



JC Recycling Special Use Permit - Written Request

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Property Owner:

431 Stapley, LLC
13621 SW Mountain Ridge Ct
Tigard, OR 97224
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Applicant:

JC Recycling
431 S Stapley Dr #15
Mesa, AZ 85204
Contact: Rosa Guzman

Planning, Landscape, & Engineering Consultant:

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Project Description

This request is to approve a Special Use Permit to allow for a Recycling Collection Facility to be located at 431 Stapley Dr., #21 Mesa, AZ 85204. JC Recycling is currently located within the same complex in Unit #15; however, because this location is within 100-feet of a Residential zone, the owner is requesting this Special Use Permit to allow them to move to suite #21, which is in an allowable distance from any residential zone.

JC Recycling is a Recycling Collection Facility for plastic bottle and aluminum can material. The hours of operation are from 7:30 AM to 5:00 PM. The materials are gathered and stored on-site in tote bags until they are purchased by two Phoenix recycling processing companies, Montoya Recycling and SA Recycling.

Conformance with the City Code

Per the City's Zoning Ordinance, Chapter 31, 11-31-23: Recycling Collection and Processing Facilities, the proposed facility must meet the following requirements:

1. **Location:** The facility must be established with an existing commercial use or community service facility and not obstruct pedestrian or vehicular circulation.



The proposed site, as part of the “Stapley Industrial Park,” is within a Limited Commercial (LC) zoning district, which is a zone intended to provide for “indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one-to-ten-mile radius”.

2. **Minimum Distance:** The facility must and will be at least 100-feet away from Residential (RS, RSL, or RM) zones.

The proposed facility is approximately 120-feet away from the nearest residential zone.

3. **Maximum Size:**

- a. The maximum size allowed for a Small Indoor Collection Facility shall be no more than 1,000 square feet.

The total square feet of the collection facility is 966 square feet.

- b. Reverse Vending Machines shall occupy no more than 350 square feet of space.

A reverse vending machine is not used as part of the operation and therefore is not proposed.

4. **Power-Driven Equipment:** Only reverse vending machines are permitted. Power-driven processing equipment is not permitted.

No power-driven equipment or reverse vending machine is being proposed.

5. **Storage Container:** All recyclable material must and will be stored in containers and shall be stored within an enclosed building, except in the case of reverse vending machine use where containers are stored within the machine.

Storage containers are not proposed, but all material will be bagged and stored within the enclosed building.

6. **Maintenance:** The facility must and will be maintained and free of litter and/or any other undesirable materials. Additionally, mobile facilities will be swept at the end of the collection day.

The facility is maintained by both the property management and the JC Recycling owner. The site is kept free of litter and other undesirable materials.

7. **Required Container Information:** Containers must and will be clearly marked to identify the type of materials deposited into them. The facility will also be clearly marked with the name and phone number of the facility operator and the hours of operation. Another notice shall be posted stating that no material shall be left outside of the building or reverse recycling machines.

Containers are not proposed; however, the storage area and types of materials will be clearly marked. Additionally, the name, phone number, facility operator, hours of operation, and sign stating that no material shall be left outside of the building will be posted upon approval.

8. **Reduction of Parking:** Parking spaces must and will remain clear of reverse vending facilities and/or attendant if it causes a shortage in the minimum available parking spaces required for the site.



Parking is shared by all tenants with the 431 Stapley site. A reverse vending machine is not a part of the operation, so parking will remain clear.

Conformance with the General Plan

The proposed site is within and complies with the Neighborhood Village designation of the Mesa 2040 General Plan. This designation is intended for “commercial and mixed-use nodes of activity...that serve the surrounding neighborhoods.” As such, the site is in conformance with the following General Plan goals and policies:

Neighborhoods Goal: Create and maintain a variety of great neighborhoods.

- **Neighborhood P1:** Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.
- **Redevelopment P1:** All new development will be evaluated for consistency with the character area form standards for their area and with criteria listed for creating great neighborhoods.

Economic Development Goal: Grow and maintain diverse and stable jobs.

- **Economic Development P1:** Preserve designated commercial and industrial areas for future job growth. In the Economic Activity Areas, requests for changes from non-residential to residential will include review and comment by the Economic Development Office and could be referred to the Economic Development Board for recommendation.

Character Areas Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.

- **Character Areas P2:** In areas with the Neighborhood Village Center character, development will be reviewed for the opportunity to provide needed services to the surrounding neighborhoods, increase connections with the surrounding neighborhoods, help to maintain the health and viability of the surrounding neighborhood, provide a greater sense of place and identity to the center and surrounding neighborhood, and improve the viability of businesses within the center, and for compliance with any approved sub-area or neighborhood plan for the specific area.

Environmental Planning and Conservation Goal: The City of Mesa will be a steward of the environment that promotes sustainable land use and economic development, the use of renewable resources and resource conservation. Thoughtful environmental planning and resource conservation will ensure that Mesa residents are provided with a clean, safe, and environmentally-sound community, which supports the maintenance of neighborhoods, development of businesses, and enjoyment of public spaces and cultural resources well into the future.

- **Environment and Conservation P1:** Take a leadership role and join forces with other local, state, and regional agencies to identify and implement effective measures to ensure environmental quality and efficient use of resources.
- **Environment and Conservation P2:** Support engagement of residents and businesses regarding air and water quality, water and energy efficiency, and development practices that will benefit future generations.

Compatibility with Surrounding Properties

Properties to the north, east and west of the site have generally been designated for various neighborhood uses:

North: Commercial (LC), Hibbert-Allan Acres (RM-4), and La Petite Chateau Apartments (RM-4)



South: Mesa Village Subdivision (RS-6)

East: Mesa Village Subdivision (RS-6)

West: QuikTrip (LC)

Conclusion

This Special Use Permit request is the next step in the development process to put this site to a contributing use. We respectfully request your favorable consideration of the submitted documents. We look forward to working with the City on this development.

