

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:

HOLDOVER USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cemetery; and 2) funeral home.

DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District.

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 90.72
- 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) (per WS-24-0019)
- Parking Required/Provided: 64/67 (per WS-24-0019)

Site Plan

The previously approved plan depicts a proposed cemetery and chapel/mortuary on 90.72 acres in Red Rock. Access to the cemetery was shown from State Highway 159 onto a private drive, currently known as Buster Way (which is proposed to be vacated via VS-22-0509 which is a companion item on this agenda). The previously approved plans show the proposed cemetery being developed in 3 phases, with Phase 1 being the subject of this application. Phase 1 is located on the southern portion of the overall site, including all of APN 175-09-000-005 and the southwest portion of APN 175-09-000-004. Phase 2 includes the remainder of APN 175-09-000-004 and Phase 3 includes APN 175-09-000-002 to the east.

The main chapel and mortuary building will be in the center portion of the property with parking along the western exterior. A smaller chapel and mortuary will be located north of the main drive aisle, with parking to the south. A total of 272 parking spaces were required while the applicant is installing 276 parking spaces. Minimum 24 foot drive aisle circulates within the cemetery, with burial plots and gardens located throughout the site.

Landscaping

The previously approved plans depict desert landscaping along the perimeter 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 24 inch box trees, shrubs with groundcover with interior parking lot landscaping.

Elevations

The previously approved plans depict a chapel and mortuary buildings 25 feet in height, comprised of painted concrete panels, decorative wood and metal elements with a flat roofline and parapet wall.

Floor Plans

The previously approved plans depict 2 mortuary buildings with a chapel room, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms.

Signage

Signage was not a part of the original request.

Revisions

In April 2024, WS-24-0019 was approved by the Planning Commission for modified plans for the cemetery and funeral home development. The new approved plans show the proposed cemetery being developed in multiple phases. 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. A mortuary service will be included with the funeral home. A cremation garden is included on the southern half of the property.

The approved landscape 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. Required trees are depicted adjacent to SR 159.

The approved elevation 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 a angled roofline.

The approved 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 approved floor 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.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0508:

Current 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%.
- 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 Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0369-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are requesting an additional 3 years to address challenging approvals for infrastructure for a new cemetery and are actively engaged in addressing those matters. They have a completed and approved Public Works traffic study (PW24-13157).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0019	Waiver of development standards for an access gate and a design review for landscaping, pedestrian connections, modified plans, and a lighting plan	Approved by PC	April 2024
VS-22-0509	Vacated and abandoned portions of right-of-way	Approved by PC	November 2022
UC-22-0508	Cemetery and funeral home and a design review for a cemetery and funeral home in the Red Rock Overlay District	Approved by PC	November 2022

Surrounding Land Use

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

Related Applications

Application Number	Request
ET-24-400063 (WS-24-0019)	First extension of time for a waiver of development standards for an access gate and design reviews for landscaping, off-site pedestrian connections, modified plans, and a lighting plan.

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has taken action towards commencement of the project and completed a traffic study (PW24-13157). Also, a new land use application was recently approved which modified the design of the site (WS-24-0019). Therefore, staff can support the extension of time request for another 2 years.

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**

- Until November 1, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST: 5 cards

PLANNING COMMISSION ACTION: July 16, 2024 – HELD – To 08/06/24 – per the applicant.

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118