



Planning Commission Agenda Item

Date: August 14, 2024

Item No: {{item.Number}}

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharianne Dotson, Principal Planner

SUBJECT: SUP-41-2024 KAPEX QUARRY (Public Hearing). Applicant: Las Vegas Paving Corporation. Request: A Special Use Permit in an M-2 (General Industrial District / I-A Industrial Apex Overlay District) to allow a Mining and Mineral Operation. Location: Approximately 2 Miles West of Interstate 15 and Approximately 1.7 Miles Southwest of the Intersection of Grand Valley Parkway and US Highway 93. (A portion of APN 103-21-011-001) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval of a special use permit to allow a mining and mineral operation on a portion of parcel 103-21-11-001. The site is located approximately 2 miles west of Interstate 15 and approximately 1.7 miles southwest of the intersection of Grand Valley Parkway and US Highway 93. The property is 881.59 acres in size and has a zoning classification of M-2, General Industrial District / I-A Industrial Apex Overlay District. The Comprehensive Plan Land Use designation for the subject site is Heavy Industrial.

BACKGROUND INFORMATION:

| Previous Action |
|-----------------|
| N/A |

RELATED APPLICATIONS:

| Application # | Application Request |
|---------------|---------------------|
| N/A | |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|---|--|---|
| Subject Property | Heavy Industrial | M-2, General Industrial District | Undeveloped and Existing Batch Plant |
| North | Heavy Industrial | M-2, General Industrial District | Undeveloped, Solar Power Farm and Outdoor Recycling |
| South | Heavy Industrial | M-2, General Industrial District | Undeveloped BLM |
| East | Heavy Industrial | M-2, General Industrial District and O-L, Open Land District | Undeveloped BLM and Distribution Center |
| West | Heavy Industrial and Clark County Open Land | M-2, General Industrial District and Open Space | Undeveloped and 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. |

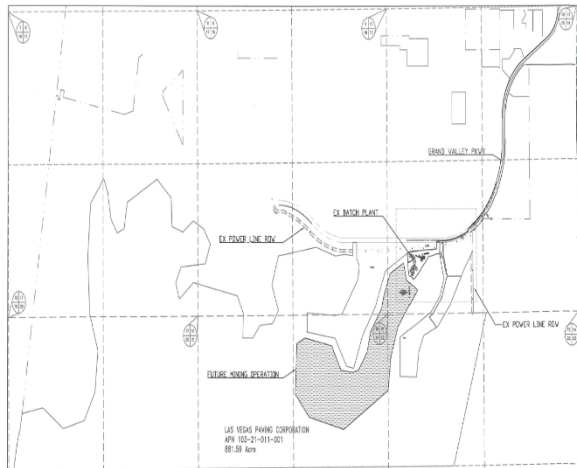
ANALYSIS

The applicant requests Planning Commission consideration to allow a special use permit for a proposed mining and mineral operation (crushed rock). The site is 881.59 acres and is located approximately 2 miles west of Interstate 15 and approximately 1.7 miles southwest of the intersection of Grand Valley Parkway and US Highway 93. The proposed mining and mineral extraction plant will be in conjunction with an onsite batch plant. The site has a zoning classification of M-2, General Industrial District / I-A Industrial Apex Overlay District. A batch plant is a permitted use within the Apex Overlay District. The site is considered a less visible site within the Apex Overlay District.

The purpose of the I-A Overlay District is to regulate the development and occupancy of lands within the boundaries of the I-A Overlay District Map to promote the economic

development of the City by accommodating land uses that would be inappropriate if located closer to residential areas, promote the orderly and appropriate development of lands in a manner that is compatible with the mission of Nellis Air Force Base, further ensure the safety of the working and travelling public in light of the risks associated with overflights of aircraft carrying live ordnance from Nellis Air Force Base, and prevent the use of land for water-intensive industries.

The site plan indicates the proposed mining and mineral operation will be on a portion of the site located just southwest of the existing concrete batch plant area. Per the applicant, eventually, the entire site will be used for the mining operation. Access to the site is from an existing entrance on Grand Valley Parkway. The applicant does not intend to construct any buildings; however, onsite equipment will be present for the mining operation. Photos of the proposed mining equipment were provided. The mining equipment should not exceed the maximum height allowed of 60 feet for a building or structure within the M-2, General Industrial District.



The site plan provided did not indicate an onsite employee parking area. Staff recommends the applicant provide ten (10) parking spaces on the site. All parking and storage areas are required to be paved. The proposed site plan does not indicate any restroom facilities. Portable restrooms should be provided for the employees. In addition, the site plan provided did not indicate any fence. Staff recommends a fence to be placed around the existing batch plant and proposed mining and mineral area. The site is less visible and therefore, a chain-link fence would be permitted with a maximum height of 12 feet. All items can be addressed during the building permit process.

A landscaping plan was not provided. The site is required to provide five (5) feet of perimeter landscaping along Grand Valley Parkway. The required ground coverage is 30%, using shrubs and ground cover, using a minimum 5 gallon sized shrubbery to be in compliance for landscaping.

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;
 - The mining and mineral operation is permitted within the M-2, General Industrial District with an approved special use permit. The Comprehensive Master Plan is Heavy Industrial, which consists of zoning districts including but not limited M-2, General Industrial District. Therefore, the use is consistent with the existing Comprehensive Master Plan.
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;
 - The purpose of the M-2, General Industrial District to provide for the development of uses that, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in most other zone districts. The proposed mining and mineral operation is best suited for this M-2, General Industrial District within the Apex Overlay District.
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);
 - The proposed mining and mineral operation should not interfere with the existing industrial uses. The proposed use should not create a negative impact on the existing business.
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - This is a remote and rural area with open vacant land and existing heavy industrial uses. The mining and mineral operation is in conjunction with an existing batch plant on the same site and should have no significant impact to the surrounding industrial uses and businesses.
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.
 - The proposed mining and mineral operation should not have a negative impact the existing facilities and services.

The proposed use is within a remote rural area surrounded by vacant land within the City of North Las Vegas jurisdiction and Clark County jurisdiction. There is an existing solar farm and warehouse/distribution facility. 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 and recommends approval with conditions listed.

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. Provide five (5) feet of perimeter landscaping along Grand Valley Parkway. The required ground coverage is 30% and the minimum size shrub is 5 gallons to comply with landscaping.
3. The applicant shall provide ten (10) employee parking spaces on the site.

Public Works:

4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of Civil Grading Plans and issuance of a grading permit is required prior to commencement of any mining operations.
6. 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.

ATTACHMENTS:

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