

CEMETERY
(TITLE 30)

STATE HWY 159/STATE HWY 160
(RED ROCK)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0508-RED ROCK MEMORIAL PARK, LLC:

USE PERMITS for the following: 1) cemetery; and 2) funeral home.

DESIGN REVIEW for a cemetery and funeral home on 91.0 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District.

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

SOUTH COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 91
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 19,200 (chapel 1)/8,000 (chapel 2)
- Parking Required/Provided: 272/276

Site Plan

The plan depicts a proposed cemetery and chapel/mortuary on 91 acres in Red Rock. Access to the cemetery is 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 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 are 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 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 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 plans depict 2 mortuary buildings with a chapel room, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property is located along State Route 159, just east of the existing and operating Gypsum mine, and zoned Rural Open Land (R-U). Cemeteries are permitted within R-U zoning districts upon the approval of a special use permit. The property is ideal for the proposed 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 special use permit apply to the property in its entirety, while also requesting the review, 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.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400232 (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 (Gypsum Reclamation) on 2,010.6 acres in an R-U zone	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community	Withdrawn by the applicant	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 by the applicant	N/A
MP-0313-11	Concept Plan for the Gypsum Reclamation planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado	Withdrawn by the applicant	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-U	Undeveloped
South & East	Open Lands	R-U	Undeveloped

Related Applications

Application Number	Request
VS-22-0509	A vacation and abandonment of rights-of-way 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

Use Permits

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 plans provided by the applicant shows appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, and as such this cemetery and mortuary use is consistent and compatible with both residential neighborhoods and commercial properties

in accordance with Title 30 and the Master Plan. Similar facilities and uses of this nature have been approved and developed with little or no adverse impact to the community. Staff does not have a concern with the proposed use; therefore, can support these requests.

Design Review

The design of the cemetery and chapel and mortuary buildings complies with all Title 30 standards, such as but not limited to setbacks, landscaping, and minimum parking requirements. The plans depict enhanced landscaping along portions of State Highway 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 has considered the water consumption of turf and manmade lakes and designed the site with drought tolerant landscaping and dry lake/riverbed with river rock. Therefore, staff can support the use permits for the overall area, provided subsequent design reviews are approved for each phase.

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

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RED ROCK MEMORIAL PARK, LLC

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