

**PETITION FOR PLANNING AND ZONING COMMISSION**

**BEHR IRON & STEEL, INC.**

**SUMMARY FOR AMENDMENT TO THE SPECIAL USE PERMIT  
APPROVED AUGUST 13, 2012**

Behr Iron & Steel, Inc. ("Behr") is requesting an amendment to the Conditional Use (Special Use Permit) for the Indoor Drive-thru Metal Recycling Operation, Outdoor Metal Recycling Operation and the Auto Recycling Operation at its property commonly known as 111 5th Avenue. The special use permit was originally approved August 13, 2012. This amendment seeks to change the locations where the various recycling operations will be performed on site and revise the site plan to accommodate the changed locations.

**A. Indoor Drive-Thru Metal Recycling Operation.**

**(Revised)**

Behr desires to operate an indoor drive-thru metal recycling operation (primarily non-ferrous) in the existing building located along Second Street in the western section of the Property as set forth on the Revised Site Plan. Behr will remodel the approximate 180' x 105' existing building to accommodate a drive-thru metals recycling facility to serve the general public. Behr's operations on the Property are expected to employ 5-7 individuals.

The attached revised site plan indicates the traffic pattern for vehicles dropping off metals. The general public would enter the Building on the west side from Second Street. Their load would be weighed and unloaded and then proceed thru the building as shown on the plan exiting on the north side of the building. Vehicles would then exit the Property back onto Second Street.

All unloading for the drive-thru recycling operation will take place indoors. All metals received at the building will be stored in the building. The metals will be boxed and shipped from the building via semi to consumers or to be further processed at another Behr facility.

**B. Indoor Metal Recycling Operation.**

**(Revised)**

In addition to the indoor non-ferrous buying operation Behr will also purchase ferrous scrap metal at the site. Ferrous scrap metal will be received, stored and processed indoors in the existing building located in the eastern central portion of the property as shown on the Revised Site Plan. Trucks will enter the building from the north and exit from the east end of the building.

**C. Auto Recycling Operation.**

**(Revised)**

Autos will be purchased for recycling only. Autos will be decommissioned indoors in the 72.5' x 110.8' existing building located in the northwestern portion of the property as shown on the Revised Site Plan. Decommissioning consists primarily of removing fluids utilizing equipment designed for capturing and storing fluids for reuse or disposal. Decommissioned autos will be flattened prior to loading on trailers for shipment to other Behr facilities for further processing. The auto flattener will be located on a concrete pad directly south of the building with concrete noise barriers on the west and east ends of the pad.

**D. Scale**

**(No Revisions)**

**E. Interior Roads and Road Surfaces.**

Restored green space will be provided that equals or exceeds the area of new asphalt and concrete pavement constructed on the site in accordance with the special use permit. Any additional green area necessary to compensate for revisions to the paved areas will be provided in a buffer strip parallel and adjacent to the westerly bank of the Kyte Creek.

**F. Security Fence.**

**(No Revisions)**

**G. Interior Fencing.**

**(No Revisions)**

**H. Right of Way Dedication.**

**(No Revisions)**