

PARK
(TITLE 30)

LINDELL RD/LE BARON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400037 (ZC-19-0949)-USA:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the width of right-of-way dedication.

DESIGN REVIEW for a public park with signage and lighting on 9.0 acres of a 22.5 acre site in a P-F (Public Facility) Zone.

Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

176-25-201-020 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the width of a public right-of-way (Le Baron Avenue) to 47 feet where 60 feet is required per Section 30.52.030 (a 22% reduction).

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9 (portion)/22.5 (overall)
- Project Type: Neighborhood park
- Building Height (feet): Up to 24.5 (playground canopy)/12 (restroom)/11 (shade structures)/up to 25 (light poles)
- Parking Provided: 63

Site Plan

A zone change to P-F zoning was approved with this application. The zoning was made permanent; therefore, this application is for the waiver of development standards and design review. The approved plan depicts a proposed Clark County neighborhood park, which will include a perimeter trail, 2 playgrounds with shade canopies, a water splash pad, an obstacle course, exercise equipment area, various shade structures, restroom, and 4 dog runs. Access to the site is provided by a driveway from Lindell Road to the east and a driveway from Jo Rae

Avenue to the south. A parking lot consisting of 63 parking spaces is located near the southeast corner of the park. The restroom and play areas are located on the southern portion of the overall park and the dog runs are located on the northern portion of the site. A large active turf area is located near the center and western portions of the site. This request also includes park lighting and signage, and a waiver to reduce the width of Le Baron Avenue to the north. This request is due to existing transmission poles and regional flood control easements within the roadway alignment.

Landscaping & Lighting

The approved plans depict landscaping throughout the park and along the public street frontages. Natural re-vegetation will also be incorporated in the design of the site. A detached sidewalk will be utilized along all the public street frontages. Parking lot lighting, plaza, and shade structure lighting consists of shielded LED lights. The shielded walkway and parking lot light poles are 15 feet to 25 feet tall.

Elevations

The approved playground shade canopies range in height from 21 feet to 24.5 feet. The canopies are constructed of a stretched blue canvas fabric. The 12 foot high restroom building is constructed of smooth texture block exterior with painted standing seam metal roof. Metal shade shelters above the picnic tables and rest areas will be approximately 11 feet high and constructed of angled rafter beams with decorative CMU posts for support.

Floor Plan

The approved restroom building is 780 square feet and includes a separate storage/utility room.

Signage

Four foot high, 27 square foot monument signs will be located on the northeast and southeast corners of the site. The sign is a standard sign for Clark County Parks with the Clark County logo and the name of the park.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-22-900160 (ZC-19-0949):

Current Planning

- Until February 05, 2023 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-19-0949:

Current Planning

- 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

- Any right-of-way width reduction on Le Baron Avenue to be approved by Public Works;
- Drainage study and compliance;
- Full off-site improvements.

Applicant's Justification

The applicant indicates the project has not commenced because the County has been working with the Bureau of Land Management (BLM) to secure a land lease. The proposed construction date is October 1, 2023.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-22-900160 (ZC-19-0949)	First extension of time for a zone change to P-F for a public park	Approved by ZA	April 2023
ZC-19-0949	Reclassified to P-F zoning for a public park	Approved by BCC	February 2020
ZC-0178-15	Zone change, waivers, and design review for a single family development	Approved by BCC	May 2015
SC-0878-14	Steet name change for Glenora Cellars Avenue to Ries Rockets Way from Lindell Road to Westwind Road	Approved by PC	December 2014
UC-0884-07	Expansion of an existing electrical substation	Approved by PC	September 2007
ZC-1573-03	Reclassified the northern 12.8 acres of the subject parcel to P-F zoning for an elementary school	Approved by BCC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential & Ries Elementary School
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive 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.

The applicant has been working with BLM to secure the land lease, with no estimated time for completion of the leasing process. Staff believes the applicant has taken steps towards commencing the development of this project, for example, with the submittal of a rough grading and a building permit. The applicant has worked with various departments to obtain approval of the related permits for the development of this project. It is for this reason staff can support the extension of time request.

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 February 5, 2025 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: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: MATT DURHAM

CONTACT: MATT DURHAM, SOUTHWICK LANDSCAPE ARCHITECTS, 1700 W.
HORIZON RIDGE PARKWAY, SUITE 203, HENDERSON, NV 89012