood Grinding and Recycling subject to the conditions stated in the staff analysis exhibit.