



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 17.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-38-2020 VEGAS VALLEY CREMATION (Public Hearing).
Applicant: Vegas Valley Cremation. Request: A special use permit in an M-2 (General Industrial District) to allow a crematorium. Location: 4535 Statz Street, Unit A. (APN 139-01-213-006). (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting approval of a special use permit to allow a crematorium. The site is a 4,500 square foot suite (unit A) located at 4535 Statz Street within an existing industrial building in an M-2, General Industrial District.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use		Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Vacant Office/Warehouse
North	Heavy Industrial	M-2, General Industrial District	Ryder Truck Rental and Transportation/Warehouse
South	Heavy Industrial	M-2, General Industrial District	Hotel Hospitality Center
East	Heavy Industrial	M-2, General Industrial District	Vacant Land and Golden Triangle Warehouse
West	Heavy Industrial	M-2, General Industrial District	Transportation/Warehouse

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting approval of a special use permit to allow a crematorium in a 4,500 square-foot suite located at 4535 Statz Street, Unit A. The existing building is part of an industrial / warehousing development. The site plan indicates access to the site will be from an existing driveway off Statz Street. According to the applicant's letter of intent, the location is not open to the public. This location is designated for cremation and refrigeration with one (1) employee. One (1) vehicle will be parked at this location. The hours of operation will be Monday through Sunday 8 am to 5 pm.

The required parking for a crematorium is three (3) spaces for the office area and seven (7) spaces for the remaining portion of the building for a total of 10 parking spaces. The submitted site plan indicates there are 12 parking spaces in the front parking lot.

Therefore, sufficient parking is provided for the crematorium and the site is in compliance with the required parking.

The perimeter landscaping contains a five (5) foot sidewalk and a 20 foot planting area along Statz Street. The onsite landscaping areas include the required parking lot and foundation landscaping. Shown in the photos submitted and confirmed by a site visit, the existing landscaping areas consist of trees, palm trees, shrubs and decorative rock. The site meets the required landscaping and is in compliance.

It appears, from the photos submitted by the applicant, the building is a one (1) story concrete tilt up structure painted white with beige for contrast. Each suite has a covered entrance and rear rollup metal doors to a warehouse area. The building was constructed in 2004 and is in compliance with the current Industrial Design Standards. The applicant is not proposing any changes to the site or building. Staff is not requesting any modifications to the building exterior or site.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

The proposed crematorium appears appropriate and compatible with the existing neighboring industrial uses. Staff has no objections to the use and approval of the special use permit should not create a negative impact on the surrounding neighborhood.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

ATTACHMENTS:

Letter of Intent

Site Plan

Site Photos

Clark County Assessor's Map

Location and Zoning Map