

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0522-ELDORADO LAND CORPORATION:

DESIGN REVIEW for an existing batch plant on 8.62 acres in an IH (Industrial Heavy) Zone.

Generally located south of Spring Canyon Road and east of Whidbey Road within the South County Planning Area (Eldorado Valley). JG/bb/kh (For possible action)

RELATED INFORMATION:

APN:

189-26-101-001

LAND USE PLAN:

SOUTH COUNTY (ELDORADO VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 14555 US Highway 95
- Site Acreage: 8.62
- Project Type: Manufacturing/outdoor storage
- Number of Stories: 1
- Building Height (feet): 24 (existing manufacturing building)/54 (proposed building)
- Square Feet: 26,400 (existing manufacturing building)/48,000 (proposed building)
- Parking Required/Provided: 44/44

History and Site Plan

The original request, UC-0033-12, established a permanent batch plant within an existing warehouse building on the western side of the property for pre-cast polymer concrete manufacturing. The site was also approved for outdoor storage via UC-1592-96 and UC-0033-12. Previous approvals re-established a recreational facility at the center of the parcel to allow the quonset hut storage, staging, and operation of ultralight aircraft. All the quonset hut structures have existed on the site for several years and will be removed as part of this design review request to construct a new industrial manufacturing building. The existing manufacturing building to the west is used for a permanent batch plant that is part of the manufacturing process for pre-cast polymer concrete pieces. The previously approved unpaved parking lot had 37 parking spaces for the manufacturing building and 34 parking spaces for the recreational facility.

Fourteen quonset hut storage buildings will be removed from the middle of the site and replaced with a new manufacturing building. The proposed site plan depicts the existing manufacturing

building with a new paved parking lot and 44 required parking spaces. A new manufacturing building will be located 70 feet east of the existing building, 71 feet north of the south property line, 185 feet from the east property line, and 175 feet from the north property line. Primary access to the property is proposed to be 51 feet from the north property line at the northeast corner of the property. A paved access road leads west from this gate to the parking areas on the north side of the property. An existing gate is located at Spring Canyon Road north of the existing building and was approved with UC-0033-12 to be open during business hours.

Furthermore, the east and southeast portion of the property is shown as existing unpaved outside storage. Two existing resin storage tanks, a fire pump, and a water supply tank are located on the west side of the existing building on the west side of the property. Two new resin storage tanks are proposed at the northeast corner of the existing building and north of the existing resin tanks. Existing unpaved storage is shown on the west side of the existing building. A small building expansion is shown at the south side of the existing building. A 30 foot by 188 foot asphalt access drive is shown between the 2 buildings leading to the west side of the new building. A 30 foot by 188 foot asphalt access drive is shown on the north half and east side of the new building. Existing trash enclosure is located on the west side of the existing building on a concrete pad and was the subject of a waiver approval with UC-0033-12.

Landscaping

Per the current Title 30 standards, landscaping is exempt for a batch plant per Section 30.04.01D. Since this building is part of the batch plant business, additional landscaping is not required. The site plan shows a 6 foot wide area of xeriscape landscaping and ground cover along the property lines and immediately adjacent to the parking spaces, at the northwest corner of the property. The xeriscape landscaping is not required by Title 30.

Elevations

The plans depict a previously approved existing 24 foot high steel siding warehouse building with a minimal pitched roof that was allowed with a roll-up door on the north side of the building and 2 roll-up doors on the south side of the building. The proposed manufacturing building has a 25 foot wide by 20 foot high roll-up door on the north side of the building, and a 50 foot wide by 30 foot high roll-up door on the south side of the structure. The overall height is 54 feet. Three 25 foot wide by 20 foot high roll-up doors are located on the west side of the structure. Pedestrian doors are located on all sides of the building with a primary entrance on the north side of the building. Glazed windows are located at the northwest corner of the building next to office spaces. The new building will have metal siding and be painted to match the existing building. A metal roof will be provided on the new building. This property is in a nonurban area and exempt from Section 30.04.05 of Title 30.

Floor Plans

The 26,400 square foot warehouse building consists of 2,500 square feet of office with the remaining portions of the building used for manufacturing. The proposed building is 48,000 square feet with 3,000 square feet of office space, 8,000 square feet of material storage space, and 3,760 square feet of maintenance and fabrication space. The remaining area of the building will be used for manufacturing.

Applicant's Justification

Increased manufacturing and production are needed in this area of the west to meet the demand for the larger diameter product produced at this location. Additional resin tanks are proposed to support production, and more water storage will be added for fire sprinkler systems. Advanced technology will be implemented with the expansion of this business to reduce the environmental footprint of the operation. The plant expansion will provide additional employment opportunities and decrease long-distance shipments of the product to western users. The applicant indicates that the outside storage associated with the approved use is fully contained on their property and went through several years of review before removal of the time limit in 2022.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-22-400033 (UC-0033-12)	Fifth review of outside storage - time limit removed	Approved by BCC	May 2022
AR-21-400034 (UC-0033-12)	Fourth review of outside storage	Approved by BCC	May 2021
AR-18-400060 (UC-0033-12)	Third review for outside storage	Approved by BCC	March 2018
UC-0033-12 (ET-0004-15)	Second extension of time to review outside storage	Approved by BCC	April 2015
UC-0033-12 (ET-0018-14)	First extension of time to review use permits and outside storage	Approved by BCC	July 2014
UC-0033-12	Original application for the existing batch plant, manufacturing, and recreational facility	Approved by BCC	March 2012
UC-0051-10	Recycling and materials recovery facility	Approved by PC	March 2010
ADR-1352-06	Increased equipment height in conjunction with a manufacturing business	Approved by ZA	November 2006
UC-1592-96	Outside storage facilities and indoor storage	Approved by PC	November 1996
ZC-111-89 & UC/VC-147-89	Reclassified the site from R-U to M-2 zoning for a manufacturing business	Approved by BCC	May 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Henderson	IG	Undeveloped
South & West	City of Boulder City	GO	Undeveloped
East	Business Employment	IP	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The properties surrounding the subject site are currently designated for industrial use to the north as part of the City of Henderson, and open space in the City of Boulder south and west of this property. The existing industrial use and proposed expansion are conducted indoors, and the new building will remove over 1 acre of outside storage. Although Master Plan Policy SO-4.3 supports light industrial uses over heavy industrial uses, the character of this manufacturing use on this property, combined with an indoor manufacturing process, leads staff to find that the uses on the site, including outdoor storage, a permanent batch plant, and indoor manufacturing continues to be compatible with the zoning designations of the surrounding properties. The remoteness of the area also lends itself to being a favorable location for industrial and related land uses. Close proximity to US Highway 95 and paved access to this property will ensure compliance with Master Plan Policy SO-2.6 for adequate infrastructure to serve this industrial use. Staff supports approval of the design review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works - Development Review on limits of pavement rehabilitation.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSHUA ELKINS

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