



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Dick Demien, HHW Solutions

REQUESTED ACTION: Conditional Use Permit in the "I" Industrial zoning district to allow storage and aggregation of household chemicals.

LOCATION: 844 Dalworth Dr., Suite 7

CASE NUMBER: Z0718-0053

COMMUNITY RESPONSES: No responses

STAFF COMMENTS AND ANALYSIS

The applicant is proposing the storage and collection of household chemicals for a business called HHW Solutions. According to the applicant, HHW Solutions collects household chemicals such as latex and oil based paints, cleaning supplies, and pool chemicals, from a customer's home and safely disposes of the chemicals. The approximately 800-square foot lease space is located at Suite 7 in the Dalworth Industrial Park among multiple tenant uses.

The proposed Conditional Use Permit to allow the storage and collection of household chemicals is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. The proposed use will be adjacent to multiple nonresidential uses including Union Pacific Railroad, a sign manufacturing shop and automotive repair business. Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties.

RECOMMENDATION

At the August 27, 2018 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the Conditional Use Permit request to allow the storage and aggregation of household chemicals to the City Council.