

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0378-SIERRA READY MIX, LLC:

USE PERMIT for a batch plant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height; **2)** increase fence height; **3)** reduce access gate setback; **4)** increase maximum parking; **5)** eliminate pedestrian walkways; **6)** eliminate buffering and screening; **7)** modify residential adjacency standards; **8)** waive full off-site improvements; **9)** eliminate spandrel dedication; and **10)** reduce throat depth.

DESIGN REVIEW for a batch plant and associated accessory buildings on 8.16 acres in an IL (Industrial Light) Zone.

Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

191-19-101-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a structure (silo towers) to 77 feet where a maximum of 50 feet is permitted per Section 30.02.19B (a 54% increase).
2. Increase the height of a fence within the front setback to 5 feet where a maximum of 3 feet is permitted per Section 30.04.03B (a 67% increase).
3. Reduce access gate setback to 16 feet where a minimum of 18 feet is required per Section 30.04.03E (an 11% reduction).
4. Allow 42 parking spaces where a maximum of 16 parking spaces is permissible per Section 30.04.04D (a 163% increase).
5. Eliminate pedestrian walkways connecting parking areas to building entrances where required per Section 30.04.04H.
6.
 - a. Eliminate the landscape buffer along the north property line where a 15 foot wide landscape buffer consisting of a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C.
 - b. Eliminate screening along the north property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
7.
 - a. Allow roll-up overhead doors to face a residential zoning district to the north where not permissible per Section 30.04.06N.
 - b. Allow service/loading areas to not be screened from an adjacent residential zoning district to the north where not permissible per Section 30.04.06N.
8. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Decatur Boulevard where required per Section 30.04.08C.

9. Eliminate spandrel dedication at the northeast corner of the site along Decatur Boulevard where required per Section 30.04.08C.
10. Reduce the throat depth along Decatur Boulevard to 16 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 36% reduction).

LAND USE PLAN:

SOUTH COUNTY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 13890 S. Decatur Boulevard
- Site Acreage: 8.16
- Project Type: Batch plant
- Number of Stories: 1
- Building Height (feet): 77 (metal silo)/22 (main office)/16 (mixing office)/15 (maintenance canopy)
- Square Feet: 6,373 (main office)/480 (mixing office)/2,636 (maintenance canopy)
- Parking Required/Provided: 14/42
- Sustainability Required/Provided: 7/4

History & Site Plan

The site was originally approved for a batch plant with associated structures and equipment in July 2000 via VC-0849-00. A subsequent use permit for the batch plant was approved in September 2004 via UC-1422-04, which brought the site into compliance with the Development Code at the time. However, UC-1422-04 has since expired because the applicant did not apply for an application for review as required by the Notice of Final Action. The applicant is now seeking a new use permit to bring the site into compliance with current Title 30 standards.

The plans depict a concrete batch plant accessed via 3, two-way commercial driveways from Decatur Boulevard to the west. The site is located 696 feet from an existing residential development farther to the east, with the concrete mixing operations located 1,000 feet from the same development. The site features a 6,373 square foot main office building in the northwest portion, along with a 480 square foot mixing office building and 2,636 square foot maintenance canopy in the southern portion. The main office building is set back 20 feet from the west property line. Trash and recycling containers are located to the north of the main office building. The northern half of the site features concrete mixer parking, a concrete waste area, muck pits, a diesel storage tank, washout ponds, and the vehicle parking areas which are located on the south and east sides of the main office building. The applicant is proposing 42 parking spaces where a maximum of 16 (15% more than required parking spaces) is permitted per Title 30. A pedestrian access path is provided along the south side of the main office building, connecting the 2 parking areas to the building entrance; however, there are no pedestrian pathways leading to the mixing office building as required by Title 30. The southern half of the site features propane tanks, a pump house, water storage, a washout area, batch plant equipment, a maintenance canopy, a conveyor, piles areas, a material loading area, and the silo towers. The northernmost and southernmost driveways feature sliding access gates that are set back 25 feet from the west

property line. The middle driveway features a sliding access gate that is set back 16 feet from the west property line with a 16 foot throat depth, requiring waivers for reduced access gate setback and reduced throat depth.

Landscaping

The plans depict existing landscaping consisting of trees and shrubs on the north, south, and west sides of the main office building. A 5 foot high decorative wooden fence is located around the perimeter of the site and a retaining wall is located along the west side of the main office building. Per Title 30, the proposed use of a batch plant exempts the site from landscaping requirements.

Elevations

The plans depict a 22 foot high main office building featuring a flat roof, concrete wall façade with a sandblasted exterior finish, and glass storefront doors and windows. The north and south sides of the building feature roll-up overhead doors that open to service/loading areas. The plans also depict a 16 foot high mixing office building featuring a variable roofline and wood siding finish on the façade. The building has a single entry/exit door along with windows on the east, west, and south sides. The plans also show a 15 foot high maintenance canopy with a flat roof and wood materials. Lastly, the plans depict 3 metal silo towers with beige paint finishes, the tallest of which is 77 feet high.

Floor Plans

The plans depict a 6,373 square foot main office building with an entry area, restrooms, an open office area, and storage rooms. The 480 square foot mixing office building features an open layout.

Applicant's Justification

The applicant states the site is configured so that the low intensity material bunkers occupy the southeast portion of the site nearest to the residential development to the east of the site. The concrete mixing operation is located in the southwest portion of the site, approximately 1,000 feet away from the residential development. The parking lot is configured to maximize the safety of users, with limited pedestrian movement as it may create safety concerns on-site. The batch plant, office buildings, and silo towers were previously approved and have been in operation since about 2003, but the applications for the batch plant and silo tower addition have since expired. The use remains compatible for the area, which is master planned for Business Employment and largely undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0873-07	Waiver for reduced front setback and design review for a new industrial building in conjunction with an existing batch plant	Approved by PC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1422-04	Existing batch plant, waiver to reduce the setback from any equipment to an existing occupied dwelling on another property, and design review for a silo addition - expired	Approved by PC	September 2004
WS-1328-02	Waiver to allow alternative roofing material for an office building porch in conjunction with a batch plant	Approved by PC	November 2002
WS-0017-02	Waiver to reduce the setback to an existing occupied residential dwelling for a permanent batch plant	Approved by PC	February 2002
AV-901120-01	Minor deviation for a temporary office trailer	Approved by ZA	November 2001
VC-0849-00 (ET-0171-01)	First extension of time for variances for a concrete batch plant with associated structures and equipment and increased structure height	Approved by PC	June 2001
VS-1587-00	Vacated and abandoned easements and public right-of-way being a portion of Ullom Street	Approved by PC	January 2001
VC-0849-00 (WC-0385-00)	Waiver of conditions for a variance requiring 30 foot wide right-of-way dedications on the north, east, and south sides of the site	Approved by PC	December 2000
VC-0849-00	Variances for a concrete batch plant with associated structures and equipment and increased structure height	Approved by PC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80	U.S. Army reserve center
South	Business Employment	RS80	Undeveloped
East	Business Employment	IL	Freight terminal with offices & a temporary gravel pit
West	Open Lands	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-25-0377	A zone change from RS80 to IL is a companion item on this agenda.

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

While staff typically would not support a permanent batch plant located within 1,000 feet of a residential zone, staff finds that the subject site has previously been approved for and operated as a batch plant, with the original approval coming via VC-0849-00 in July 2000. The batch plant was reapproved with a silo tower addition again via UC-1422-04 in September 2004. However, the latter approval has since expired, requiring the site to come into compliance with current Title 30 standards. Staff is unaware of any issues associated with the operation of the batch plant since its original approval in 2000. The existing residential neighborhood to the southeast is zoned RS5.2 and is approximately 696 feet from the subject site. The adjacent property to the east (APN 191-19-101-009) is an industrial site featuring a freight terminal and temporary gravel pit, while the adjacent property to the south and east (APN 191-19-201-001) has a planned land use category of Business Employment, which means that it is more likely to be developed with industrial uses in the future. While the adjacent property to the north (APN 191-19-501-001) is zoned RS80, it also has a planned land use category of Business Employment and is being used for a U.S. Army reserve center. Additionally, the property to the north is approximately 94 acres in area, with the portion that shares a property line with the subject site remaining undeveloped. Staff finds that the unique history of the site and surrounding development is compatible with the re-establishment of a batch plant that was previously approved. Therefore, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The existing 77 foot high silo tower was approved via UC-1422-04 in September 2004, and is proposed to remain as originally constructed. Staff is unaware of any issues associated with the structure since it was built, and finds that the structure still meets setback requirements. Therefore, staff can support this request.

Waiver of Development Standards #2

The applicant is requesting to keep an existing 5 foot high wooden fence located within the front setback, as well as reduce the setback for an access gate. Staff finds that the increased fence height is an existing site condition that is unlikely to adversely affect adjacent properties or the Decatur Boulevard public right-of-way. Therefore, staff can support this request.

Waiver of Development Standards #3

Staff finds that the site will only see traffic on the east side from Decatur Boulevard, which will likely be minimal traffic given the undeveloped properties in the surrounding area. Staff does not anticipate the access gate setback reduction causing safety issues on-site or in the Decatur Boulevard right-of-way.

Waiver of Development Standards #4

Staff typically does not support requests to increase parking beyond the maximum allowed per Title 30 since excessive parking may exacerbate the urban heat island effect due to the additional hardscape areas. However, batch plants typically do not have customers parking on-site and are exempt from street and parking area landscaping requirements per Title 30. Therefore, the typical concerns staff has with excessive parking are generally not applicable to batch plants. Therefore, staff can support this request.

Waiver of Development Standards #5

Pedestrian walkways are important to ensure that customers and employees can safely walk through a particular site. Staff appreciates that a pedestrian walkway connecting the parking area to the main office building is being provided, however, employees will also be walking to the mixing office building where no pedestrian walkway is being provided. Staff finds the site has been in operation for more than 20 years with no known incidents resulting from the lack of a pedestrian walkway. Therefore, staff can support this request.

Waivers of Development Standards #6 & #7

While staff does not typically support the elimination of buffering and screening standards or modifications to residential adjacency standards, particularly for an industrial site adjacent to a residential zoning district, staff finds that the circumstances of the batch plant and surrounding area are unique. The property to the north features a U.S. Army reserve center and the portion of the adjacent site that shares property lines with the subject site is undeveloped. A private street is located within the property lines of the adjacent site, separating it from the subject site. Railroad tracks are also located on the adjacent property to the north of the private street, which make it very unlikely that the portion of the adjacent site that is north of the subject site will be developed. Lastly, the batch plant has existed on the subject site without the buffering and screening currently required by Title 30, and staff is unaware of any issues associated with the lack of buffering and screening. For these reasons, staff can support these requests.

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.

Staff finds that the re-establishment of the batch plant at the subject site is suitable given the unique history of the site and the development in the surrounding area. The batch plant operations will be consistent with what has occurred on-site since the original approved in July 2000. The silo tower, main office building, and mixing office building each feature designs that are compatible with the proposed batch plant use and the surrounding area. The site is only accessible via Decatur Boulevard, with minimal traffic expected in the area. The site is large enough to accommodate the batch plant and associated structures and equipment, and the layout of the site ensures the parking area and main office building are adequately spaced from the more intensive operations that will occur on-site. However, staff does have concerns about the lack of a pedestrian walkway to the mixing office building, which may create safety issues. Since staff cannot support some of the waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waivers of Development Standards #8 & #9

Staff cannot support the request to not install full off-site improvements along Decatur Boulevard and not dedicate the spandrel at the northwest corner of the site. The site is located in an area that is growing with new developments, and the spandrel dedication with full off-site improvements is imperative for future growth. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #10

Staff cannot support the reduction in throat depth for the driveway along Decatur Boulevard. The reduced throat depth will create stacking in the right-of-way increasing the possibility of collisions.

Staff Recommendation

Approval of the use permit and waivers of development standards #1 through #7; denial of waivers of development standards #8 through #10 and the design review.

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

If approved:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0199-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIERRA READY MIX

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118