

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):

DESIGN REVIEW FIRST EXTENSION OF TIME for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone.

Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:

176-07-101-001

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 332.4 (total acreage)/24 (bicycle skills park)/308.4 (natural area)
- Project Type: Park (Southwest Ridge Bicycle Skills Park)
- Number of Stories: 1
- Building Height (feet): 21.5
- Parking Required/Provided: 16/49

Site Plan

The previously approved park (Southwest Ridge Bicycle Skills Park) is located on a 24 acre portion of a 332.4 acre parcel. Access to the site is from Warm Springs Road via 2 driveways with the westerly driveway aligning with Rocky Tavern Street to the north. The parking area includes 49 parking spaces, which includes 8 pull-through and 4 accessible spaces. There is a 50 foot wide Las Vegas Valley Water District easement located at the west terminus of Warm Springs Road and Rocky Tavern Street. The site is separated from Fort Apache Road by an existing 73 foot wide Flood Channel.

The previously approved plans indicate that the site amenities include several levels of bike tracks that include: tot loop and pump track with 12 skill features; intermediate pump track with split rail fence enclosure; advanced pump track area with split trail fence; flow track advance trail with 14 skill features; gravity track connection trail, with decomposed granite walk down and walk up trail; beginner gravity jump skills area with 1 downhill run and 15 skill features; intermediate gravity jump skills area with 1 downhill run and 15 skill features; and an advanced

gravity jump skills area with 1 downhill run and 15 skill features. The final track designs will include the same number of tracks, but the configurations may change based on grading. Additional amenities include bike racks, locking gates, entry monument sign, trash enclosure, restroom buildings, kiosk with maps, rules, and seating, pressurized bike wash stations on timers, an air station, 8 interpretive signs, parking lot and site lighting, and an emergency access road with a helicopter pad.

Future structure locations are provided for track or event staging areas, administration building, smaller group shelters, and additional parking areas on the northeast side of the site.

Landscaping

The previously approved plans show that street landscaping is provided along Warm Springs Road with a 5 foot wide detached meandering sidewalk, along with parking lot landscape islands. Fencing throughout the site includes a 4 foot high split rail fence, a 6 foot high decorative wrought iron fence, and a 4 foot high post and cable fence. On the easterly portion of the site, there are shaded gathering areas with native trees and elevated decomposed granite walking trails. Additional landscaping is provided 65 feet south of the residences located adjacent to the north property line and west of the terminus of Warm Springs Road. The evergreen trees are located south of the Las Vegas Valley Water District Easement to screen the park from the neighboring properties.

Site disturbance has been limited to 7.2% of the overall site and on the 24 acre portion of the site. Slopes on the developed portion of the site range from zero percent to greater than 25%, with the rest of the site remaining natural area. The undisturbed natural area, on 308.4 acres, is separated from the developed portion of the project site by a 4 foot high post and cable fence to a point of terminus where the slope becomes too steep to reasonably install structures. Hillside areas subject to cut or fill will be limited with any backfill being compacted and stabilized and then re-vegetated prior to final inspection. The existing and retained natural areas will remain except for any existing trails that currently cut through the area and have been in existence prior to the proposed development of the developed park site. Slope stabilization is provided by placing riprap on the disturbed slopes to reduce the flow of water within the natural drainage pathways. Stabilization materials include vegetation, re-vegetation, and stabilization materials along bicycle trails.

Elevations

The previously approved plans depict a large group shelter located on the bike promenade with an overall height of 21.5 feet. The painted barrel vault steel roof shade structure includes attached metal cantilevered shade shelters and maintenance storage containers located on either side of the shade structure. The containers will blend into the cantilevered shelters located on either side of the main cover with an open design. Structure colors are desert tan with rustic red accents. Other structures and amenities include a 30 foot high flagpole and future shade structures.

Floor Plans

The previously approved plans show that the restrooms and storage containers are provided as part of the site amenities.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0714:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0196-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

Applicant's Justification

The applicant is requesting a 2 year extension of time for the previously approved application. The construction of this development has been delayed until the end of 2027 due to unforeseen funding issues.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| VS-23-0715 | Vacation and abandonment of a right-of-way (grant) | Approved by BCC | December 2023 |
| ZC-23-0714 | Zone change from R-E to P-F with a design review for a bicycle park | Approved by BCC | December 2023 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---|
| North | Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac) | RS3.3 & RS20 | Single-family residential & undeveloped |
| South | Open Lands & Public Use | RS20 | Undeveloped |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|------|----------------------------------|----------------------------------|---|
| East | Corridor Mixed-Use & Open Lands | RS3.3 & RS20 | Single-family residential & undeveloped |
| West | Open Lands | RS80 | Undeveloped |

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated progress towards the commencement of the project, including permits submitted to the Building and Public Works Departments. Staff finds that multiple building permits, including the final grading permit for the park, are in “ready to issue” status, and an off-sites permit has been issued for the park. Staff can support the request.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until December 6, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: TARA CCARRELL

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