



DOCKET ITEM #3
Text Amendment #2008-0008
Public Recycling Center In Industrial Zones

Project Name: Public Recycling Centers in the Industrial Zone	Planning Commission Hearing:	December 2, 2008
	City Council Hearing:	December 13, 2008
Proposal: Text Amendment to allow public recycling center in industrial zones as a permitted use.		
Applicant: City of Alexandria, Planning and Zoning		

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Gary Wagner, RLA Gary.wagner@alexandriava.gov Colleen Rafferty Colleen.rafferty@alexandriava.gov
Planning Commission Action:
City Council Action:

I. STAFF RECOMMENDATION

Staff recommends that the Planning Commission on its on motion initiate and approve the following text amendment:

ARTICLE IV: COMMERCIAL, OFFICE, AND INDUSTRIAL ZONES

Sec. 4-1200 I/Industrial zone.

4-1202 *Permitted uses.* The following uses are permitted in the I zone:

(CC) Public Recycling Center.

Note: Underline indicates proposed new text; ~~strikethrough~~ indicates text to be deleted.
Full text attached to report.

II. DISCUSSION

This text amendment is designed to allow a public recycling center on land zoned I/Industrial, and is being brought forward in conjunction with an application to relocate an existing public recycling center from 3518 Wheeler Avenue to 3100 Business Center Drive.

A. *The I Zone*

The I zone was adopted in 1992, after being proposed by the Zoning Task Force as part of its work on the new comprehensive Zoning Ordinance. Prior to the I zone, the City had various industrial uses categorized based on intensity and type of use. In 1962, there was light industrial, or I-1, and heavy industrial, or I-2. I-1 uses were less intense, such as warehouses, storage, and light automobile repair. I-2 uses were more intense and included manufacturing and distribution centers. In 1981, a text amendment to the Zoning Ordinance removed several uses, moved some uses from I-2 to I-1, instituted a special use permit process, and established grandfathering of certain uses. Finally, in 1992, the Zoning Task Force consolidated the two industrial zones for purposes of simplifying the land uses and zoning in the city, as well as grandfathering the remaining uses.

B. *Recycling in the I Zone*

The proposed text amendment would allow public recycling centers to be located on industrial land as a permitted use. Currently, recycling and materials recovery facilities are permitted in the I zone through the approval of a special use permit. A public recycling center, however, is not permitted. A recycling and materials recovery facility is a building where the materials are collected, sorted, and processed. A public recycling center, per Section 2-187.1, is “a collection site for acceptance by donation or redemption of recyclable materials from the public. Such center may not include permanent structures or buildings (other than fences and screens), but typically consist of portable containers which can be readily moved to be emptied or relocated”.

Staff proposes the text amendment to allow public recycling centers in the industrial zone as a permitted use. Public recycling centers typically do not have any negative impacts, such as noise or emissions and can be compared to other permitted uses in the zone including animal shelters, bottling plants, machine shops, manufacturing, storage buildings and warehouses, and sheet metal shops. The uses allowed in the I zone pursuant to a special use permit are more intense and include asphalt plants, concrete mixing and batching plants, and the aforementioned recycling and materials recovery facilities.

C. *Business Center Drive Site*

This text amendment is necessary to allow for the existing public recycling center at 3518 Wheeler Avenue to be relocated to 3100 Business Center Drive. The relocation of the existing public recycling center is necessary to accommodate construction of the approved Alexandria Police Facility. There is a pending approval of a development site plan (DSP#2008-0012) for the relocation of the center, which is contingent upon the approval of this text amendment.

Based on the definitions provided in Article II of the Zoning Ordinance, the definition of a public recycling center suits the activity occurring at the existing site on 3518 Wheeler Avenue. This use pre-dates the 1992 Zoning Ordinance, and is grandfathered in its current location. The relocation of the use would not change its operations. The site would include bins for the public to drop off their household recyclable materials such as paper, glass, plastic, cardboard, aluminum, and small hazardous wastes such as paint cans and batteries. The materials would then be taken to the Waste Management Facility in Maryland to be processed.

The proposed public recycling center use serves a public purpose, is consistent with the City’s Eco-City initiative, and is an appropriate use at this location. For these reasons, staff supports the proposed text amendment to allow public recycling centers in the industrial zone as a permitted use.

STAFF: Faroll Hamer, Director of Planning and Zoning;
Rich Josephson, Deputy Director;
Gwen Wright, Chief, Development;
Gary Wagner, RLA, Principal Planner;
Colleen Rafferty, Urban Planner.

Attachments: Section 4-1200 I/Industrial zone.

Sec. 4-1200 I/Industrial zone.

4-1201 Purpose. The I zone is established to provide areas for light to medium industrial use, including service, distribution, manufacturing, wholesale and storage facilities at low densities in areas of the city which will not negatively impact adjacent neighborhoods.

4-1202 Permitted uses. The following uses are permitted in the I zone:

- (A) Ambulance service;
- (B) Animal shelter or kennel;
- (C) Automobile service station;
- (D) Bottling plant;
- (E) Building materials storage and sales;
- (F) Business office accessory to and on the same site as an industrial use;
- (G) Catering operations;
- (H) Drive through facility;
- (I) *[Reserved]*;
- (J) Funeral home;
- (K) Glass shop;
- (L) Ice and cold storage facility;
- (M) Laundry, dry cleaning operations;
- (N) Light automobile repair;
- (O) Machine shop;
- (P) Manufacturing;
- (Q) Medical laboratory;
- (Q.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (R) Parcel delivery;
- (S) Pet supplies, grooming and training, with no overnight accommodation;
- (T) Printing and publishing facilities;
- (U) Radio or television broadcasting office and studio;
- (V) Research and testing laboratory;
- (V.1) Retail;

- (W) Sheet metal shop;
- (X) Stone monument works;
- (Y) Storage buildings and warehouses;
- (Z) Utilities, as permitted by section 7-1200;
- (AA) Wholesale businesses;
- (BB) Accessory uses, as permitted by section 7-100.

4-1203 *Special uses.* The following uses may be allowed in the I zone pursuant to a special use permit:

- (A) Asphalt plant;
- (A.1) Amusement enterprise;
- (B) Automobile and trailer rental or sales area;
- (C) Business offices other than those listed in section 4-1202(F);
- (D) Bus shelter on private property;
- (E) Concrete mixing and batching plant;
- (F) Convenience store;
- (F.1) Day labor agency.
- (G) Freight distribution center;
- (G.1) Fuel yard;
- (H) General automobile repair;
- (I) Helistop;

- (J) Homeless shelter;
- (K) Hospital;
- (L) Interstate bus station;
- (M) Junkyard;
- (N) Medical care facility;
- (O) Motor vehicle parking or storage for more than 20 vehicles;
- (P) Motor vehicle storage yard;
- (P.1) Outdoor garden center;
- (Q) Public building;
- (R) Recycling and materials recovery facility;
- (R.1) Restaurant;
- (S) Stone crushing operation;

- (T) Vehicle towing service and associated impound lot;
- (U) Waste to energy plant;
- (V) Any other use not listed elsewhere in this ordinance.

4-1204 *Prohibited uses.* Any use which is not a permitted, special or accessory use pursuant to this section 4-1200 is prohibited.

4-1205 *Area and bulk regulations.*

- (A) *Yards.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 and the zone transition requirements of section 7-900.
- (B) *Floor area ratio.* The maximum permitted floor area ratio is .85, except that the floor area ratio may be increased to an amount not to exceed 1.25 with a special use permit.
- (C) *Height.* The maximum permitted height of a building is 50 feet, provided that in the case of a use that requires greater height for a tower, stack or other feature due to the inherent nature of its operations, the additional height needed to accommodate such feature may be approved with a special use permit.

4-1206 *Use limitations.*

- (A) All uses and operations shall take place within a completely enclosed structure or an area enclosed on all sides with screening or buffering adequate and reasonable to protect adjacent nearby uses, as determined by the director.
- (B) No use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas, fumes, noise, vibration or glare.
(Ord. No. 3606, §§ 4, 5, 12-12-92; Ord. No. 3612, § 1, 1-23-93; Ord. No. 3697, §§ 2, 3, 1-22-94; Ord. No. 3912, §§ 3, 4, 1-25-97; Ord. No. 4049, §§ 3, 5, 5-15-99; Ord. No. 4328, §§ 3, 6, 1-24-04)

Sec. 4-1300 **UT/Utilities and transportation.**

4-1301 *Purpose.* The UT zone is established to provide land areas in the city for utility and transportation uses.

4-1302 *Permitted uses.* The following uses are permitted in the UT zone:

- (A) Electrical substation and switching stations;
- (B) Railroad, bus and rail transit passenger stations;