

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE:

DESIGN REVIEWS for the expansion of an existing park (Mountains Edge Regional Park) including the following: **1)** public facility (recreation center); **2)** additional recreational facilities including but not limited to soccer complex, pickleball complex, basketball complex, skate park, and playgrounds; **3)** accessory structures; and **4)** signage on a portion of 225.0 acres in a P-F (Public Facility) Zone.

Generally located north of Cactus Avenue and west side of Buffalo Drive within Enterprise JJ/jgh/kh (For possible action)

RELATED INFORMATION:

APN:

176-28-301-003 ptn

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 8101 Mountains Edge Parkway
- Site Acreage: 65 (portion)
- Project Type: Park expansion & public facility (recreation center with ancillary buildings, restrooms & shade structures)
- Number of Stories: 2
- Building Height (feet): 57 (recreation center); 18 (restrooms)
- Square Feet: 75,392 (recreation center), 1,136 (restrooms)
- Signs: 4 (monument signs)
- Parking Required/Provided: 235/540

Site Plans

The plans depict an existing public park (Mountains Edge Regional Park) featuring athletic/sports fields and play areas. A 2 story recreation center is proposed at the northwest corner of the park and is set back as follows: 1) 190 feet from the west property line along Durango Drive; and 2) 250 feet from the north property line, adjacent to Mountains Edge Parkway. Access to the overall site is granted via an existing driveway located along Mountains Edge Parkway. In addition to the existing driveway, there will also be vehicle access to the recreation facility from a new interior park roundabout that aligns with Cane Breeze Street along Mountain's Edge Parkway and a new driveway approach from Durango Drive. Parking is

located on the north, east, and west sides of the proposed recreation center with pedestrian access to the main building entrance on the north side. The project has 540 existing parking spaces provided for the entirety of the public park.

There will also be additional park amenities added. The proposed improvements will be located directly west of what exists along Mountain's Edge Parkway and will encompass approximately 65 acres. The following will be added to the park: 1) soccer complex (with full size, turf fields and LED sports field lighting and bathrooms); 2) pickleball complex (with shade pavilions and bleachers); 3) basketball complex (with 5 NBA sized courts, shade structures and benches); 4) botanical demonstration garden; 5) skate park (benches for seating and shade canopy); 6) bike pump track; 7) playground; and 8) ancillary park amenities.

Elevations

The plans depict a 2 story, 36 foot high recreation center featuring a metal roof and fascia with an exterior consisting of EIFS and an aluminum storefront window system. The building features a translucent wall system with varying rooflines; the tallest point of the roof will stand approximately 57 feet high, and all rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The recreation center will have signage on the north and west sides of the building with multi-colored stone façade panel and will also be painted with neutral, earth tone colors.

Floor Plans

The plans depict a 2 story, 75,392 square foot recreation center including the following on the first floor of the facility: 1) gymnasium; 2) dance/yoga room; 3) exercise/fitness room; 4) multi-purpose classrooms; 5) arts and crafts room; 6) restroom facilities; 7) equipment and storage rooms; 8) office and conference rooms; 9) weight room; and 10) breakroom. The second floor, or mezzanine level, features a circular walking/jogging track with two, 3 foot wide lanes. The facility is designed to accommodate a future Aquatics Center expansion that is not part of this application.

The plans also depict one story, 1,136 square foot restrooms buildings with a pitched roof, that will be separate from the recreation center. The restrooms are scattered throughout the park and stand 18 feet high; they will be painted with earth tones to match the recreation center.

Signage

The plans depict 4 foot high monument signs located throughout the site along park entrances on Cactus Avenue, Durango Drive, Mountains Edge Parkway and Buffalo Drive. The monument signs are set back from the public street. The signs will feature the name of the park and the Clark County logo. Wall signs are depicted on building elevations; The wall signs state "Mountains Edge Regional Park". All letters for the wall signs will be backlit ensuring no glare or direct light leave the project site. The Clark County logo affixed to the building elevations consists of box signs with interior lights. The logo will be depicted with translucent panels in front permitting the logos to be visible at night. There will also be directional signage throughout the park, ranging in height from 12 to 14 feet.

Applicant's Justification

The proposed recreation center will serve the surrounding residential neighborhoods that are within walking distance of the park. The recreation center will offer a variety of activities and will be used by residents within the surrounding area. The existing location of the park is ideally suited for a recreation center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0084	Design review for air quality monitoring station and associated monitoring tower within an existing park	Approved by PC	March 2019
DR-0248-17	Design review for site and building lighting in conjunction with an approved public park	Approved by BCC	May 2017
DR-0399-15	Design review for phase 2 of the regional park consisting of a public park, buildings, and all associated uses primarily for baseball fields (Mountain's Edge Park Adult Baseball Fields) on 25 acres	Approved by BCC	August 2015
DR-0361-13	Design review for phase 1 of the regional park consisting of a public park and all associated uses including, but not limited to, a multi-purpose turf area, sports court area, fitness area, meditation garden, amphitheater, restroom, shade structures, playground equipment, and walking trails on 21 acres	Approved by BCC	August 2013
UC-0902-08	Use permit for a park entry feature and all associated uses on approximately 0.6 acres at the corner of Mountains Edge Parkway and Buffalo Drive	Withdrawn	September 2008
UC-0643-06	Use permit for a recreation building that will offer a gymnasium, fitness center, various recreation and multi-purpose rooms, general classrooms, courtyard areas, offices for administration, neighborhood services, and park police - expired	Approved by PC	June 2006
ZC-1313-02	Zone change from R-E to P-F zoning	Approved by BCC	December 2002

*The park is located within the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (MN)	RS3.3	Single family residential development
South, & East	Public Facilities	P-F	Portions of the future regional park site

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

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The Clark County Parks, Trails, and Open Space Report states that the design and location of parks should consider health benefits, impacts, and population needs. Staff finds that the proposed use and design of the recreation center and additional park amenities will positively impact the residents of the surrounding neighborhoods by providing a variety of options for participation in sports, exercise and community engagement. By providing public amenities, such as the recreation center within the park, residents will have an additional recreational opportunity that will strengthen the sense of community in the surrounding area. The design of the recreation center is consistent with the Parks, Trails, and Open Space report. The design of the directional, monument and wall signs are consistent and compatible with the overall design of the park and recreation center. Therefore, staff can support these requests.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- Provide 24 minimum fire lane/drive aisles throughout. Noticed 12 feet in certain areas which is not acceptable.

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 #0581-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: EBTISAM BOTROS

CONTACT: SANDY BARNUM, KNIT, 7250 PEAK DRIVE #216, LAS VEGAS, NV 89128