

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0019-RED ROCK MEMORIAL PARK, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for access gate setback.

DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** eliminate off-site pedestrian connection at SR 159; **3)** modifications to a previously approved cemetery and funeral home; and **4)** lighting plan on 91.0 acres in an RS80 (Residential Single Family 80) Zone within the Red Rock Overlay.

Generally located on the north side of SR 159, approximately 1.5 miles west of intersection SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

175-09-000-002; 175-09-000-004; 175-09-000-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback from an access gate to the property line to 42 feet where 50 feet is required per Section 30.04.03 (a 16% reduction).

DESIGN REVIEWS:

1. Alternative landscaping plan.
2. Eliminate pedestrian connection to SR 159 entrance where required per Section 30.04.05.
3. Modifications to a previously approved cemetery and funeral home.
4. Lighting plan (Red Rock Overlay).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 91 (overall site)/36 (Phase 1)
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 16,096 (chapels, garage, and office)/8,000 (maintenance building)/2,000 (storage)/26,096 (total)
- Parking Required/Provided: 64/67

Site Plan

This use was previously approved by UC-22-0508 for chapels and cemetery in November 2022. The plan depicts a previously approved cemetery and chapel/mortuary on a portion of 91 acres in Red Rock. This request will modify previously approved plans for the cemetery and funeral home development. The new plans show the proposed cemetery being developed in multiple phases, with Phase 1 being the subject of this application. Phase 1 is located on the southeast portion of the overall site, including the east half of APN 175-09-000-005, the south half of APN 175-09-000-002, and the southeast portion of APN 175-09-000-004. Future phases will be located on the remainder of all 3 parcels except for the Hillside Development overlay areas with slopes exceeding 12%. Access to the cemetery is shown from SR 159 onto a private drive.

The main chapel and mortuary building will be in the northeast portion of APN 175-09-000-005 with parking located on the west side of the funeral home and between the storage building and maintenance building. A total of 67 parking spaces are depicted on the plans. Twelve parallel parking spaces will be located along the interior private street adjacent to the funeral home. A mortuary service will be included with the funeral home. Several 36 foot and 32 foot wide interior roads circulate within the cemetery, with burial plots located throughout the site. A cremation garden is included on the southern half of the property. SR 159 is a Nevada Department of Transportation (NDOT) road.

Landscaping

The plans depict desert landscaping along the perimeter of the proposed developed areas of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Dry rock lake beds are also incorporated into the landscaping. Landscaping will consist of 667 24 inch box trees (14 species), shrubs with groundcover with interior parking lot landscaping. The site exceeds the required number of trees by 2,100% and qualifies for additional sustainability points. Required trees are depicted adjacent to SR 159.

Elevations

The plans depict a funeral home and mortuary building at 25 feet in height, comprised of stucco siding, fiber cement board, stone tile with a mixed design, with a combination of angled and flat rooflines and a parapet wall. The 21 foot high maintenance building has similar materials with an angled roofline. The 13 foot high storage building has CMU block siding with an angled roofline.

Lighting Plan

The proposed lighting plan provides 12 foot high cut off lighting for walkway paths and 3 foot bollard lighting in areas of pedestrian activity. Parking lot lighting exceeds lighting standards with a maximum 25 foot height and cut-off lighting and shielding.

Floor Plans

The plans depict a funeral home with mortuary, maintenance building, and a storage building. The buildings include, garage space, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms. The mortuary and funeral home have 16,096 square feet of area. The maintenance building is 8,000 square feet with an additional 2,000 square foot storage building.

Applicant's Justification

The applicant states the property is located along SR159, just south and east of the existing and operating Gypsum mine and zoned RS80 (Residential Single Family 80). The cemetery was permitted upon the approval of a special use permit UC-22-0509. The property is ideal for the proposed funeral home and mortuary use as it will not negatively impact the adjacent mining operation, will produce low levels of traffic, light, and noise into the Red Rock area. The applicant is requesting the waiver and design reviews, approval and development of the property to be completed in phases as shown on the site plan. This will allow for the project to be appropriately developed as each garden is fully utilized. Traditional cemetery plots, columbaria garden, private family estate burial sites, and possible private mausoleums will be provided. Phase 1 development includes project entry, internal driveways, water well infrastructure, funeral home, maintenance building, garden development, custom estates, and mausoleums, on-site utilities, and off-site civil infrastructure. An alternative landscape plan is proposed due to the unique nature of the proposed uses, the desert environment, and need to conserve water. Ninety-five percent of the overall plant materials area designated as being low or very low water use plants. The washes running through the site will be maintained in a natural state. This development meets the sustainability requirements of Title 30. Several rights-of-way will be vacated as approved by VS-22-0509.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0508	Cemetery and funeral home	Approved by PC	November 2022
VS-22-0509	Vacated and abandoned rights-of-way	Approved by PC	November 2022
WC-18-400232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto SR 159 and right-of-way approval from the Bureau of Land Management for primary access is required prior to approval of the Specific Plan in conjunction with a mixed-use Master Planned Community (Gypsum Reclamation) on 2,010.6 acres in an R-U zone	Approved by BCC	April 2019
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community	Withdrawn	N/A
WC-0099-11 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159 and right-of-way approval from the Bureau of Land Management for primary access is required prior to approval of the Specific Plan in conjunction with a mixed-use Comprehensive Master Planned Community	Withdrawn	N/A
MP-0313-11	Concept Plan for the Gypsum Reclamation planned community	Approved by BCC	August 2011

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado	Withdrawn	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Open Lands	RS80 (RRO)	Undeveloped
West	Business Employment	RS80 (RRO)	Undeveloped

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**Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Per Code the gate setback is measured from the property line to the curb. In this case, the property line is located a significant distance away from the street. The entrance gate at SR 159 is located approximately 86 feet from the edge of pavement. There is adequate distance between the highway and gate to provide safe access and turnaround space needed for this use. Therefore, staff supports this request.

Design Reviews

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.

Design Review #1

The applicant is proposing an alternative landscape plan for the funeral home development that includes 26 required trees for parking areas and the public highway frontage and 641 additional shade trees adjacent to the extensive on-site walkways and interior roads. This represents 24

times the required trees on this property and supports meeting the sustainability standards of Title 30. Staff supports the landscape plan alternative design review.

Design Review #2

The elimination of the pedestrian connection to SR 159 does not impact the surrounding area since there is no residential or commercial development requiring pedestrian connections to this property. The proposed use is a vehicle destination site in a remote part of the County with no foot traffic anticipated between the highway areas and this use. The internal pedestrian walkways offer an extensive network of connectivity to internal locations, including cemetery markers. Staff supports this request.

Design Review #3

The proposed modifications to the previously approved cemetery and funeral home meets the requirements of the Red Rock Overlay, RS80 development standards. The applicant has considered the water consumption and designed the site with drought tolerant landscaping and dry lake/riverbed with river rock. The modified design of the cemetery and chapel, maintenance building, storage building, and mortuary buildings complies with all Title 30 standards, such as but not limited to setbacks, landscaping, and minimum parking requirements. The modified plans depict enhanced landscaping along portions of SR 159 that abut the property, along the northern parcel lines and throughout the interior parking lot. This landscaping will help buffer the use and help reduce negative impacts and provide increased aesthetic appeal. In addition, the applicant previously eliminated turf and manmade lakes from the plan and subsequently designed the site with drought tolerant landscaping and dry lake/riverbed with river rock. Therefore, staff can support the development for the overall area, provided subsequent design reviews are approved for each phase.

Design Review #4

The proposed lighting plan provides 12 foot high cut-off lighting for walkway paths and 3 foot bollard lighting in areas of pedestrian activity. Parking lot lighting exceeds lighting standards with a maximum 25 foot height and cut-off lighting and shielding. The combination of limited pole height and cut-off shielding will meet the intent of Title 30 lighting standards as it relates to Red Rock Overlay and standard lighting plan designs. Therefore, staff supports 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

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%;

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0456-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 3 cards

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: March 19, 2024 – HELD – To 04/02/24 – per the applicant.

APPLICANT: RED ROCK MEMORIAL PARK, LLC

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