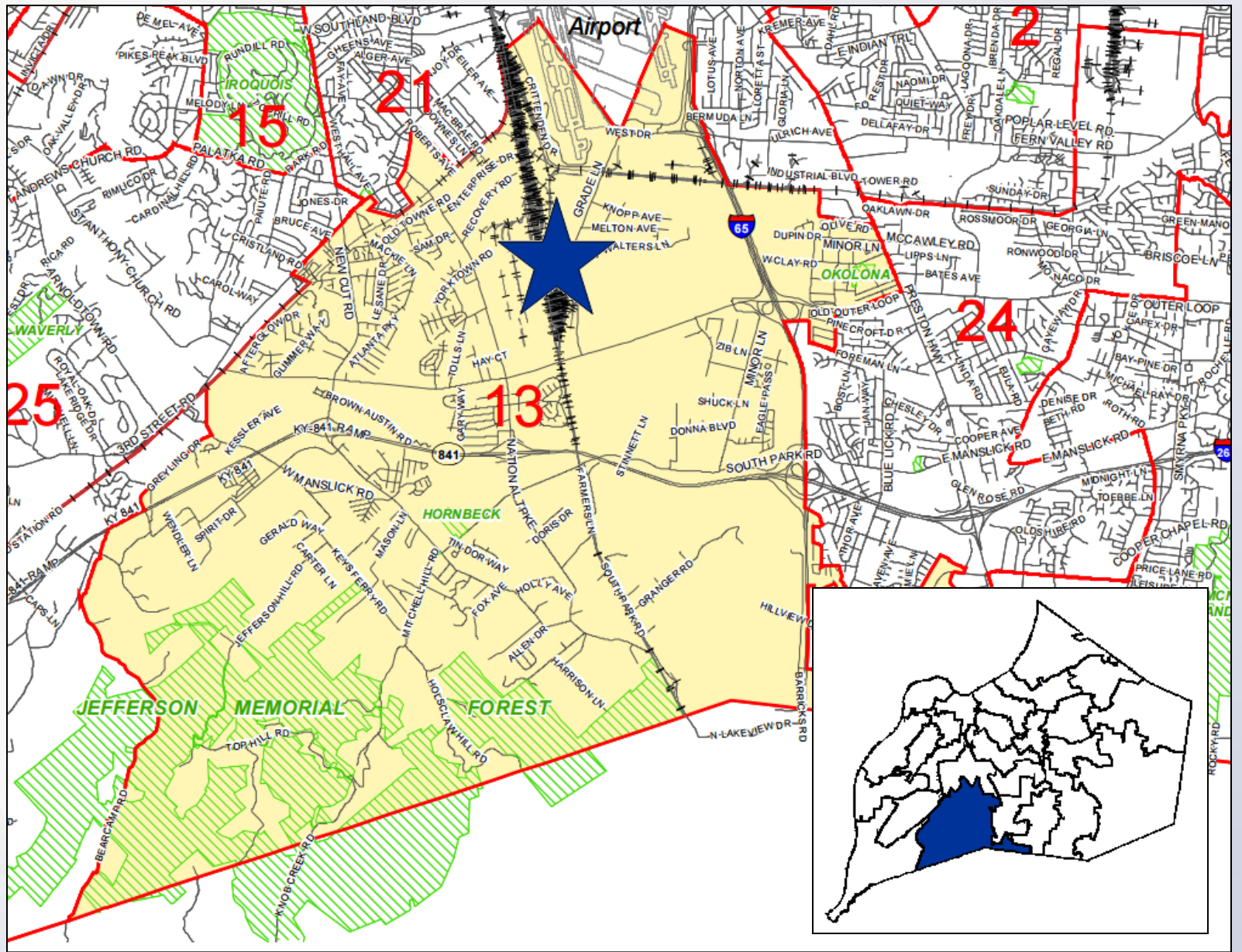


16ZONE1021

Rusty Rooster



Planning/Zoning, Land Design & Development
September 27, 2016



Request(s)

- Change in zoning from EZ-1 to M-3 on 2.81 ac
- Conditional Use Permit for a Solid Waste Management Facility for Outdoor Recycling with relief from the following requirements:
 - All outdoor recycling work and storage areas shall be at least 100 feet from the exterior property lines. If there are any abutting residentially zoned or used parcels then all work and storage areas shall be at least 200 feet from the exterior property line.
 - Landscaping shall be placed between the exterior property lines and all outdoor recycling work and storage areas as described in Chapter 10.
- District Development Plan

Case Summary / Background

- Outdoor recycling center
- Existing structure
- Drive on scale for customers
- Industrial area

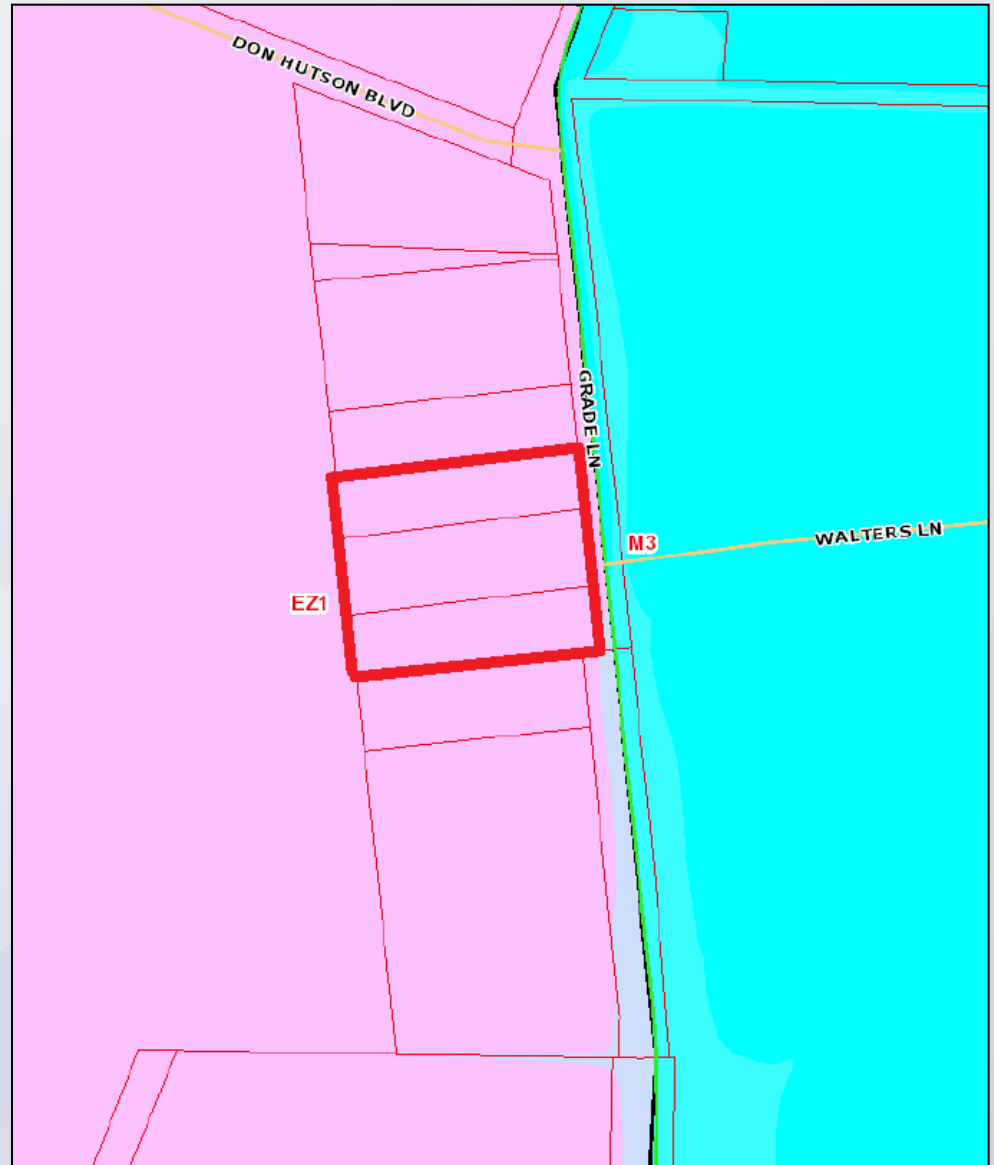
Zoning/Form Districts

Subject Property:

- Existing: EZ-1/SW
- Proposed: M-3/SW

Adjacent Properties:

- North: EZ-1/SW
- South: EZ-1/SW
- East: M-3/SW
- West: EZ-1/SW



Aerial Photo/Land Use

Subject Property:

- Existing: Recycling Center
- Proposed: Recycling Center

Adjacent Properties:

- North: Industrial
- South: Industrial
- East: Land fill
- West: Railroad



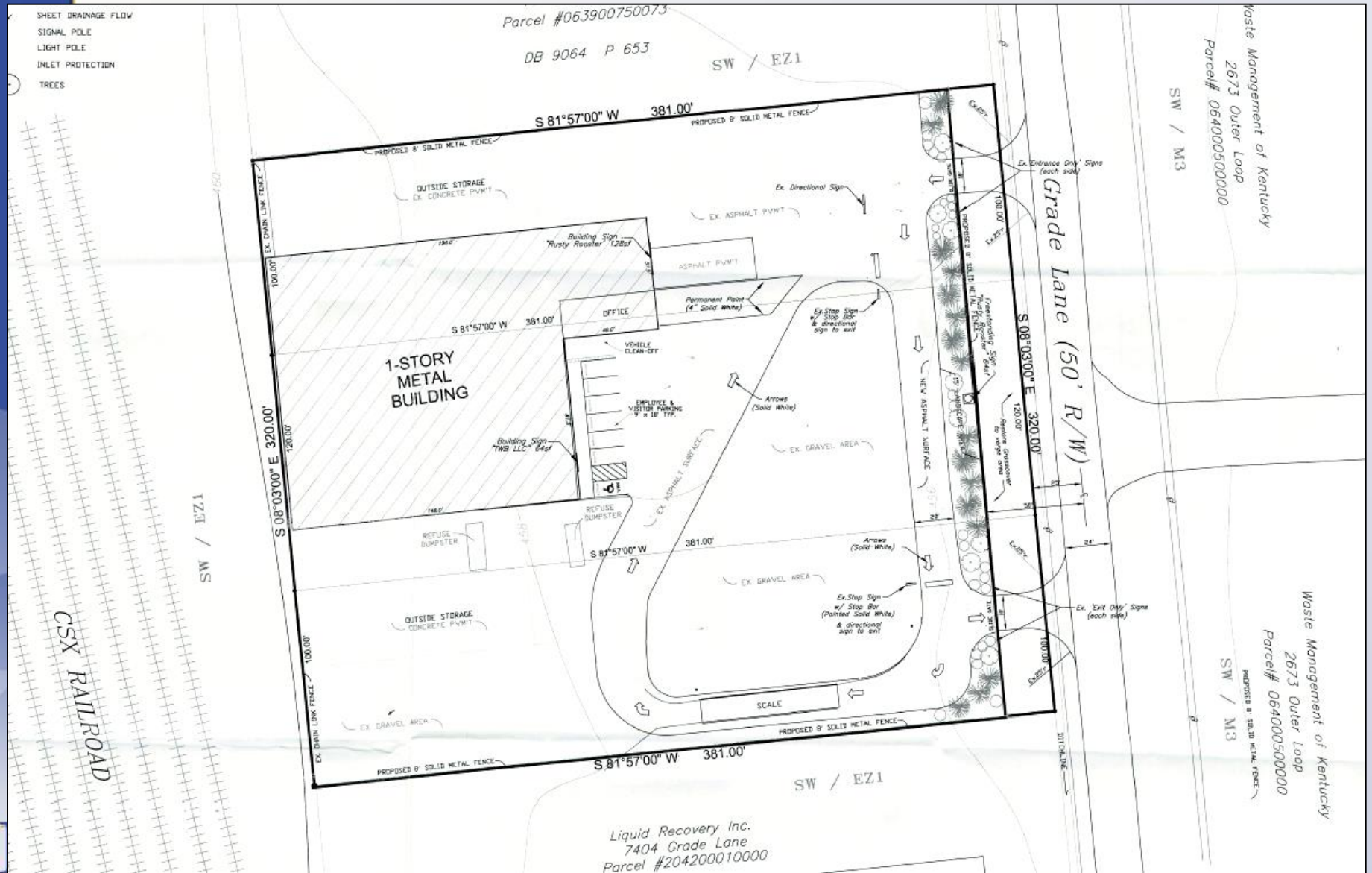
Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 8/18/2016
 - No one spoke in opposition (two spoke as neither for nor against).
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from EZ-1 to M-3 by a vote of 8-0 (8 members voted)