

PUBLIC FACILITY
(TITLE 30)

SILVERADO RANCH BLVD/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0441-COUNTY OF CLARK (PK & COMM):

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** public facility (community center); and **2)** signage on a portion of 36.2 acres in conjunction with an existing public park (Silverado Ranch Park) in a P-F (Public Facility) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the west side of GilesPie Street within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-28-101-020 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 16 feet where a minimum depth of 100 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 9855 GilesPie Street
- Site Acreage: 36.2 (portion)
- Project Type: Public facility (community center)
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 36,926
- Sign Height (feet): 4 (monument sign)
- Square Feet (signs): Up to 288 (wall)/27 (monument)
- Parking Provided: 67 (proposed)/330 (existing)

Site Plans

The plans depict an existing public park (Silverado Ranch Park) featuring athletic/sports fields and turf areas. A 2 story community center is proposed at the northeast corner of the park and is

set back as follows: 1) 80 feet from the north property line, adjacent to Silverado Ranch Boulevard; and 2) 370 feet from the east property line, adjacent to Gilespe Street. Access to the site is granted via a proposed driveway located along Silverado Ranch Boulevard. A throat depth of 16 feet is provided for the driveway, necessitating a waiver of development standards. Five foot wide pedestrian walkways connect the existing attached sidewalks located along Silverado Ranch Boulevard and Gilespe Street to the community center. Parking is located immediately to the north and northeast of the community center. The project site includes 67 parking spaces in addition to 330 parking spaces provided for the entirety of the public park.

Landscaping

The plans depict a landscape area ranging between 10 feet to 21 feet located behind an existing 5 foot wide attached sidewalk, along the northeast property line, adjacent to Silverado Ranch Boulevard. Twenty-four inch box trees, including shrubs and groundcover, are proposed within the street landscape area. No additional street landscaping is proposed along Gilespe Street. Twenty-four inch box trees are planted within landscape finger islands that are equitably distributed throughout the parking lot. Trees are also planted along the north, south, east, and west sides of the community center.

Elevations

The plans depict a 2 story, 38 foot high community center featuring a decorative standing seam metal roof with an exterior consisting of EIFS and an aluminum storefront window system. The building features varying rooflines and all rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The community center will be painted with neutral, earth tone colors.

Floor Plans

The plans depict a 2 story, 36,926 square foot community 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) teaching kitchen; and 10) breakroom. The second floor, or mezzanine level, features a circular walking/jogging track with two, 3 foot wide lanes.

Signage

The plans depict a 4 foot high monument sign located adjacent to the proposed driveway along Silverado Ranch Boulevard. The monument sign is set back a minimum of 2 feet from the public street. The sign measures 27 square feet and will feature the name of the park and the Clark County logo. Wall signs are depicted on all building elevations, ranging between 51 square feet to 288 square feet for each sign. The wall signs state "Silverado Ranch Community Center". 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.

Applicant's Justification

The proposed community center will serve the surrounding residential neighborhoods located to the north, south, and east, that are within walking distance to the park. The community center

will offer a variety of activities and uses to residents within the surrounding area. The existing location of the park is ideally suited for a community center.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1389-00	Vacated a portion of right-of-way being Le Baron Avenue - recorded	Approved by PC	October 2000
ZC-0500-00	Reclassified the project site from an R-E to P-F zoning with a special use permit for a public park	Approved by BCC	May 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
South	Residential Suburban (up to 8 du/ac), Residential Low (up to 3.5 du/ac), & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & undeveloped
East	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-E, P-F, & C-P	Office development, parking lot & single family residential
West	Commercial Tourist	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Reviews

The Clark County Parks, Trails, and Open Space Report states the design and location of parks should consider health benefits, impacts, and population needs. Staff finds the proposed use and design of the community center 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 a public amenity, such as the community 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 community center is consistent with

the Parks, Trails, and Open Space report. The design of the monument and wall signs are consistent and compatible with the overall design of the park and community center. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request to reduce the throat depth for the driveway on Silverado Ranch Boulevard as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

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 #0451-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY, DEPARTMENT OF REAL PROPERTY MANAGEMENT
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VEGAS, NV 89102