

RECYCLING CENTER & MATERIALS RECOVERY FACILITY (TITLE 30)

ACCURATE DR/BLEDSOE LN

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST **WS-22-0454-REPUBLIC RECYCLING SERVICES NV:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** eliminate parking lot landscaping; **3)** alternative perimeter screening; **4)** reduced throat depth; **5)** driveway width; **6)** off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving); and **7)** allow non-standard improvements.

DESIGN REVIEWS for the following: **1)** modifications to an existing manufacturing facility and recycling center; and **2)** finished grade on 7.0 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the north and south sides of Accurate Drive (private street), 300 feet east of Bledsoe Lane within Sunrise Manor. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:
140-16-310-010; 140-16-310-012; 140-16-310-038; 140-16-310-040; 140-16-310-043 through 140-16-310-045

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking to 35 spaces where 101 spaces are required per Table 30.60-1 (a 65% reduction).
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Allow a non-decorative (chain-link) fence along Tolentino Drive where a block wall is required per Section 30.64-8.
 - b. Allow a non-decorative (chain-link) fence along Accurate Drive where a block wall is required per Section 30.64-8.
4. Reduce the throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
5.
 - a. Increase the driveway width along Accurate Drive to 80 feet where a maximum of 40 feet is allowed per Section 30.52.050 (a 100% increase).
 - b. Increase the driveway width along Tolentino Drive to 60 feet where a maximum of 40 feet is allowed per Section 30.52.050 (a 50% increase).
6.
 - a. Waive full off-site improvements (sidewalk, curb, gutter, and partial paving) along Accurate Drive where required per Chapter 30.52.
 - b. Waive full off-site improvements (sidewalk, curb, gutter, and partial paving) along Tolentino Drive where required per Chapter 30.52.

- c. Waive full off-site improvements (sidewalk and streetlights) along Bledsoe Lane where required per Chapter 30.52.
7. Allow non-standard improvements (landscaping, rock, trees, and shrubs) within the right-of-way being Bledsoe Lane.

DESIGN REVIEWS:

1. Modifications to an existing manufacturing facility and recycling center building.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2654 Bledsoe Lane & 5491, 5485, & 5475 Accurate Drive
- Site Acreage: 7
- Project Type: Recycling enter/materials recovery
- Building Height (feet): 46
- Square Feet: 60,951
- Parking Required/Provided: 101/35

Site Plans

The existing materials recovery facility and recycling center have existed on the south side of Accurate Drive since 2006. The original project was approved in 2006 with UC-0178-06. The use permit had a review period and since an extension of time was not submitted, the application expired. In 2013, a new use permit was approved for a recycling center and materials recovery project and had no time limit for review. The plans currently depict a site that is divided between 2 separate areas north and south of Accurate Drive consisting of the following: 1) parking and outside storage on the northern portion; and 2) processing, baling and storage, an office building, mechanic shop, modular office building, along with modifications to the existing manufacturing building on the southern portion. Each portion of the project has an access point from Accurate Drive, which is a private street.

Landscaping

The plans depict existing street landscaping along Accurate Drive and parts of Tolentino Drive and Bledsoe Lane. No parking lot landscaping exists or is planned and is the subject of a waiver request.

Elevations

The materials recovery building is the primary building on the site and is made of prefabricated metal and is up to 46 feet in height. The office building is 16 feet in height and consists of decorative split-face block with a decorative metal roof. The mechanic shop is 26 feet in height and consists of decorative split-face block with a decorative metal roof.

Floor Plans

The plans depict a bale storage, clean area, processing area, chemical storage, boiler room, utility room, breakroom, conference room, and loading dock area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that this request is for an existing materials recovery facility and recycling center. The existing building will be modified to provide for additional manufacturing space for processing as well as to accommodate truck loading and unloading docks with roll-up doors. The total square footage of the building will be 60,951 square feet at a maximum height of approximately 46 feet tall, which is consistent with the height of the existing building.

On the north side of Accurate Drive (APNs 140-16-310-010, 140-16-310-012, and 140-16-310-040), the applicant is proposing outside storage within trailers. The trailers will be delivered to and from the site by a dolly truck for staging in this area. The perimeter of the north side of the site will be surrounded by an 8 foot tall chain-link fence. The applicant is also requesting a design review to increase grade up to 4 feet where 3 feet is permitted. The fill occurs inside of the building footprint pad and is required for factory processing equipment clearance within the building needing to match the existing concrete pad grade.

The applicant also states that the request for a parking reduction will not impact the immediate area with 35 parking spaces where 101 parking spaces are required. The maximum number of employees per shift is 16, and if all employees drive and arrive at the same time during the shift change, a total of 32 parking spaces would be required.

The reduction in parking lot landscaping, off-site improvements, and non-standard improvements is the result of the applicant utilizing and re-using the existing conditions of the site, the applicant is not adding any parking lot landscaping. The reduction in throat depth and driveway width requests is because the applicant is re-using the site and is seeking to utilize the existing infrastructure on the site, including the current design of the driveway width, and related radii and throat depths.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0146-13	Allowed for a recycling center and materials recovery facility with waivers for reduced site (lot) area, reduced setback to a non-industrial use, alternative landscaping standards and reduced setback to a building; and design reviews for an office building, modular office building, and recovery facility building in conjunction with a recycling center and materials recovery facility	Approved by PC	June 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0178-06	Allowed for a recycling center and materials recovery facility with waivers for reduced site (lot) area, reduced setback to a non-industrial use, alternative landscaping standards, and reduced setback to a building; and design reviews for an office building, modular office building, and recovery facility building in conjunction with a recycling center and materials recovery facility - expired	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	NA	M-1	Nellis AFB
West & North	Business Employment	M-2	Industrial

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The request to reduce required parking to 37 spaces will not adversely impact the immediate area. The applicant has provided a parking analysis that shows the maximum number of employees at any given time working at the site will not exceed 16 on any given shift. A total of 32 parking spaces have been provided to ensure employee parking and accommodate shift changes. Staff does not anticipate any impacts to the surrounding area due to the limited access to employees only. The operation is not open to the public and no goods and services will be sold that would require increased parking. Staff can support this request.

Waiver of Development Standards #2

The applicant is requesting to waive parking lot landscaping as there is an existing concrete pad that has been, and will be used for employee parking. The applicant is requesting to re-utilize these existing conditions. Review of the surrounding area shows parking areas with little to no

landscaping and this request is not unique to this site. Staff does not anticipate any real impacts to the surrounding area as all adjacent uses are industrial. Staff can support this request.

Waiver of Development Standards #3

Staff can support this request to waive the requirement to allow a non-decorative fence (chain-link) along the perimeter of the site. Along Bledsoe Lane, the applicant is providing new landscaping that is 10 feet wide with the chain-link fence to be located behind the new landscaping. This will help shield or screen from the right-of-way any outside storage uses along Bledsoe Lane as this is a public right-of-way. A chain-link fence will also be installed along both Accurate Drive and Tolentino Drive, which are private streets and not open to the public. In addition, the adjacent uses are all industrial in nature and are not adjacent to any less intensive use. With the adjacent uses ranging from outside storage to automobile dismantling yards, staff does not anticipate any adverse effects. Staff can support this request.

Design Review #1

Staff finds the proposed use of a recycling center and materials recovery facility design is consistent with the existing and planned uses in the immediate area. The project will include additional landscaping where none has existed before and will help screen the use from the public right-of-way being Bledsoe Lane.

Public Works - Development Review

Waivers of Development Standards #4 & #5

Staff cannot support the reduction in throat depth, the increased driveway width, and the non-standard radii. Staff finds that the site allows for the minimum standards to be met and that no sufficient reason for the waivers has been provided.

Waiver of Development Standards #6a & #6b

Staff cannot support the waiver of off-sites on the private streets. The existing asphalt is cracking due to poor drainage caused by an inverted crown and lack of curb and gutter.

Waiver of Development Standards #6c

Staff cannot support the request to not install sidewalk and streetlights on Bledsoe Lane. Sidewalks on public streets provide safe pathways, which helps prevent pedestrians from walking on the asphalt pavement on the roadway. Streetlights not only provide safety for motorists, but they assist in providing security. Therefore, staff cannot support this request.

Waiver of Development Standards #7

The applicant is responsible for maintenance and up-keep of any non-standard improvement. The County will not maintain any landscaping placed in the right-of-way. The applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of waivers of development standards #1, #2, #3, and #7, and design reviews; denial of waivers of development standards #4, #5, #6a, #6b, and #6c.

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:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval of waivers of development standards #1, #2, #3, and #7, and design reviews; denial of waivers of development standards #4, #5, #6a, #6b, and #6c.

APPROVALS:

PROTESTS:

APPLICANT: REPUBLIC RECYCLING SERVICES OF NEVADA, INC.

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135