

05/17/22 PC AGENDA SHEET

FUNERAL HOME
(TITLE 30)

EASTERN AVE/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0178-LEGACY FUNERAL HOLDINGS NV, LLC:

USE PERMIT for a funeral home.

DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) (AE-65, AE-70, and AE-RPZ) Zone.

Generally located on the south side of Patrick Lane, 285 feet east of Eastern Avenue within Paradise. JG/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-36-301-002; 162-36-301-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6200 S. Eastern Avenue
- Site Acreage: 21.6 (portion)
- Project Type: Funeral home with modifications to an existing parking lot
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 13,636 square feet
- Parking Required/Provided: 88/149

History and Request

A funeral home was approved by the Planning Commission in April 2019 via DR-19-0130; however, that application subsequently expired. The applicant is now requesting to re-establish the previously approved use for a funeral home in conjunction with the existing cemetery.

Site Plans

The plans depict a proposed single story funeral home located at the northeast portion of the project site, along Patrick Lane. The funeral home is set back as follows: 1) 11 feet from the

north property line, adjacent to Patrick Lane; 2) 1,160 feet from the south property line; 3) 510 feet from the east property line; and 4) 36 feet from the west property line. Forty-two additional parking spaces are being added to the existing parking lot immediately to the west of the funeral home. Four new loading spaces, measuring 10 feet wide by 30 feet deep, are also proposed at the southwest corner of the existing parking lot. Four additional parking spaces will be located adjacent to the southeast corner of the funeral home. The funeral home is located outside of the Runway Protection Zone (RPZ) and requires 88 parking spaces where 149 spaces are provided. Access to the project site is granted via 3 existing commercial driveways located adjacent to Patrick Lane.

Landscaping

The plans depict a landscape area measuring between 11 feet to 15 feet along Patrick Lane consisting of 24 inch box trees planted 20 feet on center, including shrubs and groundcover. Landscape finger islands and trees are equitably distributed throughout the parking lot.

Elevations

The plans depict a single story funeral home with a maximum height of 30 feet to the top of the pitched roof. The building will be constructed of stone veneer with a smooth stucco finish. A standing seam metal roof is featured along all 4 sides of the building, with a 12 foot overhang to accommodate pedestrian walkways and vehicle drive aisles. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The building will be painted with neutral, earth tone colors.

Floor Plans

The plans depict a funeral home consisting of 13,636 square feet featuring arrangement rooms, reception area, multiple offices, restroom facilities, breakroom, file storage area, chapel with 154 seats, staging area, and miscellaneous other rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed funeral home will help serve the growing Las Vegas community. The addition of the funeral home will be an enhancement to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900007	Care center	Approved by ZA	February 2022
DR-19-0130	Funeral home - expired	Approved by PC	April 2019
DR-1782-98	Mausoleum family burial plot in conjunction with an existing cemetery	Approved by PC	December 1998

Prior Land Use Requests

Application Number	Request	Action	Date
DR-048-91	Construct and maintain 1,100 square foot mausoleum buildings in conjunction with an existing cemetery	Approved by PC	April 1991
VC-549-88	Maintain a manufactured home as a watchman's quarters in conjunction with an existing cemetery	Approved by PC	September 1988
UC-048-85	Construct and maintain an additional cemetery, mausoleum, columbarium, maintenance garage, and crematorium in conjunction with an existing cemetery	Approved by BCC	April 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment, Public Use, and Neighborhood Commercial	R-E & M-D	Business park, place of worship, and undeveloped
South	Business Employment	P-F & M-1	Business park
East	Business Employment	M-D & M-1	Industrial development
West	Public Use	P-F	Crematorium, funeral parlor, chapel

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permit and Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed funeral home will provide a necessary service to Clark County and is compatible with the adjacent land uses and properties. The design of the funeral home, including building materials and colors, will be constructed and painted to match the existing and future buildings within the project site. The funeral home should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and AE-65 (65 - 70 DNL) noise contours for Harry Reid International Airport (LAS) and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet

future air traffic demand. Also, a portion of the property lies within the Runway Protection Zone (RPZ) for LAS.

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:

Current Planning

- 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; the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Eastern Avenue improvement project.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- No buildings, structures (including signage), or above ground transmission lines allowed within the RPZ.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

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 #0142-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEGACY FUNERAL HOLDINGS NV LLC

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