

10/20/21 BCC AGENDA SHEET

PUBLIC FACILITY (PARK)
(TITLE 30)

VIRGIN ST/SECOND WEST ST
(BUNKERVILLE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0474-COUNTY OF CLARK(PK & COMM SERV):

DESIGN REVIEWS for the following: **1)** improvements to an existing public park; and **2)** signage in conjunction with an existing public park (Thomas Dudley Leavitt Sr. Park) on 5.4 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Virgin Street and the west side of Second West Street within Bunkerville. MK/md/jd (For possible action)

RELATED INFORMATION:

APN:

002-26-710-009

LAND USE PLAN:

NORTHEAST COUNTY (BUNKERVILLE) - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 200 W. Virgin Street
- Site Acreage: 5.4
- Project Type: Improvements to existing public park
- Number of Stories: 1
- Building Height (feet): 22 (fabric shade structures)/9 (park bulletin kiosk)
- Square Feet: 1,125 & 2,925 (fabric shade structures)/1,056 (picnic shelter)
- Parking Provided: 24

Site Plans

The plans depict an existing public park (Thomas Dudley Leavitt Sr. Park) consisting of, but not limited to picnic shelters, restroom facilities, water play area, athletic fields including basketball and volleyball courts, and turf areas. Multiple improvements are proposed within the park including the following: 1) group lighted picnic shelter; 2) asphalt pavement walkway around the park perimeter; 3) interpretive signage along the pathway; 4) a fabric shade structure/shelter over the existing playground area; 5) a second playground area with a fabric shade structure/shelter; 5) landscape improvements consisting of trees and shrubs; and 6) miscellaneous items including barbecues, picnic tables, and trash receptacles. An existing 4 foot high chain-link fence is located around the perimeter of the park. Access to the park is granted via Virgin Street. The

project site includes 24 existing parking spaces located at the southwest corner of the park, adjacent to Park Street Road. Off-site improvements are also proposed along Virgin Street, located along the south side of the park, which include the continuation of new curb and gutter and a 7 foot wide attached sidewalk from Second West Street to Park Crest Road.

Landscaping

The plans depict a 7 foot wide landscape area located behind a proposed 7 foot wide attached sidewalk along Virgin Street. Twenty-four inch box trees, including shrubs and groundcover, are proposed within the street landscape area. Twenty-four inch box trees, including shrubs, will be distributed throughout the interior of the existing park.

Elevations

The plans depict a single story, 14.5 foot high picnic shelter consisting of a decorative standing seam metal roof. A 9 foot high park bulletin kiosk, with a standing seam metal roof is also proposed. The fabric shade structures measure 22 feet in height. All structures are painted and consist of neutral, earth tone colors.

Floor Plans

The plans depict a fabric shade structure with an area measuring 2,925 square feet and a picnic shelter with an area of 1,056 square feet. A second fabric shade structure measures 1,125 square feet in area.

Signage

The plans depict regional trail wayfinding signs located at the southeast corner of the park, adjacent to Second West Street and Virgin Street. The trail signage will continue south along Second West Street to the intersection of Riverside Road, where the signage will continue east along the public right-of-way. Two options are available for the signs that state “XX Miles to Bunkerville Regional Trail” or “To Bunkerville Regional Trail XX MI”.

Applicant’s Justification

The applicant states this is a community park with passive and active uses. It is a mature park filled with large trees and wall to wall grass, making this an inviting place to spend time for recreational activities. The enhancements and improvements to the park are based upon community feedback staying current with recreational trends. The proposed improvements will greatly enhance citizens’ experiences while visiting the park.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|------------------|----------------|-------------|
| ADR-0204-07 | Basketball court | Approved by ZA | March 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--------------------------------------|-----------------|---------------------------------------|
| North & West | Residential Suburban (up to 8 du/ac) | R-A & R-E | Undeveloped |
| South | Residential Suburban (up to 8 du/ac) | R-1 | Single family residential |
| East | Public Facilities | P-F | Clark County administrative buildings |

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-21-0475 | A request to vacate right-of-way (Park Crest Road) is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 improvements to the existing public park will positively impact the residents of the surrounding neighborhood by providing additional amenities and enhancements. The proposed trail signage will assist park users with directions to the Bunkerville Regional Trail. The improvements associated with the park are consistent with the Parks, Trails, and Open Space report; therefore, staff recommends approval.

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;
- Full off-site improvements on Virgin Street.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (PK & COMM SERV)

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