

November 28, 2018

SUBJECT: We Buy Scrap – 3340 Enterprise Road

TECHNICAL REVIEW PROJECT: # 18-04000023

CONDITIONAL USE REQUEST

Response to Comments in Bold:

1. Perform a Unity of Title and or parcel combination on the properties at 3340 Enterprise Road & 1237 Grose Road as both properties will be utilized with this conditional use.

Response: Acknowledged. A Lot Combination may be a better way to combine the 2 lots.

2. The site plan denotes that there is existing fence on the property with barbed wire, please remove barbed wire if it is concertina type wire as that is a prohibited fence type within the city limits.

Response: The barbed wire will be removed and a green fabric installed to provide screening.

3. Outdoor storage of materials is outlines on the site plan, demonstrate compliance with City Code 22-67(e)(5).

Response: Acknowledged.

4. As this project is being described as a Junkyard in the project narrative, demonstrate compliance with City Code 16-69, New Junkyards.

Response: Agree and acknowledged. The zoning letter dated June 27, 2018 classified the use as :Waste-related Use”.

5. If this in fact a junkyard detailed plans will need to be submitted on the fence and or wall that will need to be constructed to 8ft so that the City Planning Board may decide if it meets the requirements of City Code 16-69(d).

Response: Acknowledged and will comply. A Change of use permit will be submitted to the building department for minor improvements such as ADA compliance and a general “spruce up”.

6. The site plan shows 28 regular parking spaces, but the project narrative talks about 31 regular parking spaces. Please indicate where the three missing parking spaces are.

Response: The parking spaces are shown in the “Phase Box” on the site plan.

7. If this project will be phased as the project narrative describes then please provide a project phasing plan that highlights what area will be worked on first, followed by the second and third phases.

Response: Acknowledged – the Phasing Plan is outlined on the Site plan, SP-2.

8. A lighting plan or photometric survey will be required that demonstrates compliance with City Code 22-60(j)(1)(a)

Response: A photometric plan will be provided during the change of use permit process.

9. Provide a Landscape Plan that demonstrates compliance with City Code 22-187,
General Landscaping

Response: A landscape plan is shown on SP-2 site plan.