

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME 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 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District.

Generally located on the south 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/r/r/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: 90.72 (overall site)/36.00 (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 WS-24-0019 the subject of this application, was to modify the 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 were 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 approved 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 approved 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 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.

Floor Plans

The approved 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 WS-24-0019:

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%;
- 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.

Applicant's Justification

The applicant states that they are separately requesting the UC-22-0508, a use permit for a cemetery and funeral home on the subject site, to be extended for 3 years. The applicant is requesting that once the new time frame to commence work for UC-22-0508 is defined, that the expiration time frame for WS-24-0019 be adjusted such that the commence requirements are identical to UC-22-0508. The applicant states that they are asking for the extensions of time due to the complexity of the development project. The project involves the development of a cemetery which entails potentially challenging approvals for infrastructure requirements. The applicant states that the owner is actively engaged in addressing those matters and is hopeful for adequate time to successfully navigate them.

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
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

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-24-400062 (UC-22-0508)	First extension of time for a use permit and design review for cemetery and a funeral home is a companion item on this agenda.

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 to match the expiration date of ET-24-400062 (UC-22-0508).

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 (to coincide with ET-24-400062 (UC-22-0508)), 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

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