06/04/13 PC AGENDA SHEET

RECYCLING CENTER & MATERIALS RECOVERY FACILITY
ACCURATE DR/BLEDSOE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0146-13 – REPUBLIC RECYCLING SERVICES NV:

USE PERMITS for the following: 1) recycling center; and 2) materials recovery facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced site (lot) area; 2) reduced setback to a non-industrial use; 3) alternative landscaping standards; and 4) reduced setback to a building.
DESIGN REVIEW for an office building, modular office building, and recovery facility building in conjunction with a recycling center and materials recovery facility and accessory uses and structures on 4.0 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the south side of Accurate Drive (private street), 300 feet east of Bledsoe Lane within Sunrise Manor. TC/dg/ml (For possible action)

RELATED INFORMATION:

APN:
140-16-310-043, 044, & 045

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the minimum site (lot) area intended for a materials recovery facility to 4 acres where 5 acres is required (a 20% reduction).
2. Reduce the minimum setback from a recycling center and materials recovery facility to a non-industrial use to zero feet where 600 feet is required (a 100% reduction).
3. Eliminate parking lot landscaping (a 100% reduction).
4. Reduce the front setback to an existing building to 10 feet where 20 feet is required (a 50% reduction).

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 4
- Project Type: Recycling center and materials recovery facility
- Number of Stories: 1
- Building Height: 46 feet
- Square Feet: 51,907 (total buildings area)
- Parking Required/Provided: 29/32
Project Scope and Site Plan
The existing materials recovery facility and recycling center have existed on this site since 2006. The site design and all other site elements currently exist and no changes are proposed with this request. 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. The plans depict a site that generally divides the site into 2 components: 1) parking, an office building, mechanic shop, and a modular office building on the northern portion; and 2) processing, baling, and storage on the southern portion. The plans depict a 47,000 square foot materials recovery facility building. The recycling, processing, and baling occur within the existing building. The site has 2 access points from Accurate Drive, which is a private street. The plans depict the entire site as paved. Screening per Code is planned for all areas subject to outside storage. The applicant will comply with all provisions for this use that are non-waiveable and with all outside storage provisions along all streets and the east and south property lines. The waiver requests are for existing conditions and include the following: 1) a reduction in separation to the golf course to the east and water reclamation facility to the south since the uses are not industrial uses; 2) the lot size required for this use is a minimum of 5 acres; 3) parking lot landscaping; and 4) reduced front setback for portions of 2 existing buildings that are oriented toward Accurate Drive. The reduced front setback is only for a portion of the front setback and the street oriented buildings.

Landscaping
The plans depict existing street landscaping along Accurate Drive which is a private drive. No parking lot landscaping exists or is planned. The existing site design, including landscaping, has existed per plans since 2006.

Elevations
The existing buildings on site consist of the following: 1) modular office building; 2) office building; 3) mechanic shop; and 4) 30 to 47 foot high materials recovery facility building. The materials recovery building is the primary building on the site and consists of pre-manufactured metal with metal siding and roof and painted tan. A couple of the elevations also contain roll-up doors. 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 also consists of decorative split-face block with a decorative metal roof.

Floor Plans
The plans depict the materials recovery building consisting of open areas where sorting, weighing, recycling, processing, and baling are intended to occur. No changes are proposed to the existing building. The office buildings consist of offices and restrooms. The mechanic shop consists of a parts room, restroom, and open garage area.

Applicant’s Justification
The applicant indicates that this request is to re-approve an existing materials recovery facility and recycling center. The waivers are appropriate for the following reasons: 1) the applicant has demonstrated that the materials recovery facility and recycling center can operate efficiently on 4 acres rather than 5; 2) while all surrounding areas are zoned industrial, the reduction in setback to a non-industrial use is to a golf course and water reclamation facility; 3) the high volume of large truck traffic generated by this facility would make parking lot landscaping impractical and may interfere with circulation; and 4) the setback reduction to the existing building was designed
to allow the large trucks to circle the site in a clockwise rotation, which an additional 10 feet would not provide better circulation around the site. Additionally, the reduced setback to the buildings helps in visually obscuring the materials recovery facility.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
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<tbody>
<tr>
<td>UC-0178-06</td>
<td>Use permit, waivers of development standards, and design review for a similar request to establish the existing materials recovery facility and recycling center – expired</td>
<td>Approved by PC</td>
<td>July 2006</td>
</tr>
<tr>
<td>WS-1148-05</td>
<td>Reduced landscaping in conjunction with a towing service yard on a portion of this overall site</td>
<td>Approved by PC</td>
<td>September 2005</td>
</tr>
<tr>
<td>UC-0285-00</td>
<td>Recycling facility in conjunction with an existing construction clean-up and recycling facility</td>
<td>Approved by PC</td>
<td>April 2000</td>
</tr>
<tr>
<td>UC-0274-99</td>
<td>Outside storage yard and concrete batch plant</td>
<td>Approved by PC</td>
<td>April 1999</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th>North &amp; West</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
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<tr>
<td>Industrial</td>
<td>M-2</td>
<td>Outside storage yards, automobile dismantling yards, &amp; undeveloped</td>
<td></td>
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<tr>
<td>East</td>
<td>N/A (Nellis Air Force Base)</td>
<td>M-1</td>
<td>Golf course on Nellis AFB</td>
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<tr>
<td>South</td>
<td>N/A (Nellis Air Force Base)</td>
<td>M-1</td>
<td>City of North Las Vegas Water Reclamation Facility</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds the use is consistent with existing and planned uses in the immediate area. The planned land use and proposed use for these parcels is consistent with the intended purpose of the M-2 zoning district and airport environs sub-district, which is for the most intense manufacturing and industrial activities. With a majority of the nearby uses ranging from outside storage to automobile dismantling yards, staff does not anticipate any adverse effects from this use and site design on the adjacent or contiguous parcels. The waivers are consistent with other waivers approved in this community for similar land use intensities. The waiver for lot size (area) may not negatively impact the adjacent properties since the site plan depicts an operation that efficiently utilizes the site while providing for proper landscaping and screening. The waiver of parking lot landscaping and separation from a non-industrial use is consistent with all
other uses in the immediate area and providing such landscaping may interfere with traffic circulation for this specific use. According to the applicant, the waiver for reduced front setback for portions of buildings is necessary for safety and circulation of the vehicles being utilized for this operation. The reduced setback provides for additional area for a drive aisle, which improves overall circulation on the site and thereby minimizes impacts on adjacent properties. Additionally, the reduced front setback is only for a portion of the front setback and the street oriented buildings actually help in visually obscuring the material recovery facility.

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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• No comment.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that the property is already connected to the CCWRD sewer system.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Evergreen Recycling
CONTACT: Poggemeyer Design Group, Sam Dunnam, 6960 Smoke Ranch Road, Suite 110, Las Vegas, NV 89128