

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0214-COUNTY OF CLARK (PK & COMM SERV):

DESIGN REVIEW for a park expansion with ancillary amenities (softball fields) and structures on 65.73 acres in a PF (Public Facility) Zone.

Generally located on the east side of Cimarron Road and the north and south sides of Eldorado Lane (alignment) within Spring Valley. MN/jgh/kh (For possible action)

RELATED INFORMATION:

APN:

176-09-501-011

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7980 W. Robindale Road
- Site Acreage: 65.73
- Project Type: Softball complex (fields) and ancillary uses and structures
- Building Height (feet): 17 up to 25 (umpire building) (restroom) (fabric shade canopy)/12 (metal shade structure)

Site Plan

The plan depicts 8 proposed softball fields with 10 foot wide concrete walkways that will run throughout the complex. The softball fields will be part of the larger, existing James Regional Sports Park. The park will continue being developed in future phases however, this phase of the softball complex will include LED sports lighting, scoreboards, chain link fencing, dugouts, bullpens, and covered bleachers that will be developed as part of the 8 proposed softball fields. The softball complex will also include warm-up areas, a plaza, and parking lots with designated pick-up and drop-off zones that are adjacent to each of the softball fields. The plan also shows other amenities including 2 restrooms shown north of Eldorado Lane between Field #1 and Field #2 and then east of Warbonnet Way adjacent to Field #8. Shade pavilions are also shown as part of the rest areas and covered play areas. The plan shows educational or interpretive signage along pathways as well as a monument sign with the parks' name.

Landscaping & Elevations

The plans show native desert landscaping (trees and shrubs) adjacent to proposed parking areas that run along Eldorado Lane and Warbonnet Way. Decorative rocks (rock mulch) and boulders

are also shown adjacent to parking areas and bus pick-up and drop-off areas which are dispersed throughout the site.

Metal shade shelters are 12 feet high, and 16 feet wide by 16 feet long, with vandal proof solar light fixtures proposed. The metal roofs will be painted Burgundy, and the frames will be gray. There will also be blue fabric canopies over play areas.

Applicant's Justification

According to the applicant, the application was submitted to allow for the development of 8 new softball fields (7 standard and 1 championship field), LED sports lighting, chain-link fencing, warm up areas, shaded playground, shade structures, umpire building, bathrooms, and parking lots. The softball fields are an extension of the existing James Regional Sports Park and is intended to host users from a variety of backgrounds and age groups.

Parking will include a total of 359 parking spaces. The applicant also states that there will be no significant adverse impacts on the natural environment and the complex is intended to be a valuable amenity for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0223-23	Reclassified 208.5 acres from an R-E zone to a P-F zone with a design review on 381.6 acres for a park (James Regional Sports Park)	Approved by BCC	June 2023
VS-18-0354	Vacation of a portion of right-of-way being Robindale Road located between Warbonnet and Buffalo Drive	Approved by PC	July 2018
ZC-0444-17	Reclassified 65.7 acres from an R-E zone to a P-F zone for a fire station and future public facilities	Approved by BCC	August 2017
VS-0445-17	Vacation of a portion of right-of-way being Buffalo Drive located between Robindale Road and Eldorado Lane	Approved by BCC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	R-4 (ROI)	Undeveloped
South	Public Use & Corridor Mixed-Use	RS3.3, RS20, & PF	Sierra Vista High School, single-family residential, & place of worship
East	Neighborhood Commercial	RS3.3, CG & MD (ROI)	Single-family residential, mini-warehouse facility, & undeveloped
West	Public Use	PF	Existing James Regional Sports Park

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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**

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 proposed softball fields and ancillary uses are an extension of the existing James Regional Sports Park. The fields are intended to host users from a variety of backgrounds and age groups. There will be no significant adverse impacts on the natural environment or adjacent neighborhoods and the complex is intended to be a valuable amenity for the community.

Staff does not anticipate any negative impacts from the proposed project. Softball fields with LED lighting and other amenities are common throughout Clark County, and this project will add new recreational opportunities to the existing sports park facilities. Staff can support this request.

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

- Coordinate with Public Works - Development Review on the commercial driveways to the sports complex;
- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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 website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGMENT

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