

CHAPEL/MAUSOLEUM
(TITLE 30)

EASTERN AVE/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0181-PALM MORTUARY, INC.:

WAIVER OF DEVELOPMENT STANDARDS for increased building height.

DESIGN REVIEWS for the following: **1)** a chapel/mausoleum; and **2)** finished grade in conjunction with an existing cemetery on a portion of a 71.3 acre site 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/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

177-12-202-002 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 42 feet where 25 feet is the maximum allowed per Table 30.40-1 (a 68% increase).

DESIGN REVIEWS:

1. A chapel/mausoleum.
2. Increase finished grade to 4.1 feet where a maximum of 1.5 feet is the standard per Section 30.32.040 (a 173% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7600 Eastern Avenue
- Site Acreage: 71.3 (portion)
- Project Type: Cemetery with chapel/mausoleum and associated uses
- Number of Stories: 1
- Building Height (feet): 42
- Square Feet: 8,063
- Parking Required/Provided: 284/300

Site Plan

The submitted site plan depicts a 71.3 acre site devoted to various aspects of a cemetery that was originally approved in 2000 and expanded in 2006. This request is for a new chapel/mausoleum located in the middle of parcel on the eastern portion of the site. There is an internal road network running throughout and access is achieved from Eastern Avenue. Existing structures include an office area located in the southwest, 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.

Landscaping

Mature landscaping is located throughout the developed portions of the 71.3 acre site.

Elevations

The elevations for the new chapel/mausoleum depict a contemporary/modern building with multiple horizontal roof elements. The construction materials show stone accents, clerestory windows, and a clear window wall. The maximum height of the building is shown at 42 feet.

Floor Plans

The submitted plans depict a 8,063 square foot area composed of a chapel room, several library areas, 2 private family areas, reception area, and restrooms. Also, within the interior of the building are several areas for mausoleum crypts.

Applicant's Justification

The applicant states that the reason for the increased height of the building is that the chapel is to have a heaven-ward chapel like purpose. In addition the closest residential property is approximately 500 feet from this location. The request for increased finished grade is to allow the site to properly drain to the pond to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
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	Rural Neighborhood Preservation (up to 2 du/ac), Residential Suburban (up to 8 du/ac), & Residential High (8 du/ac to 18 du/ac)	R-E, R-1, & R-3	Undeveloped, single family residential, & multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	City of Henderson	City of Henderson	Single family residential
West	Residential Suburban (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**Waiver 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.

Staff finds that the increase in height will not create any negative impacts on the existing site or the surrounding developments. The closest residential property to the proposed chapel is over 500 feet away. In addition, trees are being planted around the new structure which will help buffer the chapel from the residences to the east. Therefore, staff can support the waiver request.

Design Review #1

Staff finds that the new chapel/mausoleum is an aesthetically pleasing building and fits in well with the overall scheme of the cemetery property. It is located near the existing roadway network within the property and sufficient parking is being provided to support the new use. Therefore, staff can support the design review.

Public Works - Development ReviewDesign Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PALM MORTUARY, INC

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