City of Hiawatha
Community Development Department

Purpose: Conditional Use Expansion Request **Date:** 08/20/2019

To: Planning and Zoning Commission

Plan Name: R & S Properties LLC

Address: 1405 Industrial Avenue **Zone**: I-2

 # Lots: Two lots total for Crushing use-1405-1415 Industrial

Reviewer: Patrick Parsley, Community Development Director

Report: Each of the issues described in the UDC Section 165.83 #7 must be addressed in the consideration of a conditional use expansion. Items A thru G are discussed herein.

7. *Description: Standards for Conditional Uses. Approval for any conditional use shall be granted only if evidence is presented which establishes:*

A. That the conditional use applied for is permitted in the district within which the property is located. The description of this use is storing and "crushing" recycled concrete. This process is similar to quarry processes which are classified as a conditional use for I-2 zoning districts and is exactly the same as the present conditional use for 1415 Industrial.

B. That the proposed use and development will be in accordance with the intent and purpose of this Code and with the goals and objectives of the Land Use portion of the Comprehensive Site Plan. This use, allowed as conditional is appropriate in this I-2 zone. This area is set aside for heavy industrial activity which can produce noise and significant truck traffic.

C. That the proposed use and development will not have a substantial adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare. This use has not created substantial adverse effects on the area. The conditions are meant to control any adverse dust and storage which may be visible from the right-of-way and visible to off-site property. All adjacent properties are classified as I-2 not requiring screening.

D. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property. A site plan has been submitted for review and it includes the necessary elements;

1. Screening installed where required along Hawkeye and Industrial. The proposal includes trees in place of a fence on Industrial.

2. Landscaping with green space and trees as specified in the UDC. This will include planting trees along both street fronts.
3. Installation of a dust free driving surface to be approved by the city engineer.
4. The storm water management design has been certified to compliance.
5. The sidewalk along Industrial will be installed with the PCC approach.

E. That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities. The traffic and parking needs are very similar to the allowable uses for this zone; consequently no issues of congestion are anticipated. The road, approaches and the driveway are constructed to support the anticipated truck weights and counts. There are no other utilities being installed at this time since no building is included in the project.

F. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Code for the district in which the property is located. There is no building development at this time except for the site development for a dust free surface, storm water management, screening and a public sidewalk. All have been reviewed for compliance on the proposed site plan.

G. Whether, and to what extent, all reasonable steps possible have been, or will be taken, to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening. Issues specific to this use which will require special conditions and monitoring include:

1. Dust control in the crushing process.
2. The noise which may be produced in the crushing operation.
3. Access to restroom facilities on the site during all crushing activities.

Recommendation: Community development views this use as a qualifying conditional use in an I-2 zone. Presently we have received no complaints regarding the existing conditional use. CD would recommend maintaining these conditions for the expanded conditional use:

1. Maintain dust control in the crushing and hauling processes.
2. Limit the hours of operation for crushing to match the UDC noise ordinance.
3. Provide portable restroom facilities on the site during all crushing activities lasting more than one hour.
4. Provide screening along Industrial with plants and trees to 50% opaque; to be planted and maintained in place of a fence.

If any of these conditions are violated, the conditional use may be terminated.