

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND  
DEVELOPMENT  
STAFF REPORT #11**

**CASE NUMBER:** S.U.P. 15-204    **L.U.C.B. MEETING:** March 12, 2015

**LOCATION:** At the western terminus of Klinke Avenue, +/-  
2,300' west of Mario Street

**COUNCIL DISTRICT:** 7    **SUPER DISTRICT** 8

**OWNER OF RECORD/  
APPLICANT:** Fullen Dock and Warehouse Inc.

**REPRESENTATIVE:** Homer Branan

**REQUEST:** Recycling Facility

**AREA:** 23.5 Acres

**EXISTING LAND USE & ZONING:** Primarily vacant land in the Employment  
(EMP) Employment Floodplain (EMP[FP]) and  
Conservation Agricultural Floodplain (CA[FP]) Districts

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**OFFICE OF PLANNING AND DEVELOPMENT  
RECOMMENDATION**

**APPROVAL WITH CONDITIONS**

Staff: Don Jones

E-Mail: john.jones@memphistn.gov

**CONCLUSIONS**

1. Given the overall character of this 200 +/- acre operation, which includes demolition landfills, a dock facility and warehousing, the proposed re-use of a former, now closed, demolition landfill to reclaim recyclable materials seems an appropriate use.
2. The combination of distance, intervening uses, and change in topography between the proposed use and the existing residential seems appropriate to lessen any negative impacts.





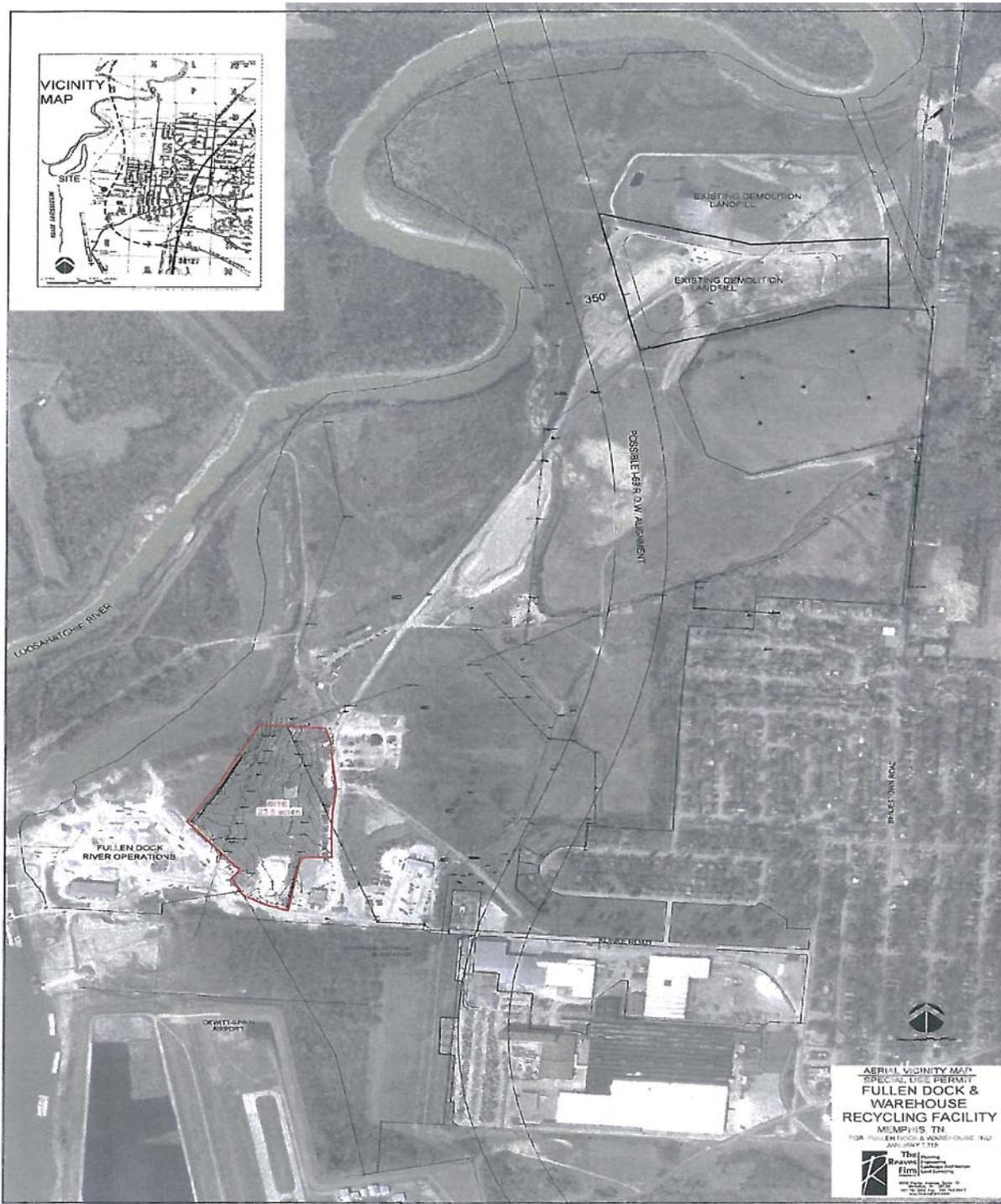
## LAND USE AND ZONING MAP

### SURROUNDING LAND USES AND ZONING:

**North, South and West:** Industrial uses associate with the existing demolition landfill operation, and indoor and outdoor storage in the Heavy Industrial (I-H), Conservation Agriculture and Floodplain (CA[FP]) and Employment Floodplain (Emp [FP])

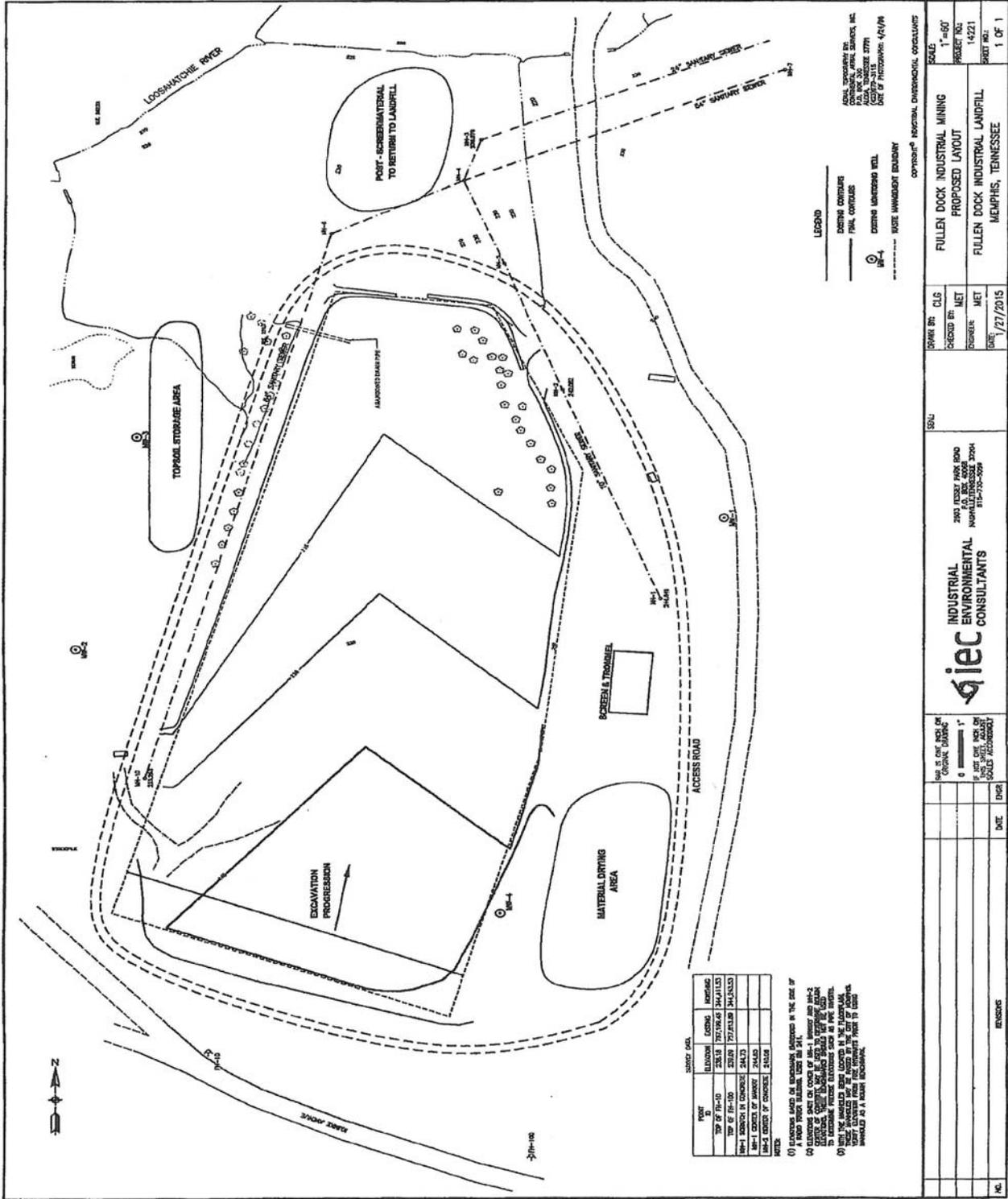
**East:** Vacant land and single family residential structures in the Single Family Residential – 6 (R-6) District, the City of Memphis Vehicle Impound Lot, and warehousing in the Heavy Industrial (I-H) District.

Aerial of Overall Area with site outlined in red





Proposed Layout



NOTES:

- EXCAVATION BASED ON ELEVATIONS SHOWN IN THE SIZE OF A BIRD TRACK SIGNATURE, LINE 24 24.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND LOCATIONS OF UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

LEGEND

- DITCHING CONTOURS
- FINAL CONTOURS
- EXISTING UNDERGROUND WELL
- EXISTING UNDERGROUND BATTERY
- EXISTING UNDERGROUND CONDUIT
- EXISTING UNDERGROUND CONDUIT

DATE	DATE	DATE	DATE
1/27/2015	1/27/2015	1/27/2015	1/27/2015
DESIGNED BY: MET	DESIGNED BY: MET	DESIGNED BY: MET	DESIGNED BY: MET
CHECKED BY: MET	CHECKED BY: MET	CHECKED BY: MET	CHECKED BY: MET
SCALE: 1"=60'	SCALE: 1"=60'	SCALE: 1"=60'	SCALE: 1"=60'
PROJECT NO: 14221	PROJECT NO: 14221	PROJECT NO: 14221	PROJECT NO: 14221
SHEET NO: 1 OF 1	SHEET NO: 1 OF 1	SHEET NO: 1 OF 1	SHEET NO: 1 OF 1
<p>2003 12323 MISSISSIPPI 10000 MISSISSIPPI MEMPHIS, TENNESSEE 38117-3232</p>			
<p><b>giec</b> INDUSTRIAL ENVIRONMENTAL CONSULTANTS</p>			
<p>FULLEN DOCK INDUSTRIAL MINING PROPOSED LAYOUT</p>			
<p>FULLEN DOCK INDUSTRIAL LANDFILL MEMPHIS, TENNESSEE</p>			

General Location:

The subject property is located in the Frayser area of Memphis near the former International Harvester plant.

The subject property is a 23.5 acre tract that is carved out of an approximately 200 acre industrial development owned by Fullen Dock and Warehouse. In close proximity to this site are the Fullen Dock facility which includes warehousing activity located in the former International Harvester Plant and a port facility that receives materials from barges some of which are processed on site and others are stored and then transported from this site by truck or by rail. Also in operation on the +/- 200 acre site is an active Class III/IV Demolition Landfill.

The site is accessed via a private drive which is the western extension of Klinke Avenue which terminates some 1,100 feet to the east.

Request:

The property owner, Fullen Dock and Warehouse Inc, is filing a Special Use Permit to establish a temporary use on a 23.5 acre portion of its 200 acre operation.

The subject tract is a former Class II Landfill that was closed many years ago. The site was filled with shredded nonferrous, ferrous, plastic, and other similar materials related to automobiles. No hazardous or sanitary waste was placed in the landfill. The landfill was subsequently closed and capped with approximately 2 feet of topsoil approximately 15 years ago.

If approved, this Special Use Permit will allow the removal of material to be reclaimed and recycled.

Process – The earthen cap will be removed and stored on site for re-use. The recyclable material will be removed and separated, dried, and then processed to separate it from the dirt and other materials which are not recyclable. The recyclable material when then be trucked off-site for further processing.

This activity is expected to have a 5 year life. At the end of that time, the topsoil and capping will be replaced and the site will be returned to its present state.

The activity on this site will be monitored by the Tennessee Department of Environment and Conservation.



**Tumbler or Trummel**



**Screener**

Materials are sent to the tumbler for the first level of separation, and then to the screener for the second and final sort.

Review of Request:

The requested use, recycling facility, is found in the Uses Permitted Table, Section 2.5.2, of the Unified Development Code, under the Use Category: Waste-Related Services. The table indicates that Sanitary Landfill and Recycling Facilities require a Special Use Permit in the Heavy Industrial (I-H) District.

All requests for Special Use Permits are subject to the Approval Criteria found in Section 9.6.9 of the Unified Development Code. In addition to that criteria, the Use Permitted Table indicates that recycling facilities are also subject to Use Standards which are found in Sub-section 2.6.4D.

Approval Criteria – The applicant’s responses to these criteria are found in the appendix of this report. The intent of these criteria are to evaluate the impact of the proposed use to any near-by use of land that might be negatively affected by the use or its associated activities. Typical negative impacts would be excessive noise, inappropriate levels of traffic or incompatible traffic, or odor.

Staff concurs with the points made by the applicant, that the location of the proposed use is of a significant distance from the nearest residential use. Further, there are intervening uses, such as warehousing, and a MLGW electric substation, a significant change in land elevation, and natural vegetation between the proposed facility and the nearest residential use which will negate any negative impacts.

While this industrial facility does attract large dump trucks and similar kinds of vehicles, these vehicles are limited to Klinke Avenue for their access to the site. The residential properties to the east may choose to use Klinke Avenue to access Harvester Road, but there are a number of other alternatives available to them. There are no residential uses that front on Klinke Avenue.

Use Standards – Use standards are more specific than Approval Criteria. Use standards deal with the operation of the use. In this instance, Use Standard 2.6.4D actually applies to a landfill operation. Where those standards were determined to be applicable, they have been added to Conditions section of this report.

**Conclusion:**

Given the overall character of this 200 +/- acre operation, which includes demolition landfills, a dock facility, and warehousing, the proposed re-use of a former, now closed, demolition landfill to reclaim recyclable materials seems an appropriate use.

The combination of distance, intervening uses and change in topography between the proposed use and the existing residential seems appropriate to lessen any negative impacts. And the limited access to the site via Klinke Avenue, which does not provide direct access to any residential uses, also supports the requested use.

**RECOMMENDATION:        Approval with Conditions**

CONDITIONS:

A Special Use Permit is hereby granted to Fullen Dock and Warehouse, Inc. to allow a recycling facility on the Class II landfill to extract and recycle nonferrous, ferrous and recyclable material on the 24.30 acre Fullen Dock and Warehouse, Inc. property zoned Heavy Industrial (I-H) and located on its property at 382 Klinke Avenue, in accordance with a site plan approved by the Office of Planning and Development with the following conditions:

1. The uses permitted are all uses allowed in the Heavy Industrial (I-H) and shall include a recycling facility. Processing on site shall include excavating, screening, tumbling, loading, drying and all other related uses for a recycling facility.
2. Any uses permitted by the Special Use Permit shall comply with all applicable federal, state and local laws and ordinances. The applicant shall secure all permits necessary for the operation of a recycling facility.
3. Road access to the property shall be limited to a single entrance at the main gate of Fullen Dock and Warehouse, Inc. on Klinke Avenue. The access road from the site to the public road shall be shown on the SUP final plan.
4. A security gate shall be provided at the main entrance which shall remain locked at all times when active operations are not taking place on the site or remainder of the industrial operation.
5. The recycling facility shall maintain all roads within the site in good condition. The site shall be accessible by way of an all-weather road not less than 22 feet wide prior to the beginning of the operation of said site.
6. Over burden and capping shall be retained on a suitable portion of the site and shall be used for recapping at the end of the recycling operation.
7. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, or odor to adjacent property. The premises shall be kept in a neat and clean condition at all times. The site shall be kept in a dust-free condition as nearly as practical. A water truck shall be available for use during operations.
8. The site shall be restored, regraded and resloped as nearly as practical to its original condition after the recycling facility ceases to operate subject to the approval of the Tennessee Department of Environment and Conservation. No final slope on the site shall exceed one foot vertical and 3 feet horizontal.

9. The depth of the excavation and materials to be used for fill shall not have any adverse effect on the supply, quantity or purity of the ground water.
10. A layer of clean earth of at least 2 feet, with the approval of the Tennessee Department of Environment and Conservation, shall be deposited and compacted over the excavation area to bring the surface as near as practical to its original topography. The final fill and finished grade shall be stabilized, seeded and appropriately maintained after completion in accordance with the requirements of the TDEC permit.
11. Equipment used in the recycling operation shall be operated in such a manner that noise and vibration are prevented, to the extent possible, from emanating beyond the boundaries of the site.
12. Existing monitoring wells previously installed are located in the general area. The monitoring well reports shall be sent to the Tennessee Department of Environment and Conservation and the Shelby County Health Department as per their regulations.
13. Any active monitoring wells at the site will be assessed an annual fee of \$20 per well as outlined in the Shelby County Well Construction Code Section 4.035. There are no abandoned water wells at the site but if found, it must be properly filled as outlined in Section 9, Shelby County Well Construction Code. If a water well is to be located at the site, it must meet all criteria as outlined in the Shelby County Well Construction Code and be subject to an annual permit as well as annual sampling of the wells.
14. The applicant shall provide to OPD a copy of all bonding information required by the appropriate department of the State of Tennessee. Upon the closing of the recycling facility and the Tennessee Department of Health and Environment releases the bond, the applicant shall provide to OPD documents that the State's requirements have been met.
15. This Special Use Permit shall be valid for five (5) years from the date State approval is received. A request for an extension may be granted by the Land Use Control Board subject to the right of appeal to the appropriate legislative body by any citizens who spoke at the public hearing or by the applicant.
16. A deed restriction shall be imposed to disclose for future use of the land the subject property has been used as a recycling facility.
17. This facility shall be open Monday – Saturday, 7 am to 7 pm.
18. Applicant shall provide the City Engineer's Office with the necessary information, including but not limited to a Plan Profile, regarding the proximity of the digging information relative to the existing sewer easements for their review and approval prior to the issuance of any permit.
19. The parking area located near the loading/unloading area shall be composed of limestone.

## GENERAL INFORMATION

**Street Frontage:** Klinke Avenue terminates some 1,100 feet to the west of the site.  
Private Drive - +/- 250'

**Planning District:** Frayser

**Census Tract:** 99.01

**Zoning Atlas Page:** 1725

**Parcel ID:** 069073 00005

## DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

### City Engineer:

CASE: SUP 15-204

NAME: Recycling Facility

1. City sanitary sewers are available at developer's expense.
2. City sanitary sewers are located extremely close to the area to be excavated. How will the existing sewer be protected from damage?
3. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
4. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.
5. Proper precautions for vehicle wash prior to leaving the site shall be provided by the developer.

**City Fire Division:** No comments received.

**City Real Estate:** No comments received.

**City/County Health Department:** No comment

**Construction Code Enforcement:** No comments received.

**Memphis Light, Gas and Water:** No comments received.

**AT& T :** No comments received.

**Memphis Area Transit Authority (MATA):** No comments received.

**OPD-Regional Services:** No comments received.

**OPD-Comprehensive Planning:** No comments received.

**Division of Park Services:** No comments received.

**Neighborhood Associations:**

*Frayser CDC:*

Homer, I got the docs you sent. I do not plan to go to the public meeting. But, it is okay with me if you mention (if it's helpful) that you and I have met and that I do not have objections to the proposal.

*Frayser Community Association* No comments received

*Frayser Neighborhood Council* No comment received

Appendix:

A. Letter of Intent

B. Application with responses to Approval Criteria

Appendix A

FARRIS BOBANGO BRANAN PLC  
ATTORNEYS AT LAW

999 S. Shady Grove Road, Suite 500 / Memphis, TN 38120  
901-259-7100 / Fax 901-259-7150  
www.farrisbobango.com

January 26, 2015

Mr. Josh Whitehead, Director  
Office of Planning and Development  
City Hall, 4<sup>th</sup> Floor  
Memphis, Tennessee 38103

Re: Special Use Permit for Recycling Facility  
Fullen Dock and Warehouse, Inc.  
Memphis, Tennessee

Dear Josh:

We met on January 21, 2015 to discuss a proposed recycling facility application on property zoned Heavy Industrial (IH) located northwest of Klinke Avenue near the center of the Fullen Dock industrial complex. The property has access to Klinke Avenue on an existing asphalt private drive access easement and has 24 hour security. Fullen Dock has approximately 200 acres of property located to the northwest of the old International Harvester plant and the City of Memphis impound lot. The recycling site was a Class 2 landfill that was capped and closed approximately 15 years ago. There is no hazardous or sanitary waste in the fill area. Fullen Dock is an industrial port with frontage on the Mississippi River and a still water harbor. It is an important part of the economic development activity for the City of Memphis and Shelby County. The subject site within the industrial activity at Fullen Dock consists of approximately 23.5 acres. The proposed use is consistent with the industrial character of the surrounding area and should not pose any discernable change in the character of the area.

This application for a recycling facility is compatible with the industrial uses in the area. The uses consist of river barge activity that carries industrial products, as well as the storage of limestone, gravel, metal, sand and other materials in addition to the operation of a demolition landfill to the north which is used by the City of Memphis and the public. The majority of land uses in the area are non-residential. The residential area to the east was developed at the time the International Harvester plant was in operation. This area is buffered by a bluff and existing vegetation which reduces noise and visibility. There is also a LG&W substation located to the southwest of the residences.

The special use permit is for a recycling facility to extract and recycle nonferrous materials from a previously buried shredded residue operation that was closed approximately 15 years ago. The earthen cap at the site will be removed and retained until the operation is



**FARRIS BOBANGO BRANAN PLC**

Josh Whitehead  
January 26, 2015  
Page 2

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completed. Upon completion of the recycling activity, the site will be restored to its previous condition with the approval from the Tennessee Department of Environment and Conservation. TDEC inspects the site four times a year and also reviews the data twice a year on the monitoring wells that have been on site for several years. Enclosed is a flow chart that demonstrates the nonferrous recovery process.

The subject property will be excavated and the material recovered will be dried, tumbled and screened. The recoverable material will be removed from the subject site to another company for further screening and processing to remove the nonferrous material. The unusable material will be returned to the site and after completion of the operation the site will be reclaimed and recapped. The operation is temporary and Fullen Dock request a special use permit for 5 years to commence at the time the State permit is obtained and a use and occupancy permit is issued by the building officials. The State permit is issued by the Tennessee Department of Environment and Conservation. This project is good for the environment by the removal of nonferrous material from the ground and is good for economic development by the creation of approximately 12 new jobs for the community.

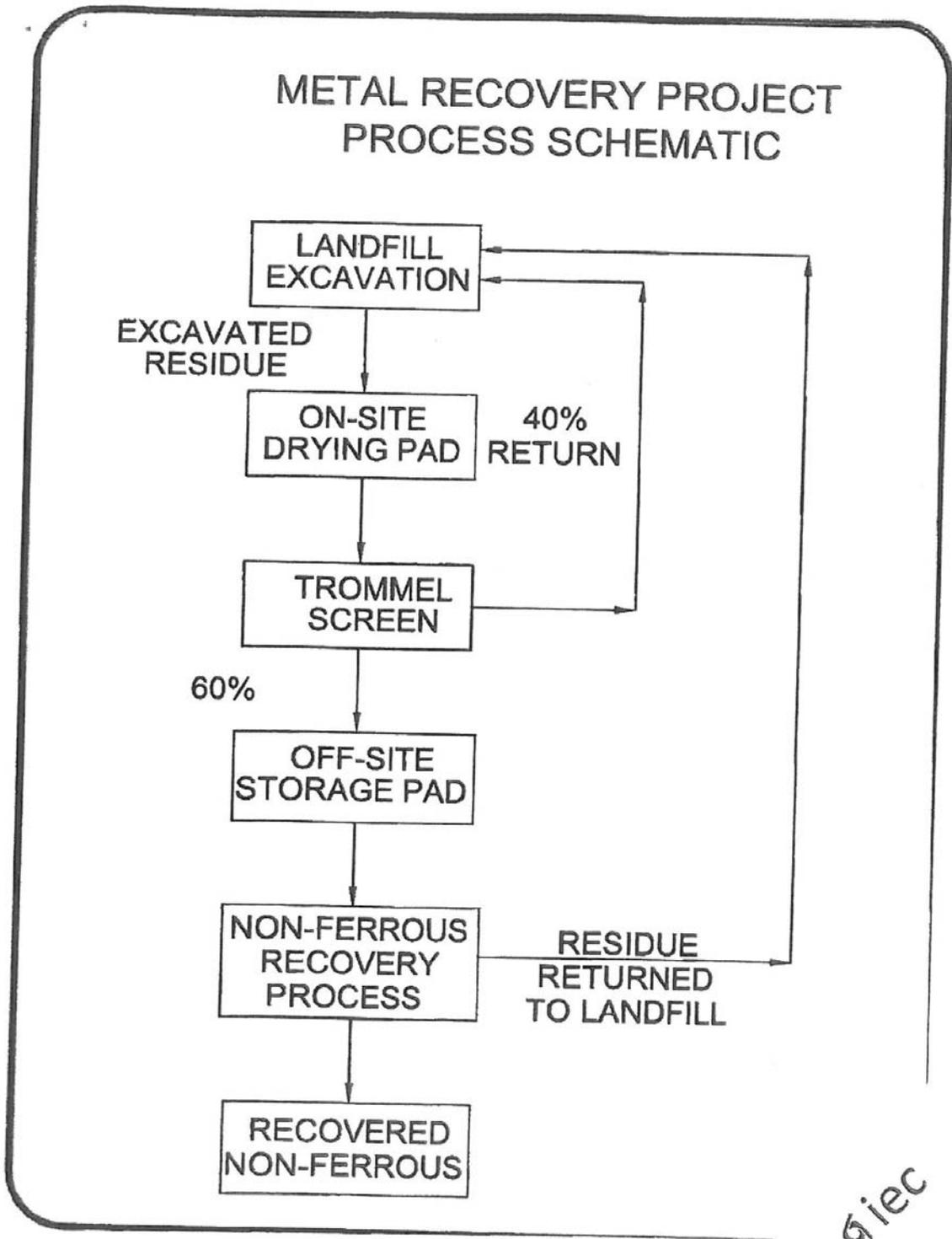
Fullen Dock submits this special use permit application for a recycling facility for consideration and if you have any questions, suggestions or comments, please do not hesitate to contact us at your earliest convenience. Thank you for your time and assistance.

Very truly yours,

FARRIS BOBANGO BRANAN PLC

By:   
\_\_\_\_\_  
Homer B. Branan, III

HBB:cwa  
Enclosure



Appendix B



*Memphis and Shelby County*  
*Office of Planning and Development*  
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6619

**APPLICATION FOR SPECIAL USE PERMIT  
APPROVAL/AMENDMENT**

Date: January 29, 2015

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Property Owner of Record: Fullen Dock & Warehouse, Inc. Phone #: 901.358.9544

Mailing Address: 382 Klinke Avenue City/State: Memphis, TN Zip 38127

Property Owner E-Mail Address: mfrick@fullendock.com

Applicant: Fullen Dock & Warehouse, Inc. Phone # 901.358.9544

Mailing Address: 382 Klinke Avenue City/State: Memphis, TN Zip 38127

Applicant E-Mail Address: mfrick@fullendock.com

Representative: Homer B. Branan, III-Farris Bobango Branan Phone #: 901.259.7100

Mailing Address: 999 S. Shady Grove #500 City/State: Memphis, TN Zip 38120

Representative E-Mail Address: hbranan@farris-law.com

Engineer/Surveyor: Harvey C. Marcom, P.E. -The Reaves Firm Phone # 901.761.2016

Mailing Address: 6800 Poplar Ave. Ste. 101 City/State: Memphis, TN Zip 38138

Engineer/Surveyor E-Mail Address: hmarcom@reavesfirm.com

Street Address Location: 6800 Poplar Ave. Ste. 101

Distance to nearest intersecting street: Approximately 3,325 FT(+/-) west of the intersection of Klinke Avenue/Harvester Lane & 2,300(+/-) FT of Mario Street

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>23.5 (+/-)</u>	_____	_____
Existing Zoning:	<u>I-H</u>	_____	_____
Existing Use of Property	<u>I-H Closed-Class II-ASR*</u>	<u>Landfill</u>	_____
Requested Use of Property	<u>SUP Recycling Facility</u>	_____	_____

\*ASR-Automobile Shredded Residue

**Amendment(s):** Any revision to an approved Special Use Permit that does not meet the provisions for Major or Minor Modifications shall be proposed as an amendment. Time extensions (see Subsection 9.6.14B of the UDC) to and requests to exceed 24-month limitation on discontinuance (see Subsection 9.6.14C) of approved special use permits shall be processed as major modifications, subject to the provisions of Chapter 9.16.

Yes \_\_\_\_\_ No X

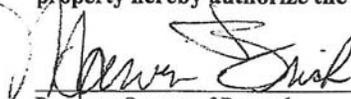
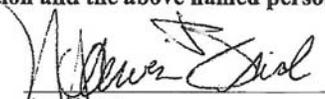
**Pre-Application Conference held on:** 01/21/2015 with Josh Whitehead, Planning Director

**Neighborhood Meeting Requirement Met:** Yes \_\_\_\_\_ No X

(If yes, documentation must be included with application materials)

**Variations:** If the Office of Planning and Development (OPD) determines your submitted site plan requires Board of Adjustment (BOA) action on a particular standard of the Unified Development Code, this application will not be heard by the Land Use Control Board (LUCB) until an application is submitted to the BOA. Once a BOA application is received by OPD, OPD will proceed to send any public notices, including neighborhood meeting notification, for the next available LUCB meeting. Notices will not be sent out prior to a BOA application being received. All neighborhood notification and public notices shall meet the timing provided in Sections 9.3.2 and 9.3.4 of the UDC. In lieu of a BOA application being filed, this application for a Special Use Permit may be replaced with an application for a Planned Development within 14 days of the filing deadline for this application, unless the site is located within the Medical Overlay District (see Sec. 8.2.2D of the UDC). If neither a Board of Adjustment nor a Planned Development application is received within 90 days of the filing deadline for this application, then this application shall be considered defective and withdrawn from any future consideration by the Land Use Control Board.

I (we) hereby make application for the Special Use Permit described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

	<u>1/27/15</u>		<u>1/27/15</u>
Property Owner of Record	Date	Applicant	Date
Fullen Dock & Warehouse, Inc.		Fullen Dock & Warehouse, Inc.	

**REQUIREMENTS PRIOR TO APPLICATION SUBMISSION**

**PRE-APPLICATION CONFERENCE** - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD. After consultation with an OPD staff member and obtaining his/her signature on the application a full application may be submitted.

**NEIGHBORHOOD MEETING** - At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

The following documentation shall be provided to OPD to verify compliance with this requirement: A copy of the letter sent to neighborhood associations and abutting property owners and a copy of the mailing list used to send notice.

**SIGN POSTING** - A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

**9.6.9 Special Use Permit Approval Criteria**

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare (UDC sub-section 9.6.9A).

SEE ATTACHED

- The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations (UDC sub-section 9.6.9B).

SEE ATTACHED

- The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services (UDC sub-section 9.6.9C).

SEE ATTACHED

- The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance (UDC sub-section 9.6.9D).

SEE ATTACHED

- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).

SEE ATTACHED

- The request will not adversely affect any plans to be considered (see UDC Chapter 1.9) or violate the character of existing standards for development of the adjacent properties (UDC sub-section 9.6.9F).

SEE ATTACHED

**9.6.9 Special Use Permit Approval Criteria**

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health safety, and general welfare (UDC sub-section 9.6.9A).

The subject property is zoned Heavy Industrial (I-H) and is northwest of the old International Harvester Plant and police impound lot. The property is a part of Fullen Dock and Warehouse industrial complex on the Mississippi-Loosahatchie riverfront and was the site of a Class 2 landfill that was closed about 15 years ago. The corridor of future I-69 will be located to the east. There will be no adverse effect on adjacent property, traffic, utilities or the general welfare. This area has been a heavy industrial area for many years. The recycling facility will have no adverse effect and will remove nonferrous material such as brass, copper, aluminum and other reusable material from the site to be repurposed.

- The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations (UDC sub-section 9.6.9B).

The subject property is a part of an ongoing industrial operation that has been there for many years and will operated to be compatible with the area. The subject area is in the center of existing heavy industrial uses. The property has access to Klinke Avenue, a public street, and 24 hour security. The special permit use will be temporary and the property will be restored after completion of the recycling facility operation.

- The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services (UDC sub-section 9.6.9C).

The property is a part of Fullen Dock and Warehouse operations and has all essential public facilities such as streets, fire protection and emergency services. The site has access to Klinke Avenue.

- The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance (UDC sub-section 9.6.9D).

The special permit will not result in the destruction, loss or damage to any significant natural, scenic or historical importance.

- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).

The project will comply with all standards imposed on it by any provision authorizing the use.

- The request will not adversely affect any plans to be considered (see UDC Chapter 1.9) or violate the character of existing standards for development of the adjacent properties (UDC sub-section 9.6.9F).

The permit will not affect any plans under Section 1.9 or standards under Section 9.6.9F.