



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Planning Commission meeting of November 15, 2022

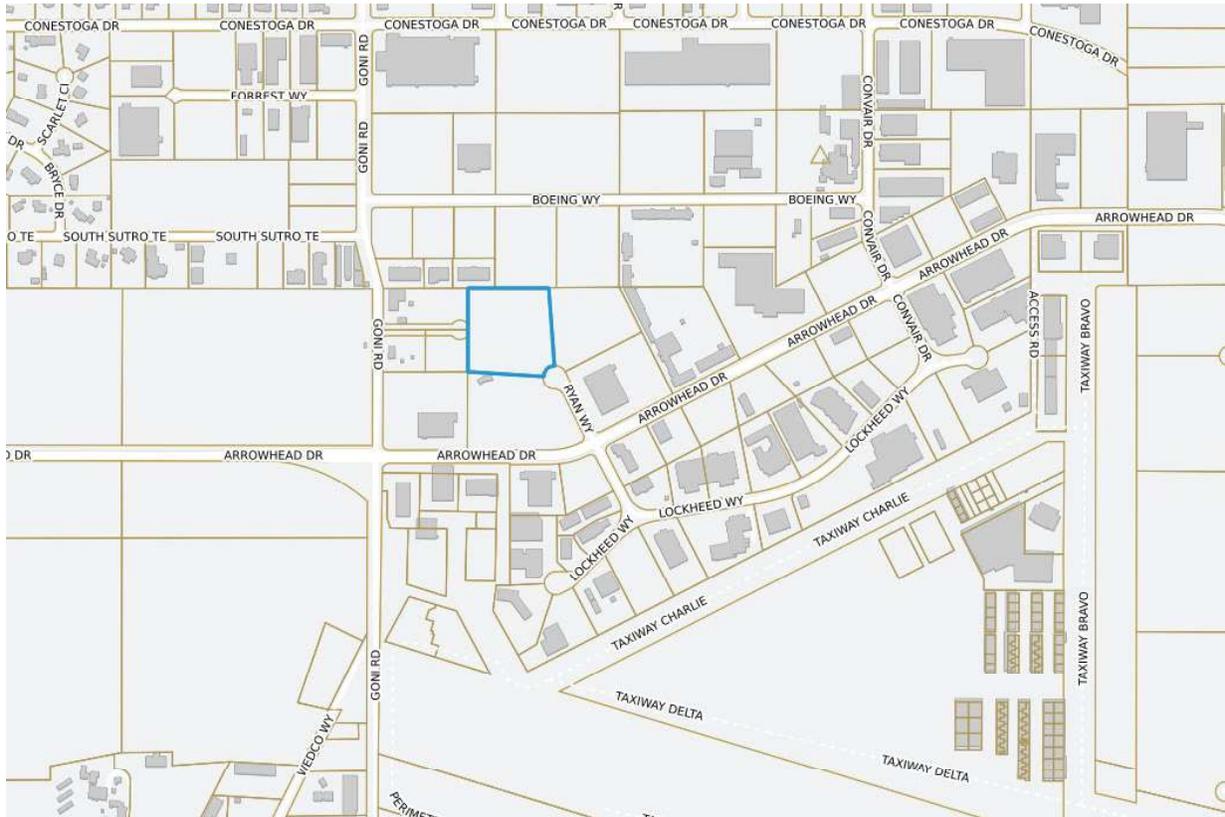
DATE: November 8, 2022
TO: Carson City Planning Commission
FROM: Heather Ferris, Planning Manager

SUBJECT: Item 6.A LU-2020-0033 For Possible Action: Discussion and possible action regarding a request from Wood Rodgers, Inc (“Applicant”) for a time extension for an approved special use permit (“SUP”) to allow for the construction and operation of a concrete batch plant and rock crushing operation with silos exceeding 45-feet in height, on property zoned General Industrial Airport (“GIA”), located at 4500 Ryan Way, Assessor’s Parcel Number (“APN”) 005-072-06. (Heather Ferris, hferris@carson.org)

Staff Summary: The Planning Commission approved this SUP on October 28, 2020, subject to 19 conditions of approval. On October 21, 2021, a one-year time extension was approved by staff. The Planning Commission granted an additional one-year time extension at its October 26, 2022 meeting. The applicant had requested a full 18 month extension, but because of staff’s error in agenizing the matter, the Planning Commission could only consider the one-year extension. Therefore, this item is included in this agenda for the Planning Commission to consider the additional six-month extension as requested. Carson City Municipal Code (“CCMC”) 18.02.080(8)(c) authorizes the Planning Commission to approve additional extensions of time if circumstances beyond the control of the Applicant result in failure to complete applicable SUP conditions and commence the use.

Recommended Motion: “I move to approve an extension of the expiration date for LU-2020-0033 to April 28, 2024, as the approved Special Use Permit continues to be appropriate, and the activity permitted by the Special Use Permit will not adversely impact other properties in the area or the public interest.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

NOTE: The base language in these conditions is the language from the approved conditions for LU-2020-0033 (extension) on October 26, 2022. Condition No. 4 has been modified to reflect the updated expiration date should this time extension be approved.

Standard Conditions of Approval per CCMC 18.02.105(1):

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence no later than **April 28, 2024**~~October 28, 2023~~. Should this permit not be initiated by **April 28, 2024**~~October 28, 2023~~, and no extension granted, the permit shall become null and void.

The following shall be submitted or included as part of a site improvement permit or building permit application:

5. The applicant shall submit a copy of the Notice of Decision / condition of approval, signed by the applicant and owner.
6. The silos shall be no taller than 50 feet. Silos shall be painted an earth-toned/neutral color to blend with the surrounding environments. The applicant shall provide the Planning Division with the proposed color choices for review and approval with the building permit. Advertising on the silos shall be prohibited.
7. In order to mitigate potential for an increase in bird population on-site and the possibility of bird strikes, the applicant shall develop a refuse storage and disposal plan. The plan shall be reviewed and approved by the Airport Manager prior to the issuance of any building permit.
8. As part of the site improvement permit, the applicant must provide a landscape and irrigation plan demonstrating consistency with the applicant's September 28, 2020 letter and conceptual site plan which indicates 10.2% of the sites impervious surface will be landscaped. Due to the proximity to the airport, the landscaping plans shall be limited to landscaping that does not attract birds. The landscape plan shall be subject to review and approval by the Airport Manager as well as the Planning Division.
9. Prior to the issuance of the certificate of occupancy, the applicant shall provide payment of \$5,000 in-lieu of meeting the full landscape standards outlined in Division 3 of the Development Standards. The in-lieu payment shall be used by the City for neighborhood beautification (i.e., landscaping) efforts in the general vicinity of the project site.
10. Prior to issuance of any building permit, the applicant shall file with the Federal Aviation Administration (FAA) a form 7460-1, providing the FAA with notice and opportunity for review of construction near the airport. Any mitigation required as a result of this review shall be implemented.
11. Silos shall be equipped with proper obstruction lighting (red beacon light on top), as required by the Airport Manager.
12. The applicant shall submit exterior light fixture details for any proposed fixtures with the building permit application. Lights must be shielded with a 90-degree full cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield.
13. Ryan Way must be paved, the width of half of a rural street section, from Arrowhead Drive to the cul-de-sac, and half of the cul-de-sac must be paved.

14. An eastbound left turn lane must be installed on Arrowhead Drive at Ryan Way. The turn lane shall include a 100-foot-long storage pocket and appropriate tapers per either American Association of State Highway and Transportation Officials (AASHTO) or Nevada Department of Transportation (NDOT) geometric design guidance. Lane widths shall be consistent with Carson City Standard Detail for urban streets.
15. Due to the anticipated truck traffic and the nature of the existing subgrade, the required pavement and base section for any newly paved or widened roadway areas must be designed by an engineer with experience in pavement design, to be approved by the City Engineer. The structural section of the newly paved or widened roadway areas shall, at a minimum, meet the City's standard detail for industrial streets.
16. The open channel along Ryan Way must be propagated along the frontage with a swale style crossing for the driveway, unless an alternative design is approved by the City Engineer.
17. An 8-inch water main must be extended up Ryan Way and a hydrant installed at the end.
18. All on-site driving surfaces shall be paved to the extent practicable.

Additional Conditions of Approval

19. Rock crushing shall be limited to Monday through Saturday 8 AM- 5 PM.

BACKGROUND:

On October 28, 2020, the Planning Commission voted 6-0 (with one absence) to approve LU-2020-0033, an SUP to allow for the construction and operation of a concrete batch plant and rock crushing operation with silos exceeding the 45-foot height limitation for a total overall height of 50 feet, on a 4.4 +/- acre project site.

On October 21, 2021, a request to extend the expiration of the approved SUP was approved by administratively extending the expiration of the SUP to October 28, 2022.

On August 24, 2022, the Applicant submitted a request for a time extension to continue to pursue the required approvals from the Federal Emergency Management Agency ("FEMA") to adjust the designated floodway which is required to make the necessary road improvements. The Applicant has applied for their site improvement permit with the Carson City Public Works Department Development Engineering Group.

On October 26, 2022, the Planning Commission approved a one-year time extension. However, the applicant had requested a full 18-month extension, but because of staff's error in agenzizing the matter, the Planning Commission could only consider the one-year extension during their October 26, 2022 meeting. Therefore, the request for the remaining six months is before the Planning Commission for consideration. As discussed during the October meeting, staff has recommended modifications to Condition #4 to limit future extensions of time.

CCMC 18.02.080(8)(c) authorizes the Planning Commission to approve additional extensions of time in the event that circumstances beyond the control of the Applicant result in a failure to complete applicable SUP conditions and commence the use. In making its decision, the Planning Commission must consider the continued appropriateness of the SUP.

If this request is approved, an updated notice of decision (“NOD”) will be issued with these conditions which will supersede any previously issued NOD letters.

ATTACHMENT:

Letter dated August 24, 2022 from the Applicant
Approved site plan LU-2020-0033



August 24, 2022

Heather Ferris
Associate Planner
Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701

RE: LU-2020-0033 R&K Ready Mixed Concrete SUP Extension

Dear Heather:

This letter serves as a request to extend an approved Special Use Permit (LU-2020-0033), which allowed for a concrete batch plant and rock crushing operation, with silos exceeding the 45-foot height limitation on property zoned General Industrial Airport (GIA), located at 4500 Ryan Way, APN 005-072-06. The Special Use Permit was approved on October 28, 2020. A one-year extension was approved on October 21, 2021 by the Planning Manager.

The applicant fully intended to meet the timeline noted in the Conditions of Approval as well as the one-year extension. The first phase of the project was submitted to Carson City and FEMA for review in November 2021. The first phase of the project involves improvements to Arrowhead Drive and Ryan Way including adjusting a FEMA designated floodway. These improvements required coordination with Carson City Engineering Staff, neighboring properties, and FEMA. The applicant has been working diligently to move this project forward including navigating through the long FEMA review process, however, they have still not provided approval for the project. There is one additional civil phase that will be submitted as well as numerous building permits needed for the building and concrete batch plant equipment. These permits depend on approval from FEMA and will be submitted pending approval by FEMA. Since the Conditions of Approval state that the project must commence by the date of expiration, we are respectfully requesting an additional 18 month extension to allow for the FEMA review to be finalized, all permits to be submitted and reviewed by Carson City, and the project to begin construction.

We appreciate your consideration of this request and look forward to working with you regarding this request for extension.

Please feel free to contact me at 823-5204 or jwilbrecht@woodrogers.com should you have any questions.

Sincerely,

Jillian Wilbrecht, P.E.

R&K READY MIXED CONCRETE CARSON CITY

SPECIAL USE PERMIT TITLE SHEET

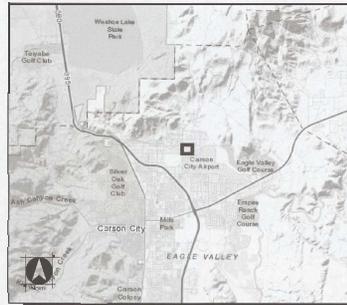
OWNER/DEVELOPER:
R&K READY MIXED CONCRETE, LLC
930 TAHOE BLVD, STE 802; PMB 526
INCLINE VILLAGE, NV 89451
949-253-2800 EXT 368

BASIS OF BEARINGS

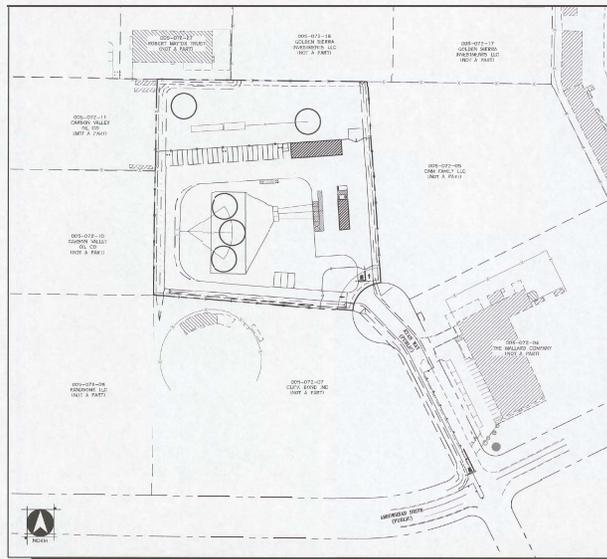
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). HIGH ACCURACY REFERENCE NETWORK (HAD) SURVEY. HAD, AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS CONDUCTED TO THE 2010 CARSON CITY CONTROL NETWORK. THE BEARING BETWEEN CARSON CITY CONTROL MONUMENT C0253 AND C0252 IS TAKEN AS NORTH 51°52'03" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. GRID TO GROUND CORRECTION FACTOR = 1.0000000.

BASIS OF ELEVATION

BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AS TAKEN FROM CARSON CITY BENCHMARK C0253. BENCHMARK C0253 IS PUBLISHED ELEVATION OF 4714.977 FT. BENCHMARK C0253 IS DESCRIBED AS BEING 2.5' BRASS DISK STAMPED "C0253 2002" LOCATED ON THE EAST SIDE OF WEDCO WAY, APPROX. 400' NORTH OF THE INTERSECTION OF OLD HOT SPRINGS ROAD AND WEDCO WAY.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

SITE PLAN STATISTICS:
SITE AREA: 4.42 AC
BUILDING AREA: 4,202 SF
IMPERVIOUS AREA: 75,362 SF
LANDSCAPE AREA: 3,126 SF

PARKING STATISTICS:
TOTAL PARKING REQUIRED: 9 STALLS
TOTAL PARKING PROVIDED: 25 STALLS
TOTAL ACCESSIBLE PARKING REQUIRED: 1 STALL
TOTAL ACCESSIBLE PARKING PROVIDED: 1 STALL

LANDSCAPING STATISTICS:
SITE AREA: 4.42 AC
REQUIRED LANDSCAPE AREA: 708 IMPERVIOUS AREA = 15,256 SF
PROVIDED LANDSCAPE AREA: 4.1% = 3,126 SF

ASSESSOR PARCEL NUMBER:
033-072-06

ENGINEERS STATEMENT:

JULIAN WILBERCHIT, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 20TH DAY OF AUGUST, 2020.

JULIAN G. WILBERCHIT, P.E. #22222



SHEET INDEX

SHEET NO.	DWG ID	DRAWING DESCRIPTION
1	S-1	TITLE SHEET
2	S-1	PRELIMINARY SITE PLAN
3	G-1	PRELIMINARY GRADING PLAN
4	U-1	PRELIMINARY UTILITY PLAN

R&K READY MIXED CONCRETE
TITLE SHEET



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4068

3885.001

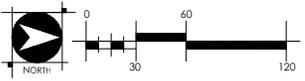
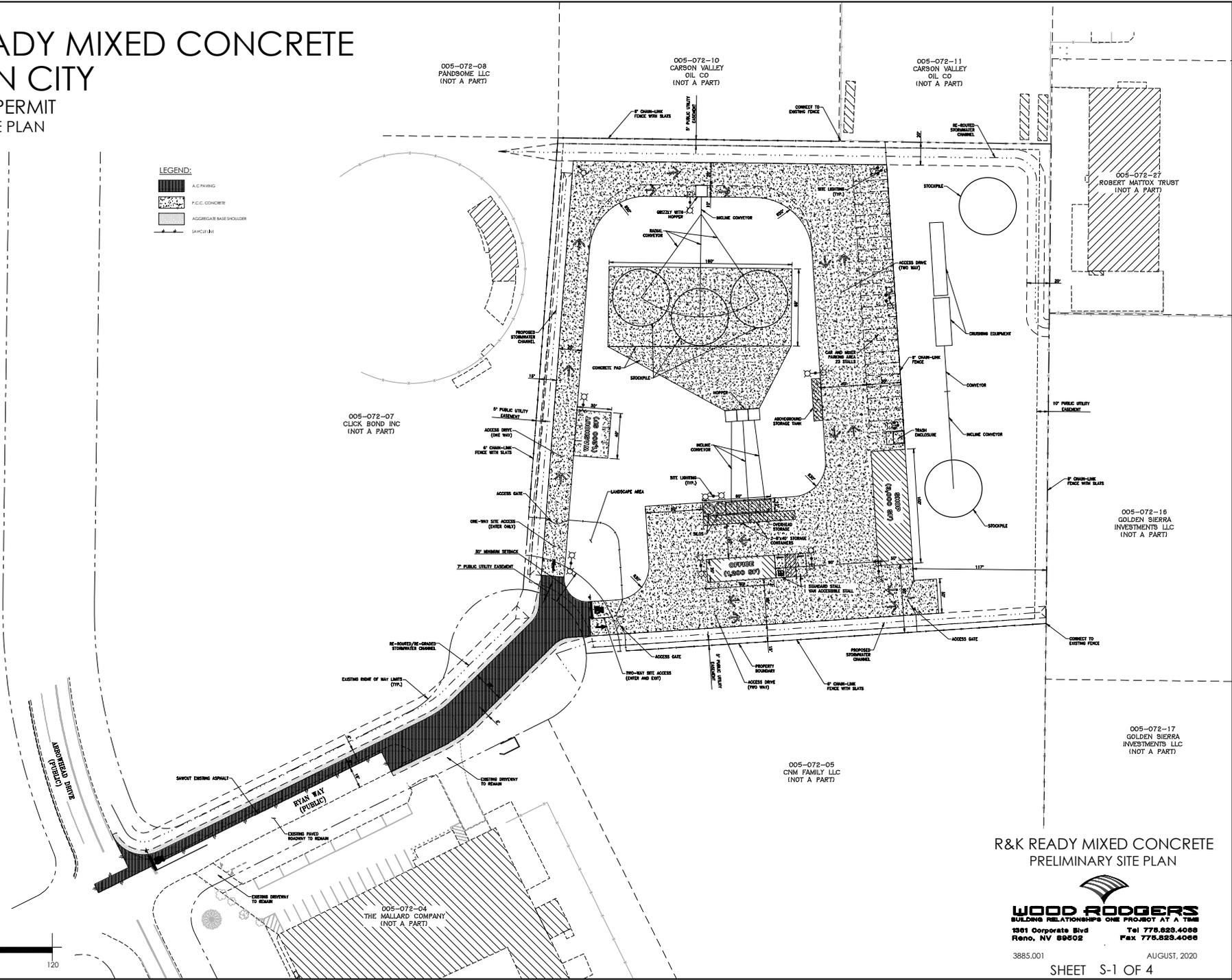
AUGUST, 2020

SHEET T-1 OF 4

R&K READY MIXED CONCRETE CARSON CITY SPECIAL USE PERMIT PRELIMINARY SITE PLAN

LEGEND:

	A/C PAVING
	F.C.C. CONCRETE
	AGGREGATE BASE/SHOULDER
	SAW CUT LINE



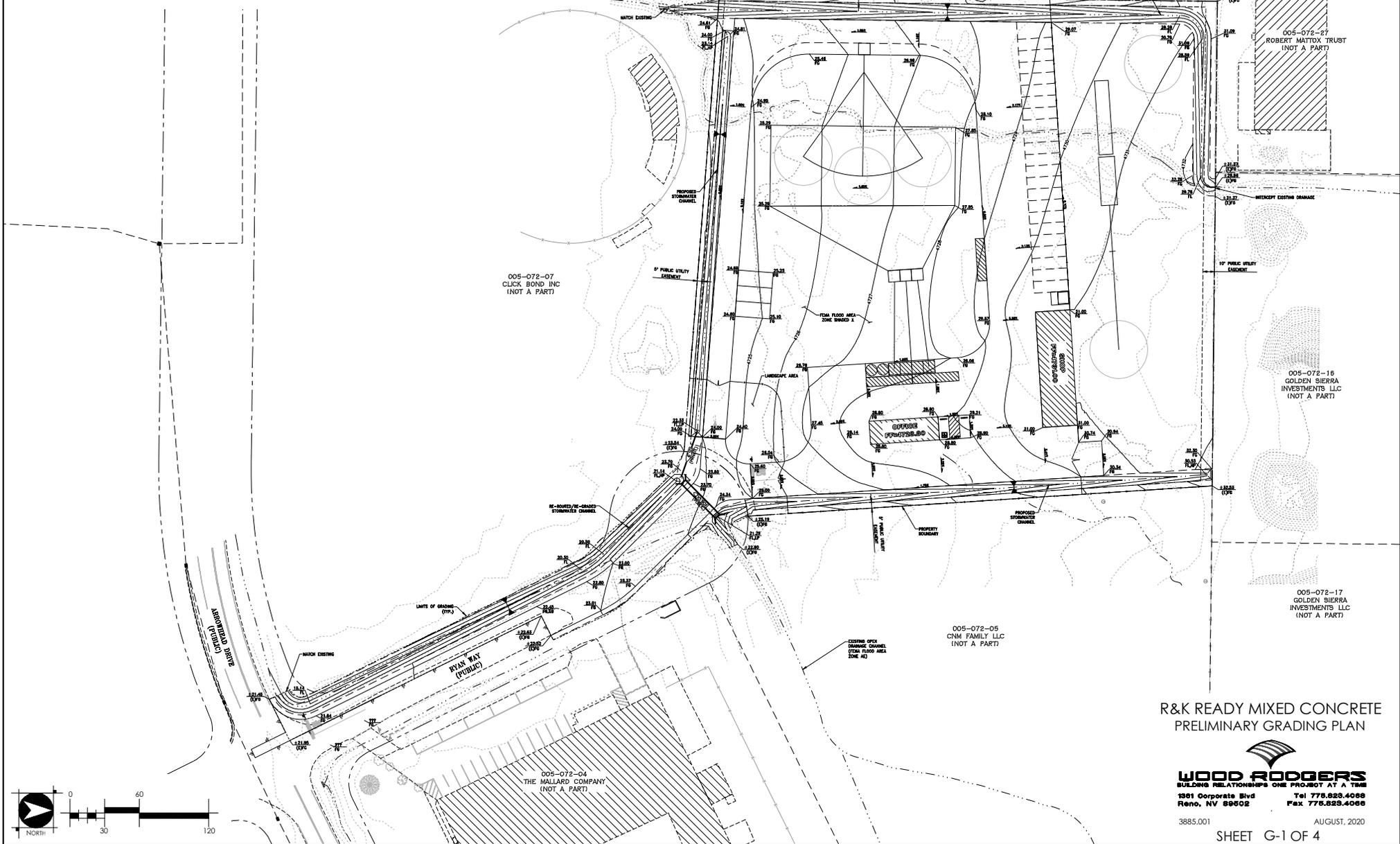
R&K READY MIXED CONCRETE
PRELIMINARY SITE PLAN

WOOD ROGERS
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1901 Corporate Blvd Tel 775.825.4088
Reno, NV 89502 Fax 775.825.4088

3885.001 AUGUST, 2020
SHEET S-1 OF 4

S:\Projects\005-072-05\005-072-05.dwg, 08/20/20, 8:24 PM, 8/20/2020, 8:24 PM, 8/20/2020

R&K READY MIXED CONCRETE CARSON CITY SPECIAL USE PERMIT PRELIMINARY GRADING PLAN



R&K READY MIXED CONCRETE
PRELIMINARY GRADING PLAN

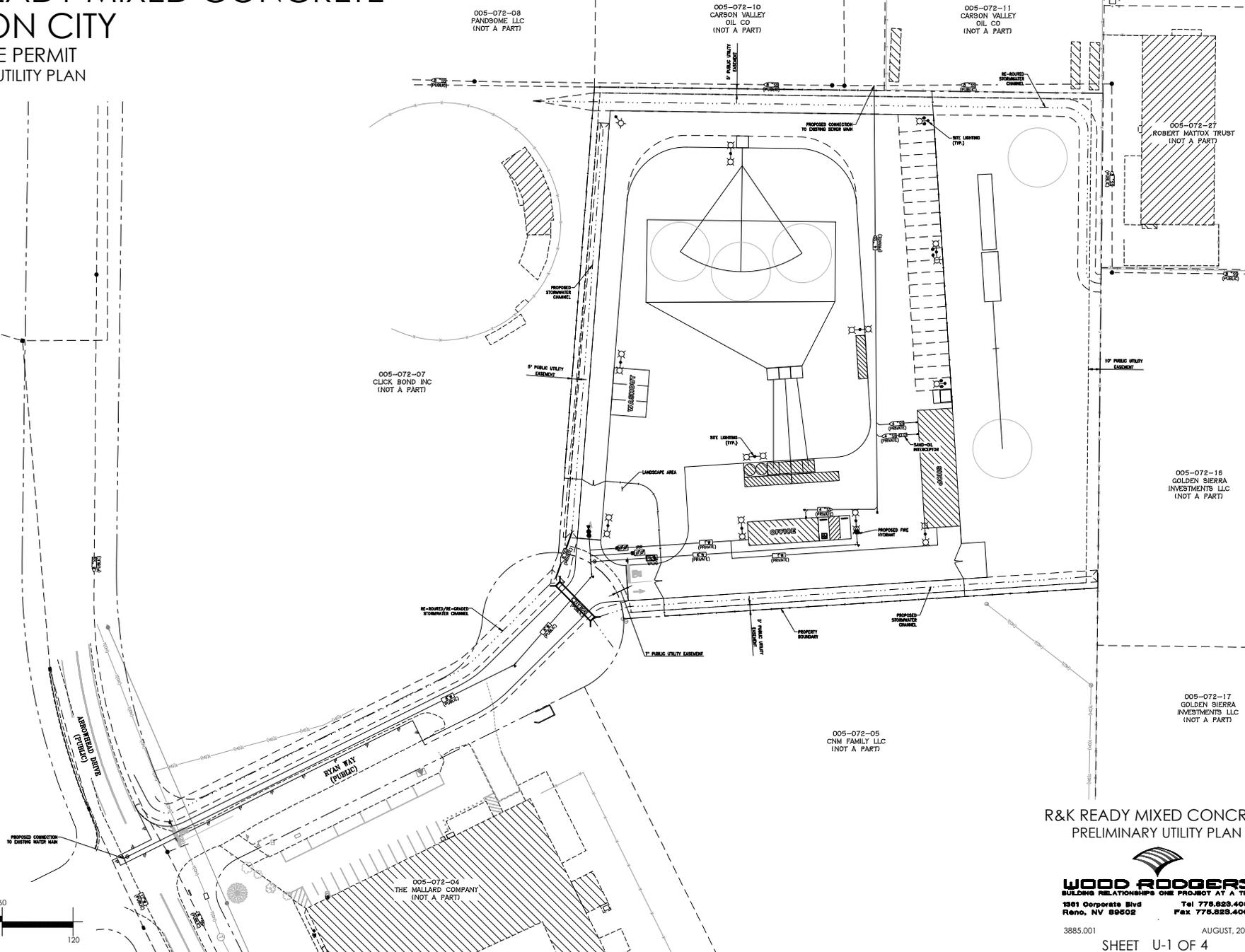
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Reno, NV 89502 Fax 778.825.4088

3885.001 AUGUST, 2020
SHEET G-1 OF 4

1: CARSON, NEAR, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-12, 005-072-13, 005-072-14, 005-072-15, 005-072-16, 005-072-17, 005-072-18, 005-072-19, 005-072-20, 005-072-21, 005-072-22, 005-072-23, 005-072-24, 005-072-25, 005-072-26, 005-072-27, 005-072-28, 005-072-29, 005-072-30, 005-072-31, 005-072-32, 005-072-33, 005-072-34, 005-072-35, 005-072-36, 005-072-37, 005-072-38, 005-072-39, 005-072-40, 005-072-41, 005-072-42, 005-072-43, 005-072-44, 005-072-45, 005-072-46, 005-072-47, 005-072-48, 005-072-49, 005-072-50, 005-072-51, 005-072-52, 005-072-53, 005-072-54, 005-072-55, 005-072-56, 005-072-57, 005-072-58, 005-072-59, 005-072-60, 005-072-61, 005-072-62, 005-072-63, 005-072-64, 005-072-65, 005-072-66, 005-072-67, 005-072-68, 005-072-69, 005-072-70, 005-072-71, 005-072-72, 005-072-73, 005-072-74, 005-072-75, 005-072-76, 005-072-77, 005-072-78, 005-072-79, 005-072-80, 005-072-81, 005-072-82, 005-072-83, 005-072-84, 005-072-85, 005-072-86, 005-072-87, 005-072-88, 005-072-89, 005-072-90, 005-072-91, 005-072-92, 005-072-93, 005-072-94, 005-072-95, 005-072-96, 005-072-97, 005-072-98, 005-072-99, 005-072-100

R&K READY MIXED CONCRETE CARSON CITY

SPECIAL USE PERMIT
PRELIMINARY UTILITY PLAN



R&K READY MIXED CONCRETE
PRELIMINARY UTILITY PLAN

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Reno, NV 89502 Fax 778.825.4088

3885.001

AUGUST, 2020

SHEET U-1 OF 4

1. 1/2" = 100' (VERTICAL SCALE)
 2. 1/4" = 100' (HORIZONTAL SCALE)
 3. 1/8" = 100' (HORIZONTAL SCALE)
 4. 1/16" = 100' (HORIZONTAL SCALE)
 5. 1/32" = 100' (HORIZONTAL SCALE)
 6. 1/64" = 100' (HORIZONTAL SCALE)
 7. 1/128" = 100' (HORIZONTAL SCALE)
 8. 1/256" = 100' (HORIZONTAL SCALE)
 9. 1/512" = 100' (HORIZONTAL SCALE)
 10. 1/1024" = 100' (HORIZONTAL SCALE)