

01/05/22 BCC AGENDA SHEET

PARK EXPANSION
(TITLE 30)

SPRING MOUNTAIN RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0659-USA & COUNTY OF CLARK (PK & COMM) LEASE:

AMENDED DESIGN REVIEWS for the following: **1)** expansion of an existing public park (Desert Breeze Park); and **2)** finished grade (previously not notified) on a portion of 150.0 acres in a P-F (Public Facilities) Zone.

Generally located on the west side of Cimarron Road and the south side of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-16-201-001; 163-16-301-002 ptn

DESIGN REVIEWS:

1. Expansion of an existing public park (Desert Breeze Park).
2. Increase finished grade to 6.7 feet where 1.5 feet is the standard per Section 30.32.040 (previously not notified).

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 30 (project site)/150 (overall)
- Project Type: Public park expansion
- Building Height (feet): 10 to 24 (shade structures)/20 (maintenance building)/12.6 (restrooms)/4 (monument sign)/25 to 80 (light poles)
- Square Feet: 1,600 (maintenance building)/912 (restroom building)/400 (metal shade structures)/240 to 324 (bleacher shade structures)/337 to 453 (dugouts)
- Parking Provided: 170 (proposed)/963 (existing)

Site Plans

The plans show the expansion of Desert Breeze Park to include 4 baseball fields with associated dugouts, bleachers with shades structures, warm-up area, and restrooms. The expansion also

includes an adaptive use field, a playground, and 170 additional parking spaces. A roadway extending south to a 1,600 square foot maintenance building with an associated maintenance yard will be south and west of the athletic fields with gated entry and a perimeter wall. The proposed expansion will be located south of the existing community center on the west side of Cimarron Road.

Landscaping

The plans show trees dispersed throughout the project site, and the new athletic fields consisting of artificial turf with a parking area.

Elevations

The exterior of the restroom building will be CMU block with a metal roof, and privacy fencing at the entrance. The maintenance building will be CMU block with a metal roof and metal roll-up doors on the west and east sides. The shade structure over the playground will consist of 24 foot high steel columns with shade fabric triangles that extend over the playground area. The shade structures, dugouts, and bleacher shade structures will be steel construction with metal roofs.

Floor Plans

The plans for the restroom building include restroom stalls, sinks, a storage area, and drinking fountains. The maintenance building includes restrooms, an office area, maintenance area, and storage area.

Lighting (photometric plan)

The plans depict the type of lighting, approximate heights of the proposed freestanding light poles and a photometric plan. Light poles measuring 25 feet in height are located within the public parking lot walkways internal to the site. Light poles measuring 80 feet in height are located on the edges of the baseball fields and internal to the baseball 4 plex area. Light poles measuring 70 feet in height are located to the north and south of the internal walkways in between the bleachers and warm-up areas internal to the site. All light poles consist of LED light fixtures. The plans indicate the lighting fixtures will be shielded and/or directed away from the abutting residential uses.

Signage

A 27 square foot, 4 foot high monument sign will be located at the corner of Katie Avenue and Cimarron Road. The sign will include the Clark County logo and state the name of the park.

Applicant's Justification

The applicant indicates the proposed expansion of the existing public park (Desert Breeze Park) complies with current planned land use designations. The complex is intended to be maintained by Clark County and will provide a valuable amenity to the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0260	Special events area expansion of Desert Breeze Park	Approved by BCC	July 2021
ADR-20-900273	Special events area in conjunction with an existing park	Approved by ZA	June 2020
DR-1021-01 (ET-0289-04)	Extension of time to complete the aquatic center addition to the Desert Breeze Park community center	Approved by PC	October 2004
DR-1021-01	Expansion of the Desert Breeze community center at the Desert Breeze Park	Approved by PC	September 2001
DR-0053-99	Addition of a swimming pool, covered area for spectators, and parking area for the Desert Breeze community center	Approved by PC	February 1999
VC-0703-97	Temporary reduction of parking	Approved by PC	May 1997
ZC-0847-94	Reclassified the project site to P-F zoning for a public park with athletic/sports fields, community center, and various accessory structures	Approved by BCC	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Public Facilities	P-F	Desert Breeze Park
East	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-1	Single family residential & Roger Bryan Elementary School
West	Commercial General, Office Professional, & Residential Suburban (up to 8 du/ac)	C-1, C-2, & R-2	Retail buildings, mini-warehouse, & single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Design Review #1

Staff finds the expansion of the public park (Desert Breeze Park) with athletic fields, playground, shade structures, parking, landscaping and the maintenance building is architecturally compatible with the existing park facility. The establishment of park facilities complies with the Comprehensive Master Plan. Furthermore, by expanding and upgrading the existing park facilities the proposed development complies with the Goals of the Spring Valley Land Use Plan which promotes the efficient use of public services and facilities. Staff finds the proposed

expansion will not have an adverse or negative impact on the surrounding residential land uses; therefore, staff can support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Coordinate with Public Works Directors office for the off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0048-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT

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