



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 18, 2016

Re: Millard Family Funeral Chapels – Rezoning & C-P Plan Revision (Case #16-127)

Executive Summary

Approval of this request will allow for an expansion of the existing funeral chapel and permitted C-P (Planned Business District) uses.

Discussion

Millard Family Investments, LLC (owner) requests to rezone land from a mixture of C-P (Planned Business District) and C-2 (Central Business District) to C-P, and to approve a C-P development plan to be known as "Millard Family Funeral Chapels 10-12 E. Ash Street." The 1.38-acre subject site is located on the south side of Ash Street, approximately 260 feet east of Garth Avenue.

The applicant is requesting approval of a rezoning and C-P development plan amendment to allow for a 1,154 square foot building addition and four-space parking garage. The proposed development expansion includes a crematory, additional office space, and a garage for storing funeral vehicles.

The request includes rezoning an undeveloped C-2 (Central Business District) lot to the west of the existing funeral chapel to accommodate the building expansion and associated parking and open space improvements. An expanded list of permitted C-P uses is also being requested within the applicant's proposed statement of intent. The new proposal would allow a crematory, which is desired to be included in the proposed development, and a number of office and medical uses.

At its June 23, 2016, meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the rezoning and revised C-P plan, subject to the statement of intent being revised to limit the available uses to a funeral home with crematory, offices and counseling centers. Commissioners inquired about potential nuisance and environmental impacts of the proposed crematory operation, and were reassured by the operator that strict regulatory standards would be met and the use would be virtually undetectable by surrounding property owners. No members of the public spoke on this request.

The Planning and Zoning Commission staff report, locator maps, revised statement of intent (dated June 24, 2016), proposed C-P development plan, proposed design parameters, 2009 C-P plan amendment approval ordinance, 2009 C-P development plan amendment, 1996 C-P rezoning and approval ordinance, 1996 approved development plan, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6-15-09	Approved revision to the C-P development plan of Warren Funeral Chapel (Ord #020293)
4-15-96	Rezoning to C-P and C-P development plan of Warren Funeral Chapel (Ord #014813)

Suggested Council Action

Approve the requested rezoning and revised C-P development plan as recommended by the Planning and Zoning Commission.