

PARK (JAMES REGIONAL SPORTS PARK)
(TITLE 30)

ROBINDALE RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0223-CLARK COUNTY REAL PROPERTY MANAGEMENT:

ZONE CHANGE to reclassify 208.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

DESIGN REVIEW for a park expansion (trail) with ancillary amenities and structures on a portion of 381.6 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north and south sides of Robindale Road within Spring Valley (description on file). MN/mc/syp (For possible action)

RELATED INFORMATION:

APN:

176-09-201-012; 176-09-301-005; 176-09-301-007; 176-09-401-001; 176-09-401-004; 176-09-401-007; 176-09-501-011; 176-09-701-001; 176-09-701-003; 176-09-701-004; 176-09-701-007 through 176-09-701-009; 176-09-701-012; 176-09-801-001 through 176-09-801-004

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8400 W. Robindale Road & 7980 W. Robindale Road
- Site Acreage: 208.5 (zone change)/381.6 (portion) (design review)
- Project Type: Multi-use trail and ancillary uses and structures
- Building Height: 16 feet, 4 inches (shade shelters)/8 feet, 4 inches (rest areas)

Site Plan

The plan depicts a (3.1 mile) multi-use trail, which will be part of the existing James Regional Sports Park. The majority of the park is developed with soccer fields, and most of the trail will be located east and south of the soccer fields on currently undeveloped land. The proposed trail is 15 feet wide, with 10 feet of paved asphalt and 5 feet of compacted decomposed granite. The trail loops from the north parking lot at Cimarron Road, heads east toward Buffalo Drive, then south to Robindale Road. The trail then continues south toward Windmill Lane, west toward Durango Drive before heading north again toward Robindale Road, and terminates near the existing soccer fields. Four rest stations are shown at the north, east, south, and west portions of

the trail. Shade pavilions are also shown as part of the rest areas. The plan shows other amenities for the trail including educational or interpretive signs and trail distance markers dispersed along the trail.

Landscaping & Elevations

The plans show existing undisturbed native desert landscaping (bushes and shrubs) adjacent to the proposed trail throughout the site. Native landscape boulders, 3 feet by 3 feet by 4 feet, are also shown adjacent to the trail and near the rest stations, dispersed throughout the site.

Shade shelters are 16 feet, 4 inches high, and 16 feet wide by 16 feet long, with vandal proof solar light fixtures proposed. The metal roofs will be painted Brandywine red and the frames will be brown. Each shelter will contain pre-cast concrete benches. Integrated into the design of the rest stations are 8 foot, 6 inches high, layered sign walls designed with a backdrop to mimic the Las Vegas Valley Mountain skyline and with a natural desert color scheme. The sign walls will indicate the rest station's location along the trail with a N, E, S, or W symbol.

Applicant's Justification

According to the applicant, the zone change and design review applications were submitted to allow for the development of a 3.1 mile multi-use trail. The trail is an extension of the existing James Regional Sports Park, and is intended to host casual users and race events such as community charity walks and 5K/10K runs. The project is funded by the Southern Nevada Public Lands Management Act.

The trail will utilize the existing parking facilities located at the park, of which there are approximately 1,015 parking spaces. The applicant also states that the Master Plan suggests the appropriate zoning district for the trail would be Public Facility (P-F), and the zone change request aligns with the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0981-14	Reclassified 107.5 acres from R-E and P-F zoning to P-F zoning, and a design review for a park (Southwest Regional Sports Complex)	Approved by BCC	February 2015
ZC-0274-03	Board of County Commissioners initiated a zone change that included a 24 acre portion of 176-09-201-012 to P-F zoning	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial; Public Use; & Mid-Intensity Suburban Neighborhood	C-1, R-2, R-E, & P-F	Single family residential, undeveloped, & Sierra Vista High School
South	Neighborhood Commercial & Public Use	R-2, R-E, & P-F	Single family residential & place of worship

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Medium Density Residential; Compact Neighborhood; & Neighborhood Commercial	R-2, R-E, C-2, & C-1	Single family residential & retail center
West	Mid-Intensity Suburban Neighborhood & Neighborhood Commercial	R-2 & C-1	Single family residential, golf course, & retail center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The requested P-F zoning conforms to the Master Plan land use category for the site, which is Public Use. P-F zoning on the 208.5 acres park expansion as proposed will complement the P-F zoning of the existing approximately 107 acre park site. The public use land use category includes parks and trails among its intended primary land uses, and meets Goal 2.1 of the Master Plan “*Continue to expand the County’s parks, trails, and open space system at a level that is sustainable.*” P-F zoning is compatible with 2 P-F zoned parcels adjacent to the site, Sierra Vista High School, which is adjacent to the northern portion of the trail site, and a parcel owned by a place of worship located at the southern portion of the trail site. Staff does not anticipate any negative impacts from the zone change to the nearby neighborhoods and community.

Design Review

The proposed 3.1 mile multi-use trail will connect to the existing paved multi-use trail located at the western portion of the sports park site. The trailhead and north rest area are at the north parking area accessed by Cimarron Road, and there is additional parking accessible from Robindale Road near the west rest area. There will be 14 to 17 small dry wash crossings integrated into the trail design, as well as various amenities such as shade pavilions and benches. The trail’s 15 foot width design will accommodate a variety of park trail users, such as runners and bicyclists.

Staff does not anticipate any negative impacts from the proposed trail to the nearby neighborhoods and community. Park trails are common throughout Clark County, and this trail will add new recreational opportunities to the existing sports park facilities.

Staff Recommendation

Approval.

If this request is approved, the Board 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet to 60 feet for Cimarron Road and associated spandrel.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT

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