



# Planning Commission Agenda Item

Date: March 10, 2021

Item No: 12.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Sharianne Dotson

**SUBJECT: SUP-04-2021 BELT & NELLIS (Public Hearing).** Applicant: Epic Development. Request: A special use permit in an O-L (Open Land District), proposed property reclassification to M-2 (General Industrial District) to allow a batch plant (concrete or asphalt). Location: North of Belt Road, between Clark County 215 and the Union Pacific Railroad. (For possible action)

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APN 123-20-000-003).

The applicant is requesting Planning Commission approval of a special use permit to allow a batch plant (concrete or asphalt) located North of Belt Road, between Clark County 215 and the Union Pacific Railroad. The property is 39.41 acres in size and is currently zoned O-L, Open Land District proposed property reclassification to M-2, General Industrial District. The Comprehensive Plan Land Use designation for the subject site is Employment and Heavy Industrial.

## **BACKGROUND INFORMATION:**

Previous Action
N/A

## **RELATED APPLICATIONS:**

Application #	Application Request
<b>ZN-01-21</b>	A property reclassification from O-L (Open Land District) to M-2 (General Industrial District).

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Heavy Industrial and Employment	O-L, Open Land District	Undeveloped
<b>North</b>	Employment and Public/Semi-Public	O-L, Open Land District	Undeveloped BLM Land
<b>South</b>	Heavy Industrial	M-2, General Industrial District	Undeveloped and Cement Company Storage
<b>East</b>	Public/Semi-Public	PSP, Public/Semi-Public District	Undeveloped and National Guard Base
<b>West</b>	Employment	Undeveloped BLM Land	Undeveloped BLM Land

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

**ANALYSIS**

The applicant is requesting Planning Commission consideration to allow a special use permit for a proposed batch plant (concrete or asphalt). The site is 39.41 acres and is proposed to be developed with three (3) areas; a rock crushing area, a concrete batch area and a hot mix asphalt area.

The site plan indicates the hot mix asphalt operation will be located on the western portion of the site, the concrete batch plant is on the eastern portion and the rock crushing facility is located on the northern portion of the site. The applicant intends to construct multiple silos; drums; burners; a conveyor and crusher; belts; and a baghouse for the proposed actives. There is also a mechanical building for repairing of company vehicles and equipment. The site plan indicates an existing chain link fence on the eastern property boundary. No other fence is proposed on the site plan. Elevations

were not provided and according to the letter of intent the maximum structure height for silos and towers will not exceed 60 feet which is allowed per code for the M-2, General Industrial District. Silos and towers are exempt from the height limits as they are part of the industrial process. The proposed silos and towers are permitted at this location. Per the letter of intent there will be portable restrooms provided for the employees.

The site plan indicates a mechanical shop, recycling material area and truck parking area as part of the batch plant daily operations. Access to the site will be from three (3) drive isles located off Belt Road. The proposed site plan indicates a ten (10) foot landscaped area adjacent to Belt Road. The required perimeter landscaping is ten (10) feet, therefore the site is in compliance. A landscape plan was not provided but will be reviewed with the building permit. According to the proposed site plan there is a truck parking area that can accommodate approximately 38 parking spaces and an employee parking area with 12 parking spaces for a total of 60 onsite parking spaces. Both are located north of Belt Road and accessed from the middle drive isle. The parking requirements for outdoor materials storage of approximately 55,554 square feet is 56 parking spaces (1 per 1,000 square feet of materials storage area). Therefore, the site is in compliance for parking spaces. All parking and storage areas are required to be paved.

Staff does not anticipate any negative impacts on the neighboring properties. The proposed use is appropriate for the city and this location, it is in general compliance with the industrial design standards and staff has no objections to the requested use permit.

### **Requirements for Approval of a Special Use Permit**

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following criteria are satisfied:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable)

will be available to serve the subject property while maintaining adequate levels of service for existing development.

**CONDITIONS:**

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The site plan shall be amended to comply with all Zoning Ordinance requirements including but not limited to:
  - a. Provide 10 feet of perimeter landscaping along Belt Road, said landscaping shall include 24-inch box trees planted 20 feet on center and shrubs / groundcover to provide 50% ground coverage with two years of planting.
  - b. All parking and vehicle storage areas shall be on a concrete or asphaltic concrete surface.

***Public Works:***

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040. Conformance will require modifications to the current site plan that was submitted.
7. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.1 and 225.
8. The property owner is required to grant roadway easement(s) for commercial driveways.

9. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
  - a. North Belt Road
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

**ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent  
Site Plan  
Clark County Assessor's Map  
Location and Zoning Map