

MEMO

To: City Council
From: Hector Soto, Jr., AICP, Senior Planner
CC: File
Date: December 30, 2024
Re: Appl. #PL2023-176 - SPECIAL USE PERMIT for concrete batch plant - 2250 NW Quarry Park Rd;
Clarkson Construction Company, applicant

The subject application was originally submitted with a request to locate and operate the proposed concrete batch plant in a 15-acre area within a larger 53-acre parcel that has been home to an asphalt plant since 1970. Under the original request, the proposed concrete batch plant facility would sit approximately 800' north of the existing asphalt plant facility. The asphalt plant is being decommissioned and is being/will be removed from the site due to the area road failure compromising a natural gas line that served as a fuel source for the asphalt plant facility. At the December 12, 2024, Planning Commission meeting, the applicant indicated their new intent to stage the concrete batch plant facility on the footprint of the asphalt plant facility once the equipment is removed.



Figure 1 - Site overview showing originally requested concrete batch plant location (red star); original lease area; existing asphalt plant location (blue star); and parent tract boundary (dashed in yellow).

Staff has no concern with the proposed concrete batch plant site relocating to the asphalt plant site. This change does not alter the substance of the analysis contained in the staff report, inclusive of staff's recommendation for approval included below.

Recommendations

1. The special use permit to operate a concrete batch plant shall be granted for a period of ten (10) years.