

Department of Community Planning and Economic Development - Planning Division
Conditional Use Permit and Site Plan Review Amendment
BZZ-3887

Date: December 17, 2007

Applicant: AKL properties, LLC

Address of Property: 111 – 22nd Avenue North

Project Name: Broadway Resource Recovery

Contact Person and Phone: Paul Humiston – Paul Meyer Architects 763-557-9081

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: November 19, 2007

End of 60 Day Decision Period: January 18, 2008

Ward: 3 Neighborhood Organization: Hawthorne

Existing Zoning: I2 Medium Industrial District and MR Mississippi River Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 8

Legal Description: Not applicable for this application.

Existing/Proposed Use: 2,120 square foot addition to an existing recycling facility.

Concurrent Review:

Conditional Use Permit: Amendment to allow a 2,120 square foot addition.

Site Plan Review: Amendment for a 2,120 square foot addition.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits and Chapter 530, Site Plan Review.

Background: The applicant proposes a 2,120 square foot addition to the southwest corner of the existing building at the south end of the site. The purpose of the addition is to provide an enclosed loading area, where shredded wood construction debris can be off loaded into trucks. There will be no increase in capacity or employees at the site. The recycling facility is a conditional use in the I2 Industrial District and changes to the structures or site of this scale require an amendment to the conditional use permit. Additions over 1,000 square feet facing a public right-of-way are subject to site plan review.

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In 2001, the City Planning Commission approved a conditional use permit and site plan review (BZZ-291) to allow a recycling facility. This proposed site plan was not implemented by the applicant and the applicant proposed a revised site plan layout and a new building. In 2005, the City Planning Commission approved these changes to the conditional use permit and site plan review (BZZ-2291) and to permit an increase in height from 35 feet to 36 feet, for the building to be constructed on the south end of the site. In 2006, the City Planning Commission approved an amendment to the approved conditional use permit and site plan review (BZZ-3025) to allow site processing capacity to increase from 300 tons a day to 600 tons a day.

As of the writing of this report, staff has not received any official correspondence from the neighborhood group or AFCAC, but will forward comments, if any, at the Planning Commission meeting.

CONDITIONAL USE PERMIT

Findings as required by the Minneapolis Zoning Code:

The Minneapolis City Planning Department has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

This use received conditional use permit approvals in 2001, 2005, and 2006 and is in conformance with the approved plans except for some of the landscaping. The proposed addition will not change operation at the site or increase capacity or employees. It will provide an enclosed area for loading of materials into trucks. This should not be detrimental to the public health, welfare, comfort, or general welfare.

- 2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The surrounding area is an industrial park. The site is already developed and operating and the proposal is for a relatively small addition. With staff recommended conditions of approval and compliance with previous conditions of approval, the proposed use should be compatible with adjacent industrial uses.

- 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

Adequate utilities are existing. Public Works and the Fire Department have reviewed the access and circulation and find it acceptable. Vehicular access is from 22nd Avenue North.

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4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The zoning code requires 33 off-street parking spaces and 33 spaces are provided, of which two are handicapped van accessible spaces. The truck maneuvering, storage, and queuing layout was approved with the previous site plan review (BZZ-3025 & PW#7685) and will not change. Please see attached analysis from the previous conditional use permit staff report attached to this report for a summary of site operations.

5. Is consistent with the applicable policies of the comprehensive plan.

Map 1.2.1, of the *Minneapolis Plan* identifies this area as part of the Upper River Industrial/Business Park Opportunity Area and is in an Employment District. The plan has the following relevant policies and implementation steps:

2.2 Minneapolis will support the existing economic base by providing adequate land and infrastructure to make city sites attractive to businesses willing to invest in high job density, low impact, light industrial activity.

Implementation Steps

Identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific industrial and business park opportunity areas.

Promote light industrial uses as the preferred use of industrial land, but discourage warehouse or distribution uses in areas where truck traffic will negatively impact residential neighborhoods.

Continue to protect a healthy physical environment that is attractive for private investment and compatible with neighborhoods.

Allow for a limited amount of heavy industrial uses where appropriate, but minimize negative impacts on their surroundings.

9.25 Minneapolis will establish industrial districts to provide locations for industrial land uses, while ensuring that new industrial development is compatible with its surroundings.

Implementation Steps

Develop regulations for the industrial districts that promote compatible industrial development and the efficient use of land.

Allow for a limited amount of heavy industrial uses where appropriate, but minimize negative impacts on their surroundings.

Relocate conflicting heavy industrial uses from impacted areas as more appropriate sites in the city or the region become available.

Encourage heavy industry to be located at appropriate sites, such as those that have with immediate freeway access, are distant from natural or cultural amenities, and with no significant residential uses in the immediate vicinity.

The proposed use is in conformance with the above noted goals of the plan. Please see the site plan section of this report for additional information on conformance with adopted small area plans.

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6. **And, does in all other respects conform to the applicable regulations of the district in which it is located.**

The development will conform to the applicable regulation of the I2 district with the approval of the conditional use permit and site plan review.

SITE PLAN REVIEW

Required Findings for Site Plan Review

- A. **The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. **The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND DESIGN:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or

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on-site parking lot, shall be windows as follows:

- a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
- **Nonresidential uses:**

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area shall be measured as indicated in section 530.20 of the zoning code.

- The form and pitch of roof lines shall be similar to surrounding buildings.
- **Parking Garages:** The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

The addition will be built on the west side of the existing south building. It will be approximately 30 feet from the property line on West Broadway. Staff recommends granting alternative compliance to allow the building to be setback further than eight feet from the property line as this will allow the addition to be built in line with the existing structure. Also, there is a large grade change between the building site and the public right-of-way that would make moving the addition closer to the street impractical. The principal entrance faces to the north and this was approved in a previous site plan review (BZZ-3025 & PW#7685). The parking and loading is located to the north of the building in the interior of the site and with access to 22nd Avenue North.

The building has architectural detail compatible with the recently built structure including a projection, metal panels with different colors, a varied roof line, windows, and a masonry base. It will be constructed with durable materials including concrete masonry blocks, metal, and glass. All sides will be compatible with the existing structure in design, materials, and color. The buildings comply with the prohibition on blank, uninterrupted walls that do not include windows, entries, recesses, or projections, or other architectural elements that exceed 25 feet.

The addition does not meet the window requirements for the elevation facing West Broadway. Staff recommends granting alternative compliance because windows in this area will be blocked by machinery for unloading materials. The applicant has provided overstory windows and changes in material similar to the existing building, as well as landscaping, to address aesthetic concerns. There is a

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window to the east to provided views onto West Broadway. Providing windows in this area is impractical and the applicant has provided architectural and landscaping alternatives to mitigate the effects.

Industrial buildings may provide less than 30 percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk, or public pathway. .

The structure has a flat roof similar to other structures in the area.

There are no parking garages proposed for the site.

ACCESS AND CIRCULATION:

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.
- Site plans shall minimize the use of impervious surfaces.

There are no changes to the access and circulation plan or impervious surfaces approved in the previous site plan review (BZZ-2291 & PW# 7685).

LANDSCAPING AND SCREENING:

- The composition and location of landscaped areas shall complement the scale of the development and its surroundings.
 - Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.
- The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.

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- All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.

The site plan shows 21 percent landscaping. The lot area is 128,865 square feet and the footprint of the buildings with the addition is approximately 45,666 square feet. This leaves 83,194 square feet, of which 20 percent (16,640 square feet) is required to be landscaped.

The development is required to provide 33 trees and 166 shrubs. The site plan shows 13 trees and 16 shrubs. This was approved as part of the previous site plan review (BZZ-3025 & PW#7685), so no additions are required.

The plan does show the required screening and seven foot wide landscaped buffers between the parking and the right-of-way on 22nd Avenue North.

Not all parking spaces are within 50 feet of a deciduous tree, however, this was approved in the previous site plan review, so no additions are required.

The landscaped area on the hill at the south side of the site is in compliance with the previous approvals in regards to area and number of plants and bushes; however, the remainder of the area is covered in a mixture of native plants and grasses and weeds. Weeds are not an allowed landscape material and they shall be removed and replaced with them with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.

This area is part of the *West Broadway Alive!* planning study and is an important commercial and transportation corridor. In addition, there is significant redevelopment and improvements occurring in the vicinity including, but not limited to, Olsen Fish, K&K Metals, Coloplast, and Master Engineering. To build on these improvements, staff encourages the applicant to work with planning staff to create a landscaping plan for the area fronting West Broadway that is above and beyond the requirements of the approved site plan to improve the frontage along West Broadway.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels

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- Territorial reinforcement and space delineation
- Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

The previous site plan review approval (BZZ-3025 & PW#7685) did not require cubing in the parking areas and none is proposed or needed in the current plan.

The addition will not block important views of the city, shadow public spaces and adjacent properties, and will not significantly generate wind currents at ground level.

The plan meets the CPTED guidelines. Access control is provided by perimeter fencing around the site that allows views into and out of the site.

There are no historic structures on the site.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE: The existing use is classified as a recycling facility and it is an allowed use by conditional use permit in the I2 Medium Industrial District. Recycling facility: a use performed in an enclosed building where scrap or salvage materials are shredded, milled, crushed, ground, bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, bottles, plastics and aluminum cans. A recycling facility shall not include automobile wrecking or dismantling.

Off-Street Parking and Loading: The zoning code requires one space per 1,000 square feet up to 20,000 square feet and one space per 2,000 square feet in excess of 20,000 for the light industrial space. At 45,666 square feet of industrial space, this use is required to have 33 on-site parking spaces and 33 are provided. Two handicapped van accessible spaces are required and two are provided. Two large loading spaces are required and they are provided in the facility. The addition will create one more loading area.

Maximum Floor Area: The maximum FAR in the I2 District is 2.7. The lot in question is 128,865 square feet in area. The site contains approximately 45,666 square feet of gross floor area on the lot, an FAR of 0.35.

Building Height: Building height in the I2 District is limited to 4 stories or 56 feet, whichever is less. The proposed addition is 28 feet and two stories (one floor).

Minimum Lot Area: There is no minimum lot size for this use in the I2 District.

Dwelling Units per Acre: There are no residential units proposed.

Yard Requirements: No setbacks are required for this use in the I2 District.

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Specific Development Standards: Specific Development Standards for a recycling facility require that the use shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials.

Hours of Open to the Public: In the I2 District, uses may be open to the public during the following hours: Sunday through Thursday from 6:00 a.m. to 10:00 p.m. and Friday and Saturday from 6:00 a.m. to 11:00 p.m. The site is open to the public 6:00 a.m. to 10:00 p.m.

Signs: Signs are subject to 531 and 543 of the Zoning Code. No new signage is proposed, but all new signs are required to meet the requirements of Chapter 543 of the zoning code and permits are required from the Zoning Office. The applicant is aware that if signage is proposed in the future they require zoning office approval and permits.

Refuse storage: Section 535.80. Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses.

Lighting: The lighting will comply with Chapters 535 and 541 including the following standards:

535.590. Lighting. (a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance. (b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
- (2) No exterior light source located on a nonresidential property shall be visible from any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.
- (4) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light.
- (5) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (6) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

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MINNEAPOLIS PLAN:

Please see finding number five of the conditional use permit section of this staff report.

SMALL AREA PLANS ADOPTED BY COUNCIL:

The *Above the Falls* plan (adopted 2000) shows this area as a light industrial/business park. It does not provide any specific direction beyond the comprehensive plans regarding land use (see page 61). The proposed improvements do not appear to be in conflict with the goals of the plan.

This site is in the MR Mississippi River Critical Area Overlay District. *The Mississippi River Critical Area Plan* was approved by the City Council on June 16, 2006. The plan states that “the City will follow the land use guidelines of *The Minneapolis Plan* except where modified by small area plans...” *The Minneapolis Plan* shows this area as an industrial park.

The *Industrial Land Use* study was adopted by the City Council on November 3, 2006, and shows this site as part of Employment District 4 – Upper River; an area designated for continued industrial use.

The *West Broadway Alive!* Plan is currently under 45-day public review period ending on January 14, 2008, and will be presented for Planning Commission and City Council adoption in the near future. The plan shows the majority of the site as appropriate for light industrial and the south end appropriate for commercial, if redeveloped.

Alternative Compliance. The Planning Commission may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

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- Building location.

The addition will be built on the west side of the existing south building. It will be approximately 30 feet from the property line on West Broadway. Staff recommends granting alternative compliance to allow the building to be setback further than eight feet from the property line as this will allow the addition to be built in line with the existing structure and because there is a large grade change between the building site and the public right-of-way that would make moving the addition closer to the street impractical.

- Window requirements.

The addition does not meet the window requirements for the elevation facing West Broadway. Staff recommends granting alternative compliance because windows in this area will be blocked by machinery for unloading materials. The applicant has provided overstory windows and changes in material similar to the existing building, as well as landscaping, to address aesthetic concerns. There is a window to the east to provided views onto West Broadway. Providing windows in this area is impractical and the applicant has provided architectural and landscaping alternatives to mitigate the effects.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department - Planning Division for the conditional use permit:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the conditional use permit amendment for a 2,120 square foot building addition for a recycling facility for property located at 111 – 22nd Avenue North subject to the following condition:

- 1) The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Recommendation of the Community Planning and Economic Development Department - Planning Division for the site plan review:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the site plan review for a 2,120 square foot building addition for property located at 111 – 22nd Avenue North subject to the following conditions:

- 1) Planning Staff review and approve the site plan and elevations before permits may be issued.

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- 2) All site improvements shall be completed by December 17, 2008, (unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.
- 3) Compliance with applicable conditions of approval for the previous approved site plan review for this site (BZZ-3025 & PW#7685) and the Specific Development Standards for recycling facilities in Chapter 536 of the zoning code.
- 4) The materials shall match the existing building in type, style, and color, as shown on the elevations.
- 5) The landscaping plan shall be improved to eliminate all weeds and replace them with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees as required by Section 530.180 of the zoning code. The applicant is encouraged to work with staff to implement a revised landscaping plan for the south side of the site facing West Broadway that goes above the standards of the zoning code to provide an amenity along West Broadway.
- 6) If the fencing at the south side of the site is removed or replaced it shall be replaced with decorative wrought iron type fencing or black vinyl coated chain link fencing.

Attachments:

1. Statement from applicant.
2. PDR Report
3. Page from previous CUP BZZ-3025
4. Zoning map.
5. Site plans and elevations.
6. Photos.