



# Planning & Zoning Board



# ZON24-00784

# SA Recycling

Jennifer Merrill, Senior Planner

January 8, 2024



# Request

- Site Plan Review, and Special Use Permit
- To allow for a large collection facility





# Location

- Approximately 215 feet north of the northwest corner of West Southern Avenue and South Center Street

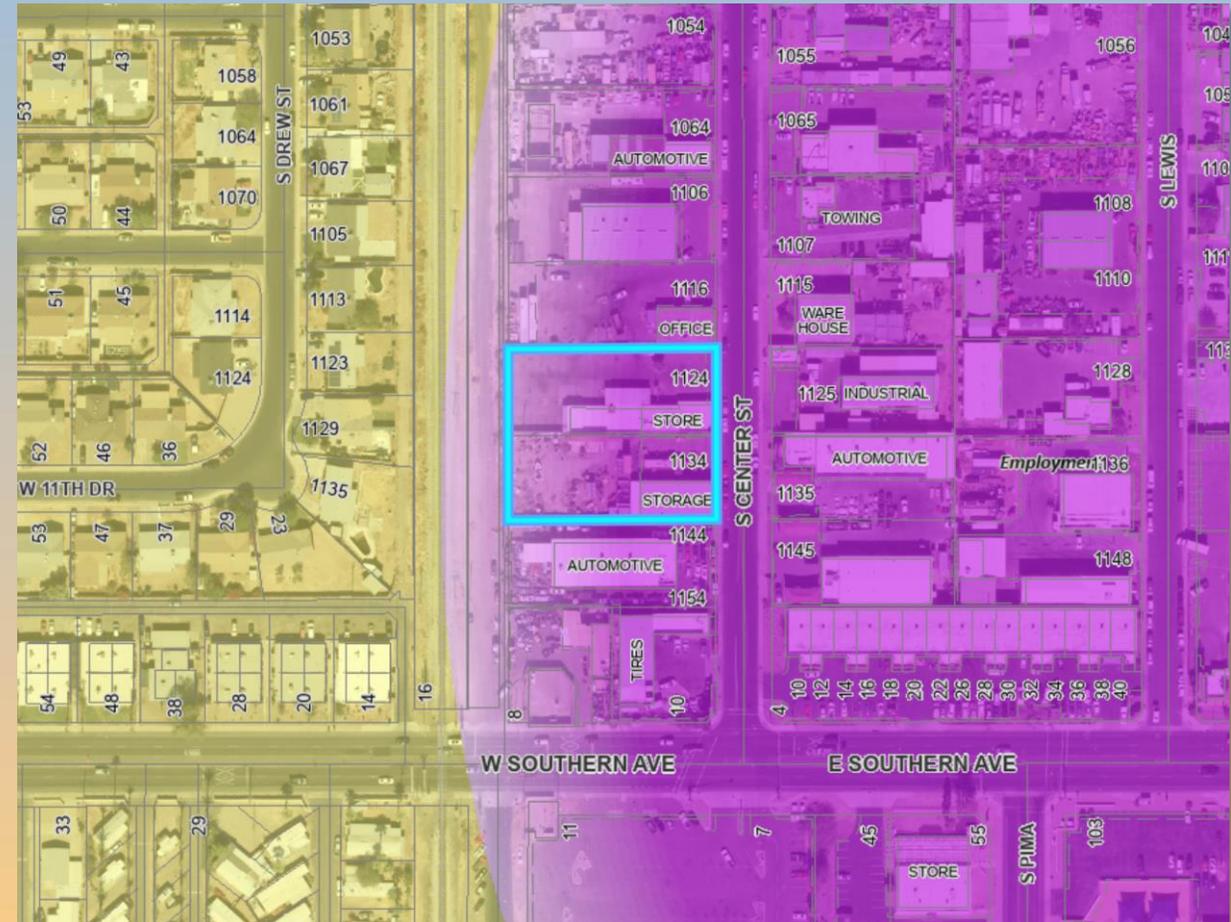




# General Plan

## Employment

- Wide range of employment
- Manufacturing, warehousing, and industrial operations

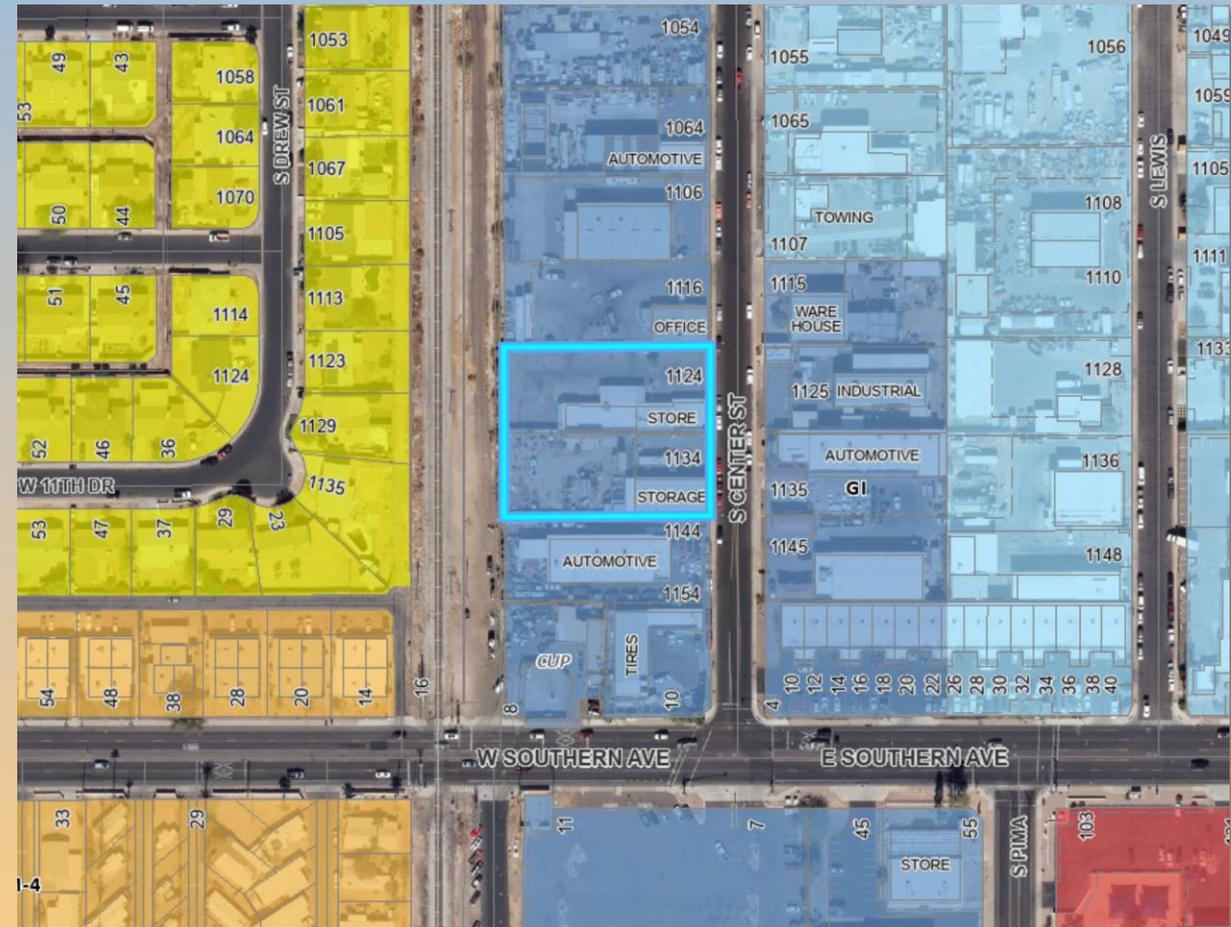




# Zoning

## General Industrial (GI)

- Manufacturing, processing, storage, etc., including some outdoor activities
- Large collection facilities, a type of recycling facility, are permitted in the GI District with approval of a Special





# Site Photo

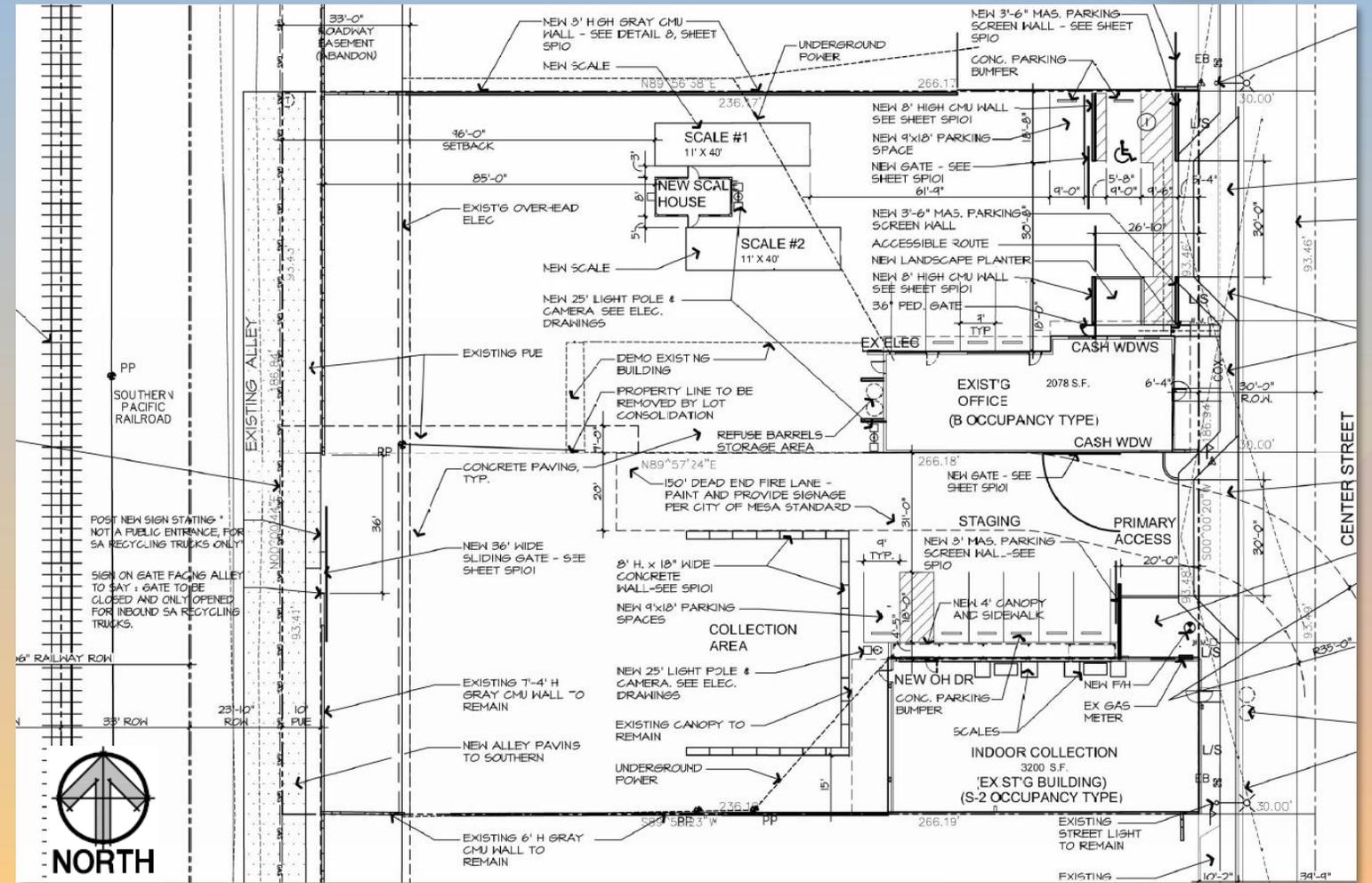


Looking west from Center Street



# Site Plan

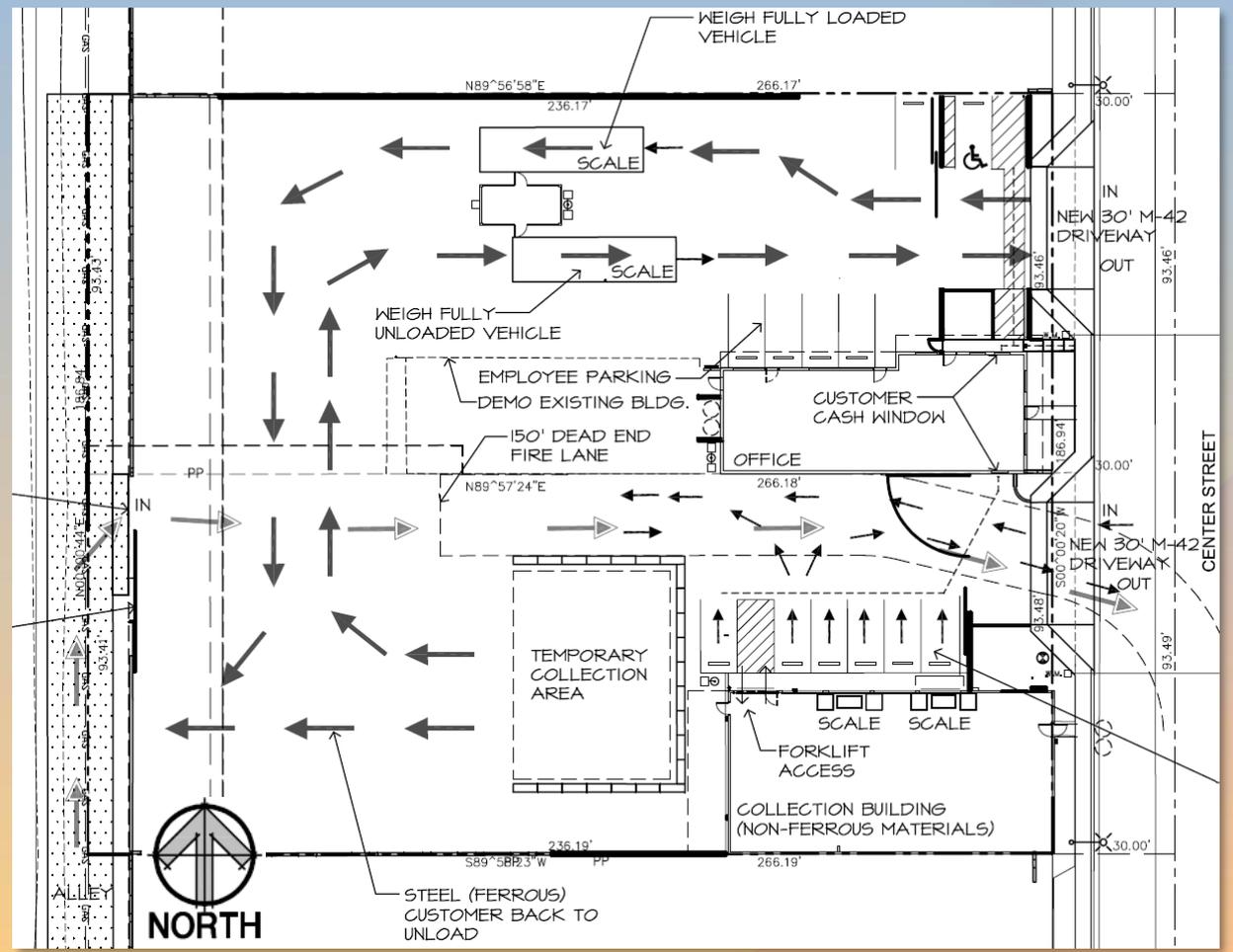
- Two existing buildings
- Vehicle scales
- Collection areas
- Concurrent SCIP request





# Circulation Plan

- Public access from Center Street
- Commercial vehicles for transporting materials for off-site processing will enter from alley and exit onto Center Street





# Landscape Plan

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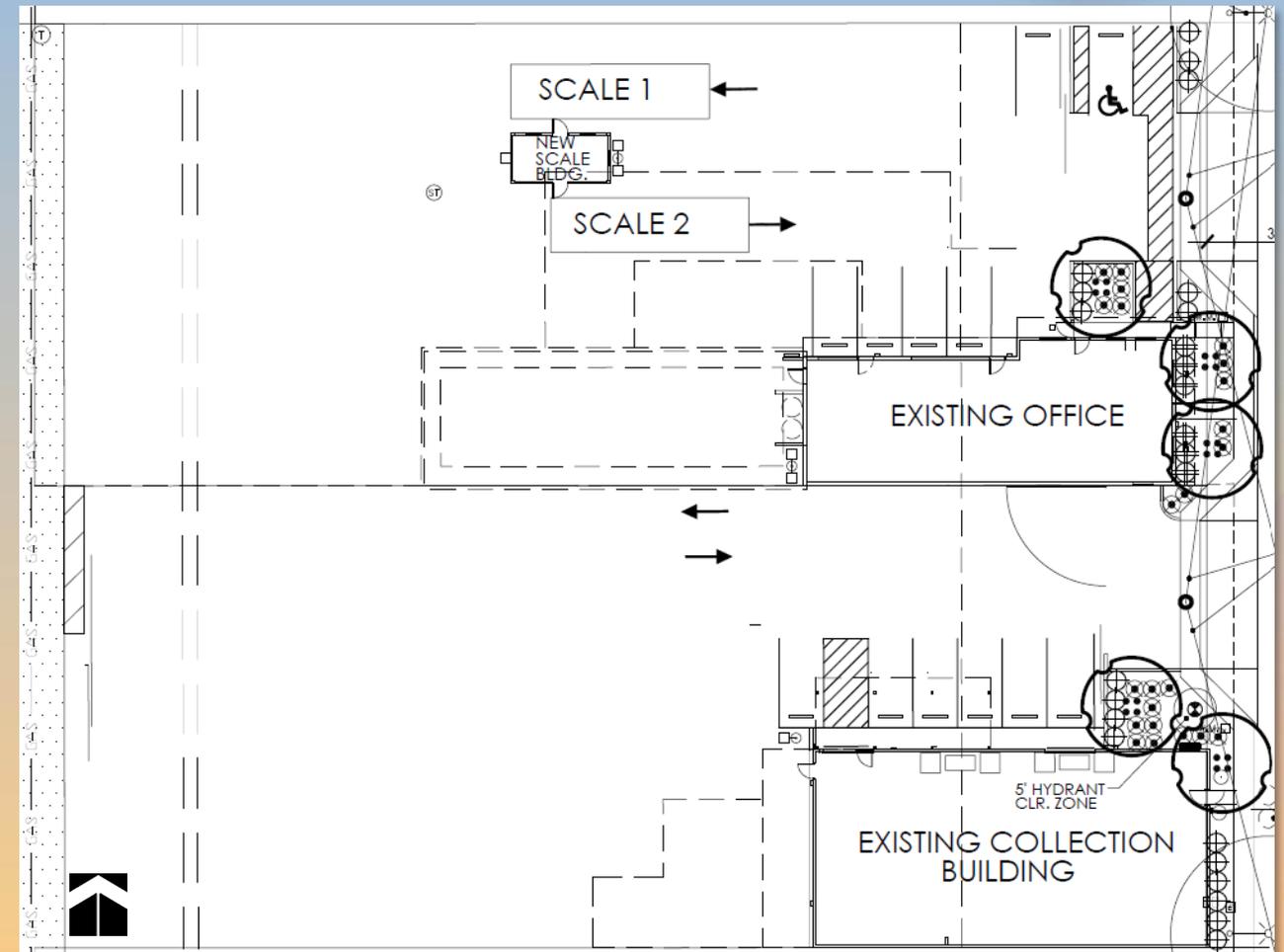
ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
36" BOX
- 

ROSEMARINUS PROSTRATA  
TRAILING ROSMARY  
5 GALLON
- 

HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- 

DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- 

LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON

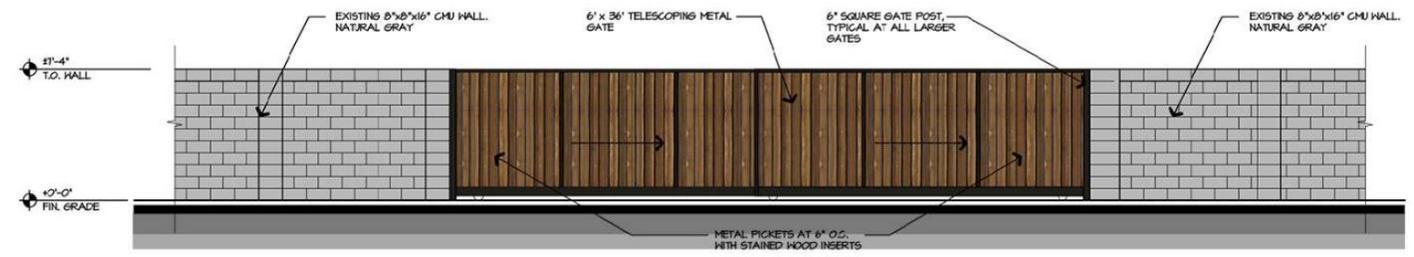
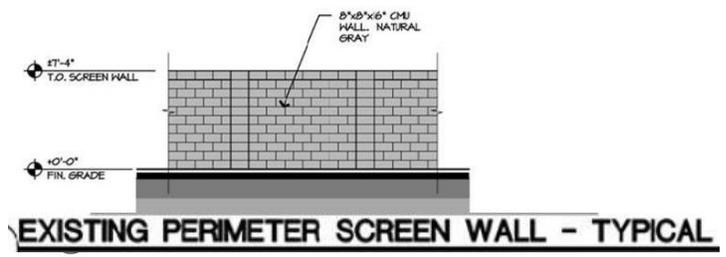
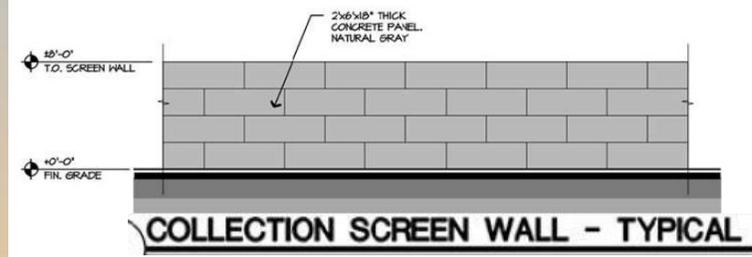




# Elevations



## 1 CENTER ST. SCREEN WALL ELEVATIONS

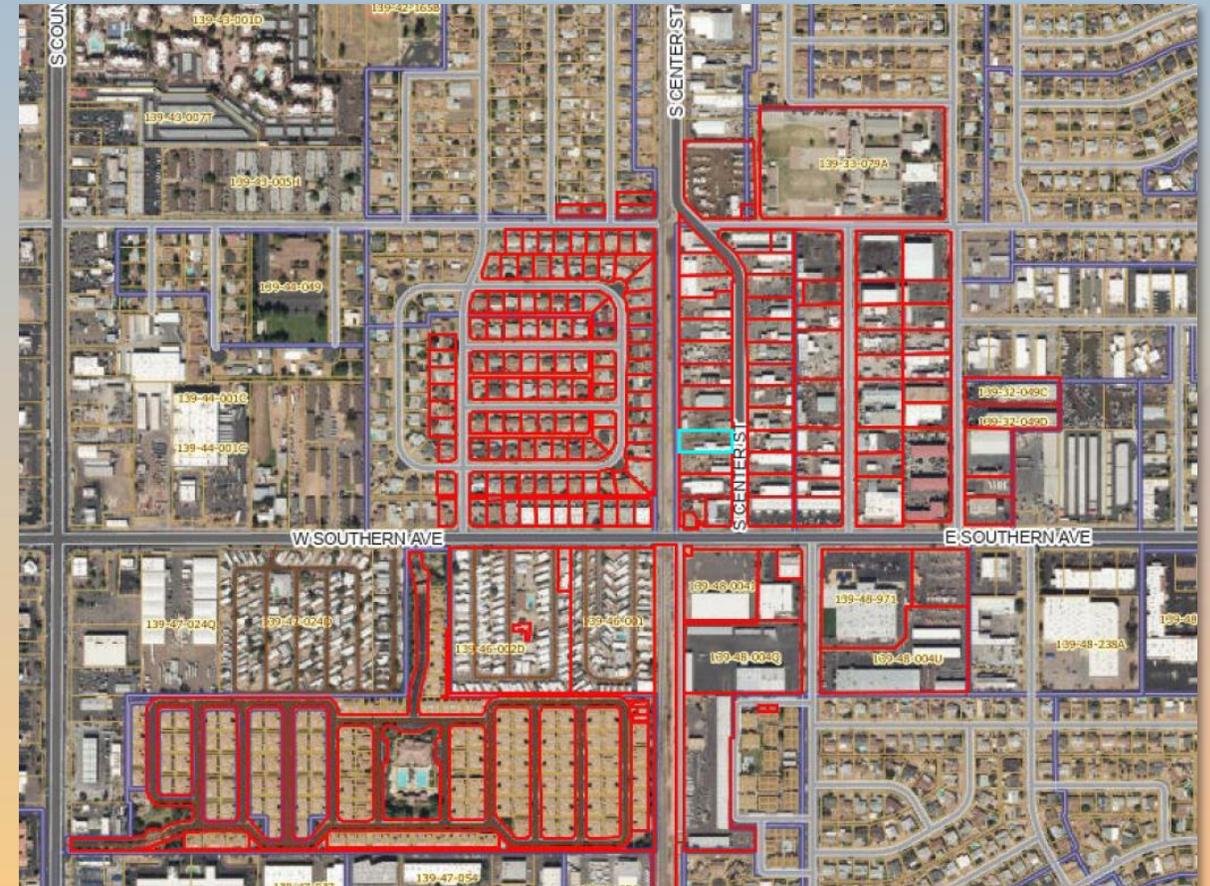


## GATE AT WEST SCREEN WALL



# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- One neighbor contacted staff with concerns:
  - Dust
  - Noise





# Approval Criteria

## Section 11-70-5 Special Use Permit Criteria

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 for Site Plan Review
- ✓ Complies with MZO Section 11-70-5 for Special Use Permit

*Staff recommend Approval with Conditions*



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