

03/08/23 BCC AGENDA SHEET

PARK
(TITLE 30)

PATRICK LANE/TEE PEE LANE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400002 (ZC-19-0777)-USA:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce departure distance on Tee Pee Lane.

DESIGN REVIEW for a park on 10.0 acres in a P-F (Public Facility) zone.

Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jm/syp (For possible action)

RELATED INFORMATION:

APN:

163-31-701-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce departure distance to 127 feet on Tee Pee Lane where 190 feet is the minimum distance required per Uniform Standard Drawing 222.1 (a 33% reduction).

LAND USE PLAN:

SPRING VALLEY - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Project Type: Park
- Parking Provided: 53

Site Plan

The approved site plan depicts a proposed park, which will include a play area with shade sail structures, a water play area, restrooms, tennis courts, 4 dog run areas, a perimeter trail, and a parking area with a trash enclosure. Access to the site is provided by a driveway from Patrick Lane and a driveway from Tee Pee Lane. An active wash traverses the site from the northwest corner to the southeast corner. The wash will remain on the site, and 3 pedestrian bridges will provide access across the wash. The parking area, play area, and restroom are located on the northeast portion of the site. The tennis courts and dog runs are located on the opposite side of the wash on the southwest portion of the site.

Landscaping

A single row of trees spaced 20 feet on center are depicted along Patrick Lane with an attached sidewalk, and along Tee Pee Lane with a detached meandering sidewalk. Extensive landscaping is also depicted within parking lot planters, around the play areas, along the wash, around the tennis courts, and along the south and west property lines, which are adjacent to existing single family residences.

Elevations

A summary of the approved buildings and vertical elements on the site are provided below.

The restroom will be a standard restroom building, which is utilized in other Clark County park facilities. The building is 12 feet tall to the center peak of the pitched roof, and the exterior walls include vertical panels with stone veneer along the base. An 8 foot 2 inch tall concrete block utility enclosure and a 6 foot 2 inch trash enclosure will be located in the northeast portion of the parking lot, near the intersection of Patrick Lane and Tee Pee Lane.

Metal shade shelters above the picnic tables will include a pitched standing seam metal roof with a maximum height of 12 feet. Clearance under the roof will be a minimum of 7 feet 6 inches. In addition, fabric shade structures will be included over the play area.

Walls will include a decorative gabion entry wall and pilaster, located near the vehicular entrance on Tee Pee Lane, which is approximately 10 feet high and slopes down to 4 feet high. A metal sculpture panel will be located on the taller end of the gabion wall. Ten foot tall chain-link fences with screen mesh will be located around the tennis courts, 6 foot high chain-link fences will be provided around the dog runs, a 3 foot 10 inch post and cable fence will be located along the wash for safety, and 3 foot 6 inch high tube steel fencing will be provided around the play area.

Other structures include a 35 foot high flag pole, which is located on the east side of the park in front of the play area. Lighting will include 25 foot tall pole lights around the tennis courts, 20 foot tall pole lights in the parking lot, and 15 foot tall pole lights along the trail and in the dog run areas. The 15 foot tall lights along the trail are the closest to the adjacent residential development, and these lights are shielded and directed downward. The 25 foot tall pole lights around the tennis courts are approximately 165 feet from the closest residential properties.

Floor Plans

The restroom is 790 square feet and includes male and female restrooms, and a separate storage/utility room. The utility enclosure is 392 square feet and includes separate areas for an electrical yard and an irrigation yard.

Signage

A 27 square foot freestanding sign identifying the park name will be located near the intersection of Patrick Lane and Tee Pee Lane. The sign is 4 feet tall (3 foot sign and 1 foot base) and 9 feet wide and constructed of precast concrete. Other signage will include interpretive signage, a dedication boulder plaque, and informational signage such as park rules and rules for the dog park.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900737 (ZC-19-0777):

Current Planning

- Until November 20, 2022 to commence.
- 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; and that 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.

Listed below are the approved conditions for ZC-19-0777:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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; and that the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic 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 #0585-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Clark County has been waiting for, and working with, the Bureau of Land Management (BLM) for a number of years to secure a land lease for the proposed project site. The land lease was delayed by the BLM for one and a half years; therefore, the remainder of the project was delayed as a result. The land lease was completed on January 24, 2022. The County and Stantec have been working with Public Works for street and stormwater improvements. The project is planned for construction to commence in 2023.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-21-900737 (ZC-19-0777)	Extension of time for a county park	Approved by ZA	December 2021
ZC-19-0777	Reclassified from an R-E to a P-F zoning for a park	Approved by BCC	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Due to a one and a half year delay in securing the land lease from the BLM, the park project has been delayed. Having finally secured the land lease the project is now moving forward; therefore, staff can support an extension of time for this.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 November 20, 2024 to commence.

- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY, DEPT OF REAL PROPERTY MANAGEMENT

CONTACT: CARY BAIRD, STANTEC CONSULTING SERVICES, 3010 W. CHARLESTON BLVD., SUITE 100, LAS VEGAS, NV 89102