

Board of Supervisors Hearing Date: July 22, 2008

Case Summary: Project No. R2005-02279-(1)

(Zone Change RZC200500015 and Conditional Use Permit RCUP200500161)

Project applicant: Sun-Lite Metals

RPC Hearing Dates: July 11, 2007 and July 18, 2007.

Synopsis

Sun-Lite Metals requests a change of zone from M-1 to M-2-DP on 1.12 acres, which is a portion of their 1.47 acre site. The remaining area of the site is currently zoned M-2. A conditional use permit is required to process scrap metal in the M-2 zone and to regulate the development program associated with the proposed M-2-DP portion of the property. The subject property is located at 2213 East Manchester Ave and 2210-2214 East 85th St in the Florence-Firestone community.

The property is used for a scrap metal recycling facility. The western half is used to store and process materials. The eastern half contains a 1,400 square foot office structure and three loading spaces. A 12 foot tall corrugated metal fence surrounds the property. Operations are from 7a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturdays. Twenty-one persons are employed at the facility. Six vehicles are used, including three roll-on, roll-off bed trucks, one bobtail truck and two forty-foot flat bed trucks. There are approximately 150 vehicle round trips generated each week and approximately 27,000 ton of scrap metal is processed annually.

Zone Change: To authorize a change in zone from M-1 to M-2-DP on 1.12 acres

Conditional Use Permit: To authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zones.

Project Proponents

- Proposed zone change and corresponding CUP brings the facility into compliance with zoning standards.
- Allows for continued operation of the facility.

Project Opposition

- There was no opposition to the request.

Contact Person: Mark Child (213) 974-6443