



**5601 Courtney Avenue  
SUP#2026-00018  
Five-Year Extension**

**Planning Commission Public Hearing  
June 22, 2026**





# Summary

## **Request:**

Sunset date extension for asphalt plant operations from January 1, 2027 to January 1, 2032.

## **Key Elements of Discussion:**

- Incompatibility with Eisenhower West Small Area Plan
- Site context and foreseeable redevelopment
- Compliance history

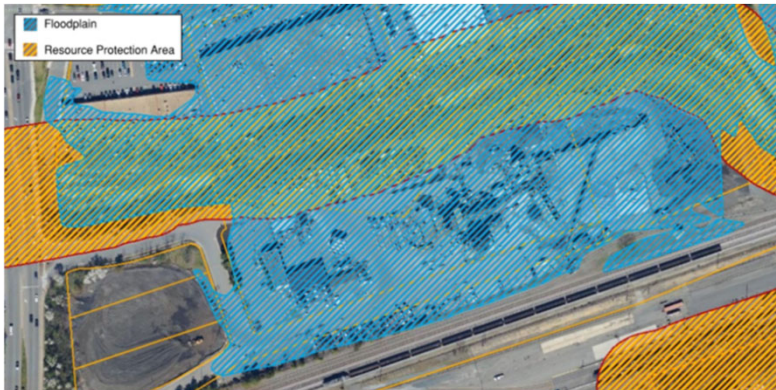


# Site Context

**Zone:** I/Industrial

Surrounded by a mix of residential, commercial, and industrial uses

Located within floodplain



Map of floodplain and resource protection area



Map of surrounding uses

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## Background

**1960:** Asphalt plant begins operating with SUP

**2006:** City Council SUP approval adds extensive conditions related to noise, odor, air quality, stormwater, landscaping

**2015:** Eisenhower West Small Area Plan adopted

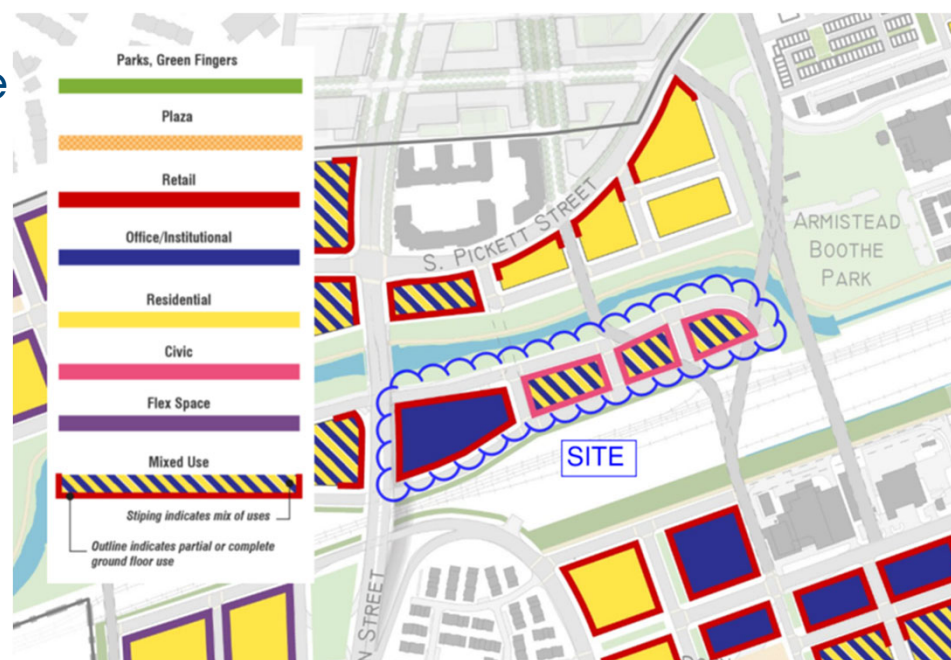
**2019:** City Council sets sunset date for closure on January 1, 2027

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# SUP Considerations

- **Eisenhower West Small Area**
  - Use continues to be incompatible with the long-term goals of SAP
- **Foreseeable Redevelopment**
  - Slower area redevelopment
  - Future projects will change site context
  - Site-specific redevelopment challenges
- **Compliance History**
- **Public Benefit**



*Eisenhower West SAP future land use map*

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## Revised and recommended conditions

- **Condition #1:** Reduction in asphalt production caps from 980,000 tons annually to 600,000 tons annually
- **Condition #9:** No asphalt production on Code Red days or worse
- **Condition #61:** Maintain landscaping buffer, removal of invasive trees
- **Condition #68:** Sunset date, add language to requiring a closure plan two years prior to sunset date
- **Condition #71:** Courtney Avenue improvements for general public
- **Condition #72:** Install doors on asphalt loading facility to reduce dust



Staff recommends **approval** of the five-year extension for closure on January 1, 2032

