

# 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



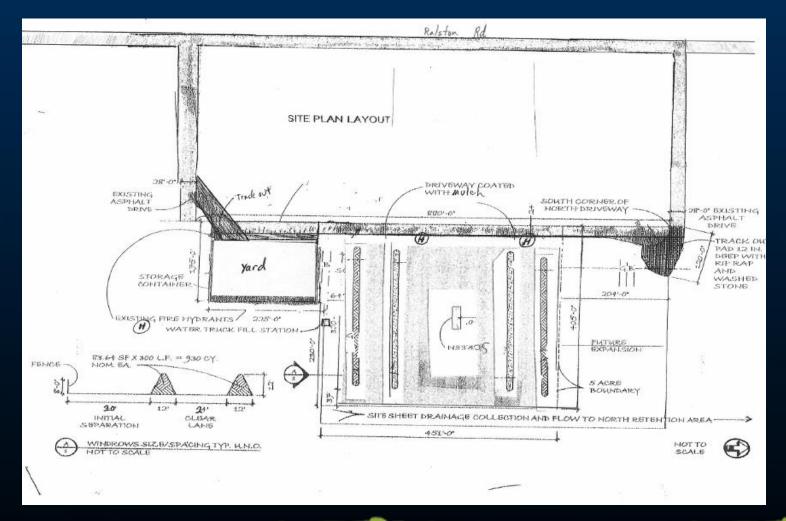


# Site Location – Aerial



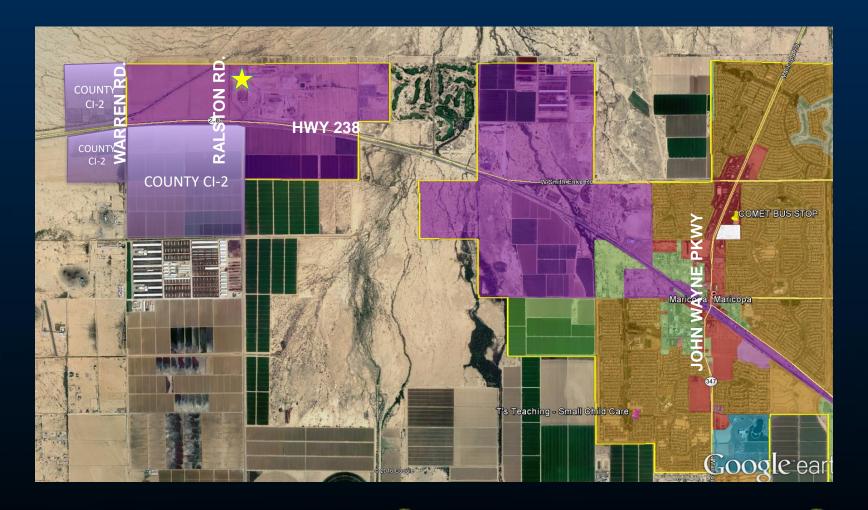


## **Conceptual Site Plan Exhibit**



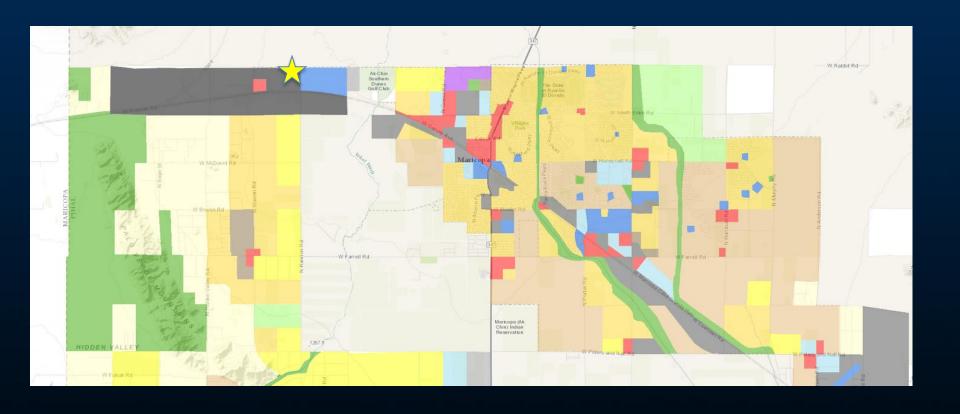


# **Site Location - Zoning**





# Site Location – Land Use Map





#### **Process**

- Existing Zoning CI-2 (Industrial Zone)
- Prior to <u>Site Plan Review (DRP)</u>, 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 o2 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.

