



Planning and Zoning Board



ZON22-00984

Charlotte Bridges, Planner II

June 14, 2023



Request

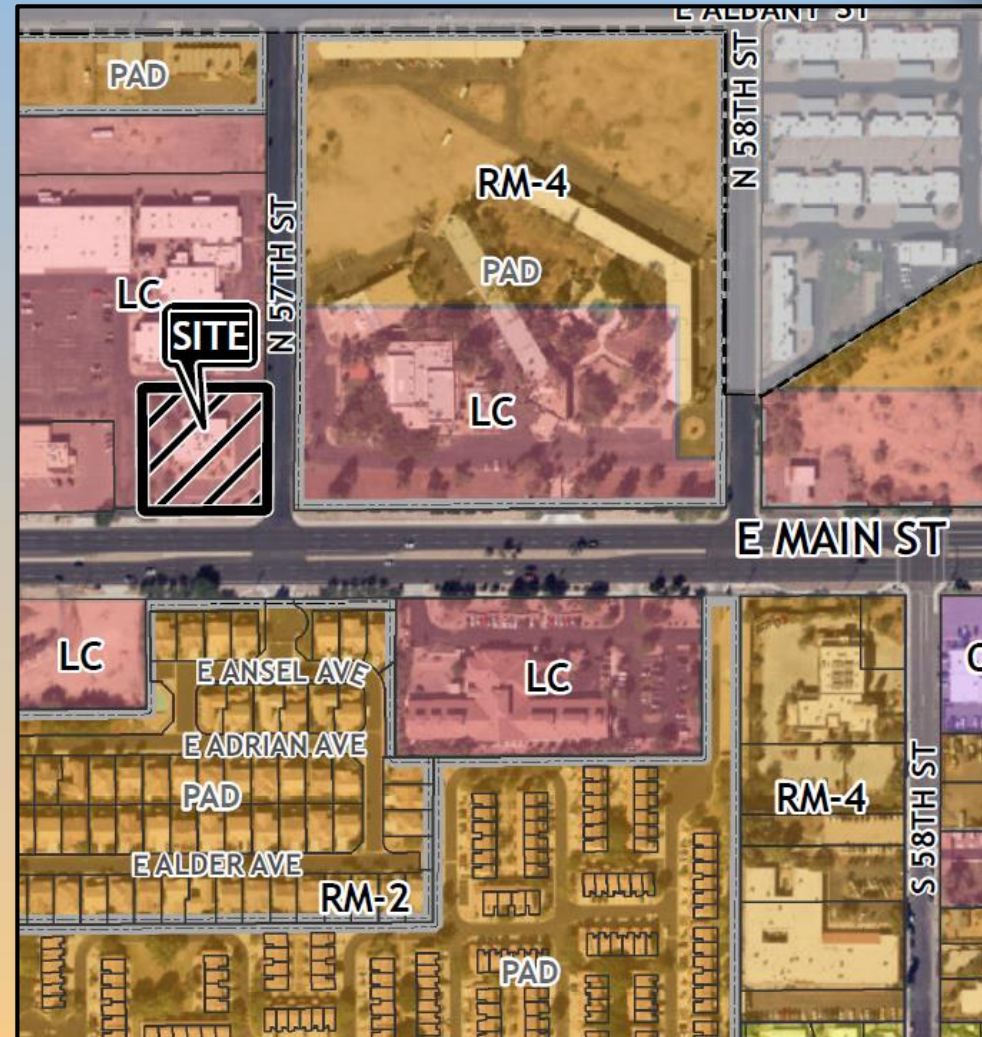
- Site Plan Review
- Special Use Permit for an accessory crematorium
- To allow a mortuary with an accessory crematorium





Location

- 5650 East Main Street
- East of Recker Road
- On north side of Main Street

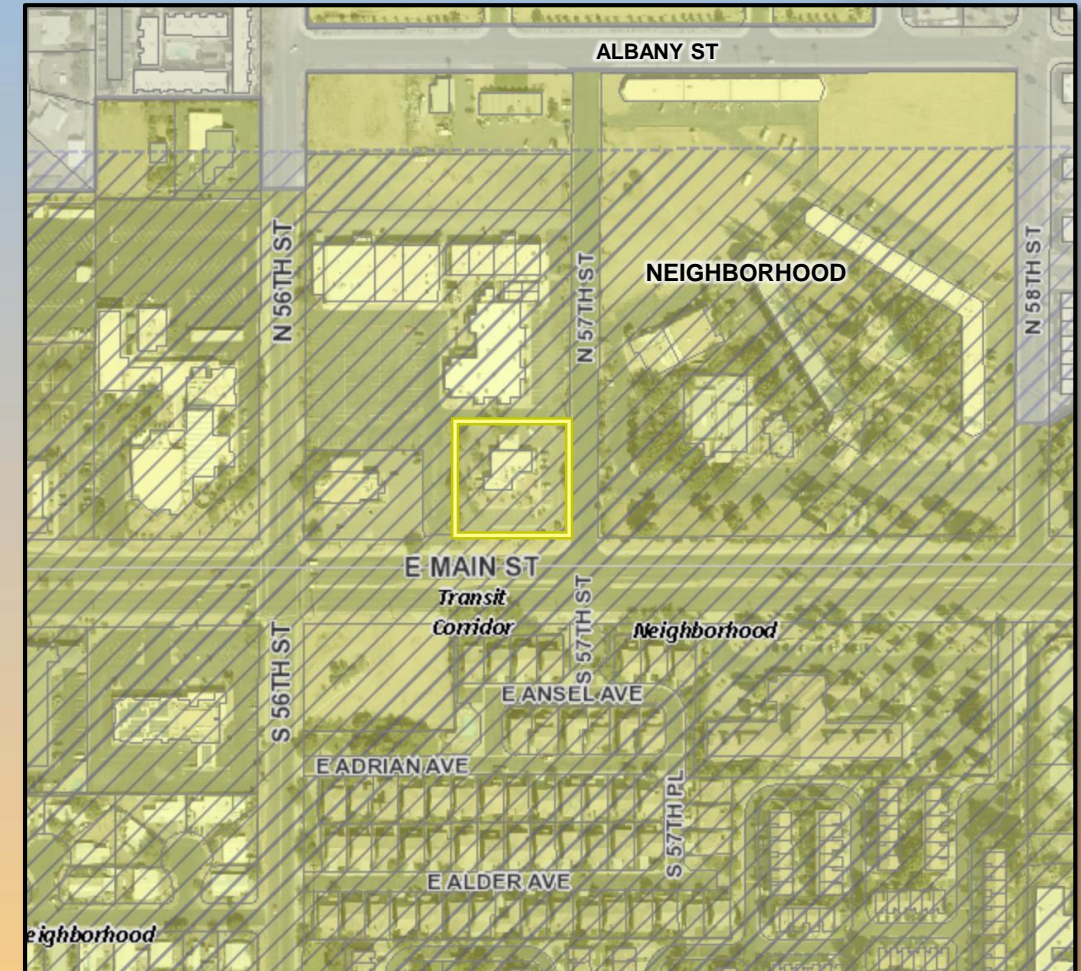




General Plan

Neighborhood with Transit Corridor Overlay

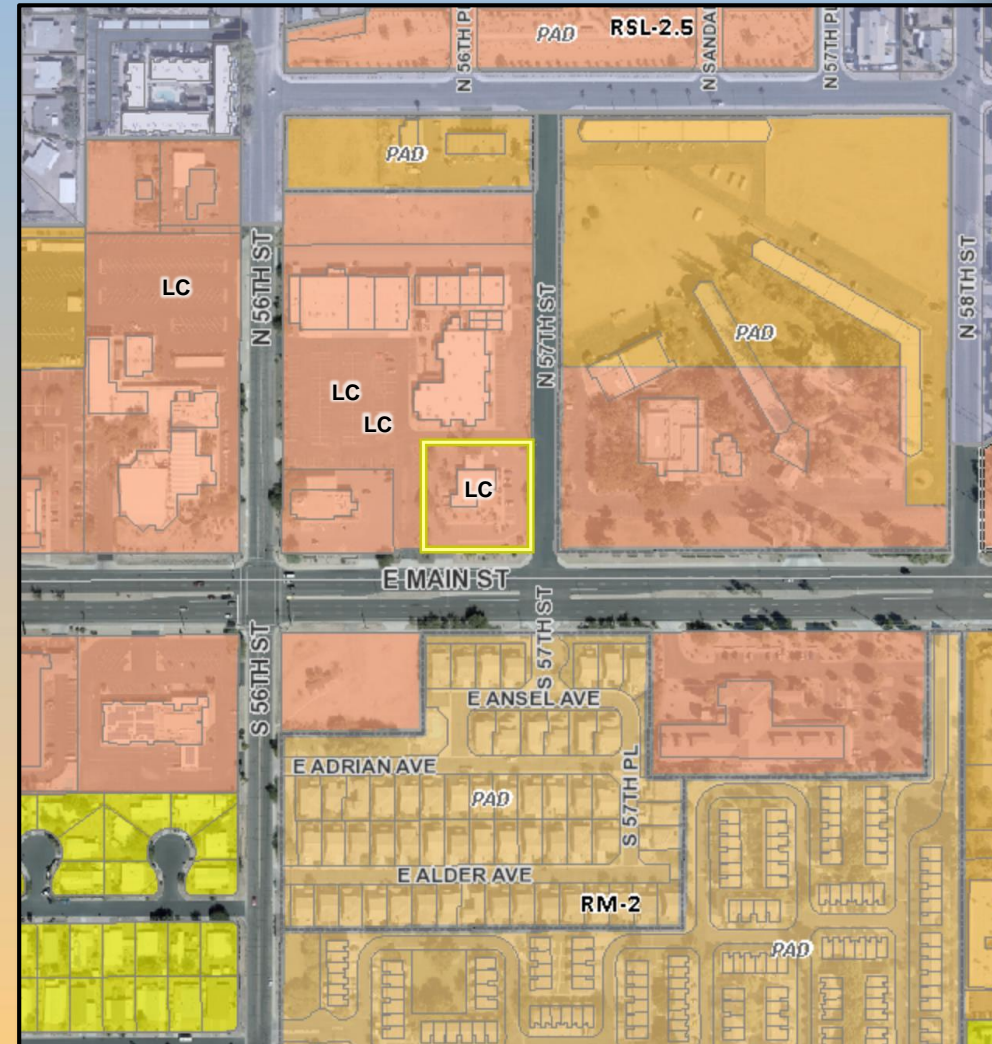
- Safe places for people to live and enjoy the surrounding community
- Often have associated nonresidential uses





Zoning

- Limited Commercial (LC)
- Funeral Parlor and Mortuary is a permitted use
- Accessory Crematorium requires approval of a Special Use Permit





Site Photo



Looking north from Main Street



Site Photo

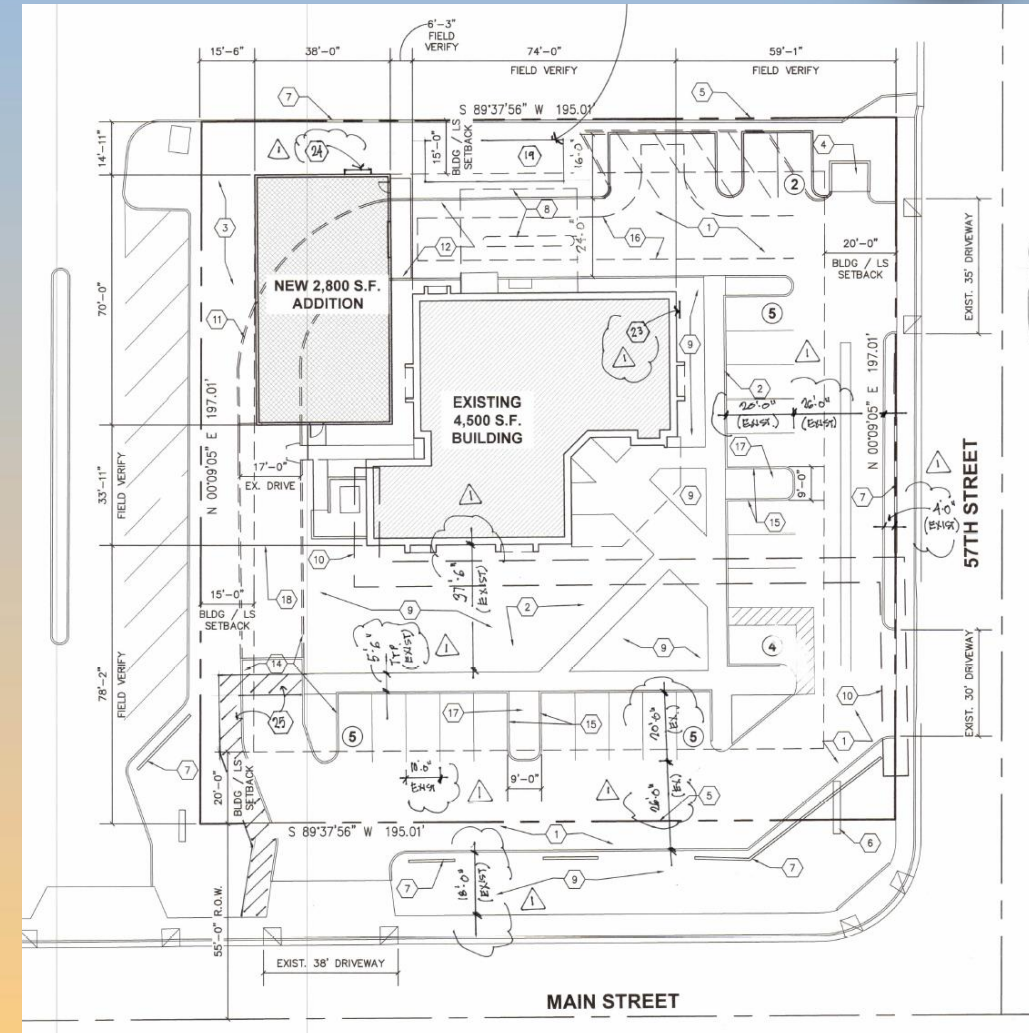


Looking west from 57th Street



Site Plan













- Existing 4,500 SF Funeral Home
- New 2,800 SF accessory crematorium
- Vehicular access from Main and 57th Street
- 21 parking spaces

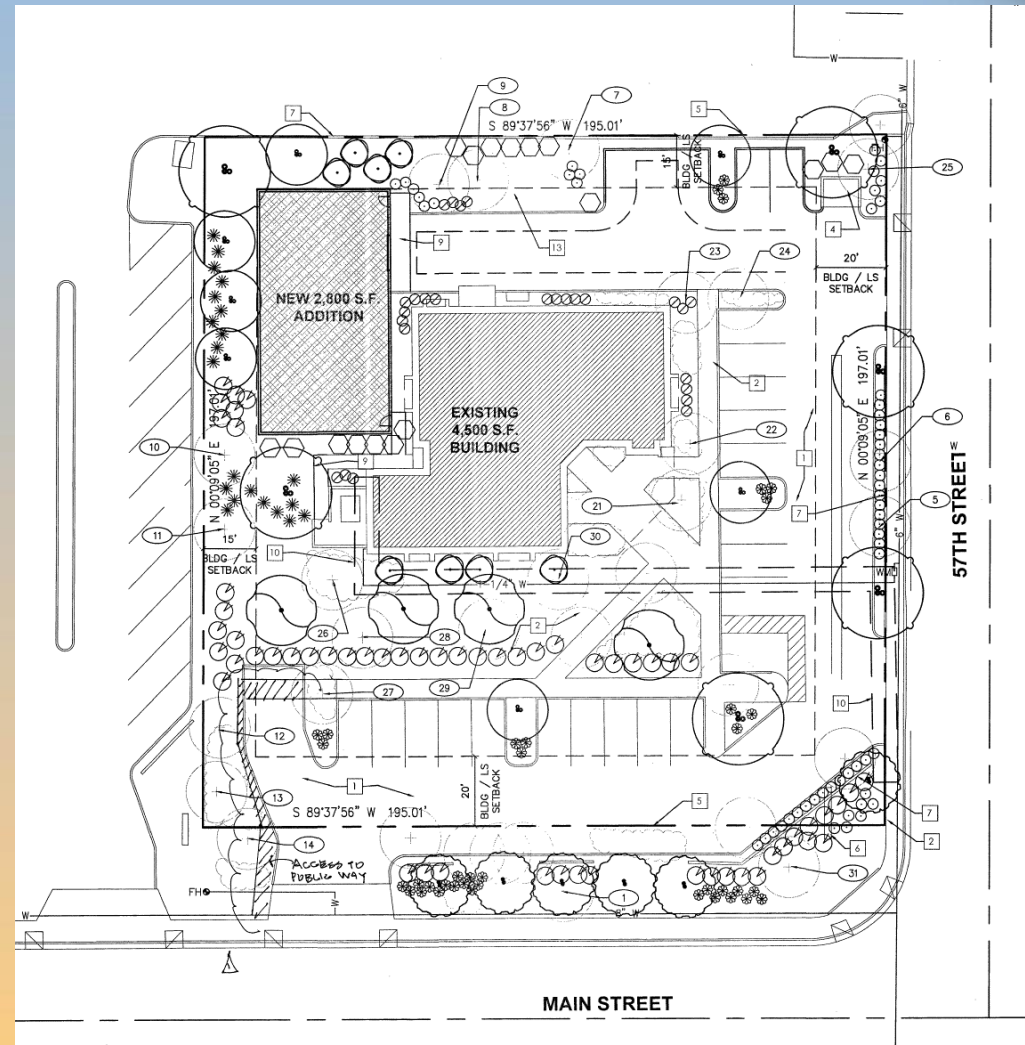




Landscape Plan

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY/EQUIV.	NOTES/DETAILS
	Aloe vera Medicinal Aloe	5 GAL.	21 7	
	Carissa grandiflora 'Tuttle' Creeping Natal plum	5 GAL.	26 25	
	Chilopsis linearis 'Lois Adams' Desert Willow	24" BOX	8 35	MULTISTEM
	Convolvulus cneorum Bush Morning Glory	1 GAL.	56 34	
	Eremophila hygrophana Aussie Bluebells	5 GAL.	38 35	
	Leucophyllum frutescens 'Compact' Pink Texas Sage	5 GAL.	17 30	
	Olea europea Swan Hill Fruitless Olive	36" BOX	4 100	STANDARD
	Ebanopsis ebano Texas Ebony	24" BOX	6 150	
	Prosopis chilensis Chilean Mesquite	15 GAL.	5 125	MULTISTEM
	Russelia equisetiformis Coral Fountain	5 GAL.	59 35	
	Tecoma stans Yellow Bells	5 GAL.	8 100	
	EXISTING SHRUBS TO REMAIN OLEANDER, CARISSA, PRICKLY PEAR, CASSIA			





Renderings



PROPOSED SOUTH WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH WEST ELEVATION

SCALE: 1/4"=1'-0"



Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000 feet, neighborhoods and HOAs
- Staff has received 2 phone calls and 1 email in opposition to the accessory crematorium (email included in CPR)





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with the review criteria in Section 11-7-5 of the MZO for Special Use Permit

Staff recommends Approval with Conditions



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