

08/03/22 BCC AGENDA SHEET

EVENT CENTER & MAINTENANCE FACILITY
(TITLE 30)

EASTERN AVE/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0350-PALM MORTUARY, INC.:

USE PERMITS for the following: **1)** event center; and **2)** maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** modified driveway design standards.

DESIGN REVIEWS for the following: **1)** event center; and **2)** maintenance facility on 71.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. JG/bb/tk (For possible action)

RELATED INFORMATION:

APN:

177-12-201-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 40 feet where 35 feet is the maximum allowed per Table 30.40-1 (a 12.5% increase).
2. Reduce throat depth for a commercial driveway along Eldorado Lane to 11 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 44% reduction).

DESIGN REVIEWS:

1. Event center in conjunction with an existing mortuary, cemetery, chapel, and mausoleum.
2. Maintenance facility in support of an existing mortuary, cemetery, chapel, and mausoleum.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7600 Eastern Avenue
- Site Acreage: 71.3
- Project Type: Event center & maintenance building

- Number of Stories: 2 (event center)/1 (maintenance building)
- Building Height (feet): 40 (event center)/25 (maintenance building)
- Square Feet: 9,595 (event center)/2,532 (maintenance building)
- Parking Required/Provided: 108/113

Site Plan

The plan depicts a 71.3 acre site devoted to various aspects of a cemetery that was originally approved in 2000 and expanded in 2006 and 2021. This request is for a new event center located at the southwest corner of the site. There is an internal road network running throughout and access is achieved from Eastern Avenue and Eldorado Lane. Existing structures include an office area located in the southwest corner that will be replaced with the proposed event center, a mausoleum in the middle, a mortuary located in the northeast, and burial areas throughout the parcel. An undeveloped area is located in the far northeast corner of the site where the maintenance building is proposed. The event center requires 96 parking spaces with 101 parking spaces provided. The maintenance building will require 12 parking spaces with 12 parking spaces provided.

Landscaping

The applicant is proposing to keep the existing attached sidewalks at Eastern Avenue and Robindale Road with a 15 foot landscaped area adjacent to the sidewalks. The maintenance building will have a 6 foot wide landscape strip adjacent to the existing 5 foot attached sidewalk, and a landscape buffer adjacent to less intense uses on the west side of the property. Mature landscaping is located throughout the other developed portions of the 71.3 acre site.

Elevations

The elevations for the new event center depict a contemporary/modern building with multiple hip and modified hip roof elements. The construction materials show a standing seam metal roof, stucco siding, stone veneer, decorative perforated metal screening, and aluminum storefront tinted windows. The maximum height of the building is shown at 40 feet.

Floor Plans

The submitted plans depict a 9,595 square foot area composed of a receiving area, multi-purpose room, main lobby, storage, courtyards, meeting rooms, porte-cochère, reception area, and restrooms. The maintenance building has 4 service bays, an office space, and storage area with restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the reason for the increased height of the building is that it will allow a unique architectural element and not be out of character with other buildings found on Eastern Avenue. The new event center will provide an enhanced venue for funeral services, memorial services, and celebrations of life that require catered activities and celebrations. The maintenance building is needed to support activities on the property and will facilitate the removal of the existing storage units from the northeast corner of the property. The throat depth waiver is for a

secondary driveway and is not anticipated to have high traffic volumes. The event center has an enhanced design with its own parking area and is heavily landscaped. The maintenance building is low profile and functional in appearance with a block wall and adequate buffer landscaping to the houses east of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0181	Chapel & mausoleum	Approved by BCC	June 2021
WS-0855-06	Waivers to allow early grading	Approved by PC	July 2006
DR-0576-06	Expansion of a cemetery	Approved by PC	June 2006
DR-1018-00	Cemetery	Approved by PC	August 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Compact Neighborhood (up to 18 du/ac)	R-E, R-1, & R-3	Undeveloped, single family residential, & multiple family residential
South & East	City of Henderson	City of Henderson	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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 existing storage buildings and offices will be removed as a result of the event center construction. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed use will be adequately served by public improvements,

facilities, and services and will not impose an undue burden. The new building will be less intense of a use than commercial uses typically found at the corner of collector and arterial streets. The event center will have additional landscape setbacks from the streets and will meet landscape standards. This proposal is a project of regional significance due to its proximity to Henderson city limits on the south side of Robindale Road.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare. The nearest residential homes are located on the other side of Eastern Avenue, an arterial street that has 100 feet of right-of-way.

Design Reviews

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic with dedicated driveway access to the event center parking area. Building and landscape materials are appropriate for the area and for the County. Elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, create an orderly and aesthetically pleasing environment, and are harmonious and compatible with developments in the area.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the driveway on Eldorado Lane. This driveway is for access to a maintenance yard and with minimal users, has no direct impact on the public right-of-way.

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 installation and use of cooling systems that consumptively use water will be prohibited; 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;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0321-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOHN CESMIROSKY

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