



# Planning and Zoning Board



# ZON22-00984

Charlotte Bridges, Planner II

June 14, 2023



# Request

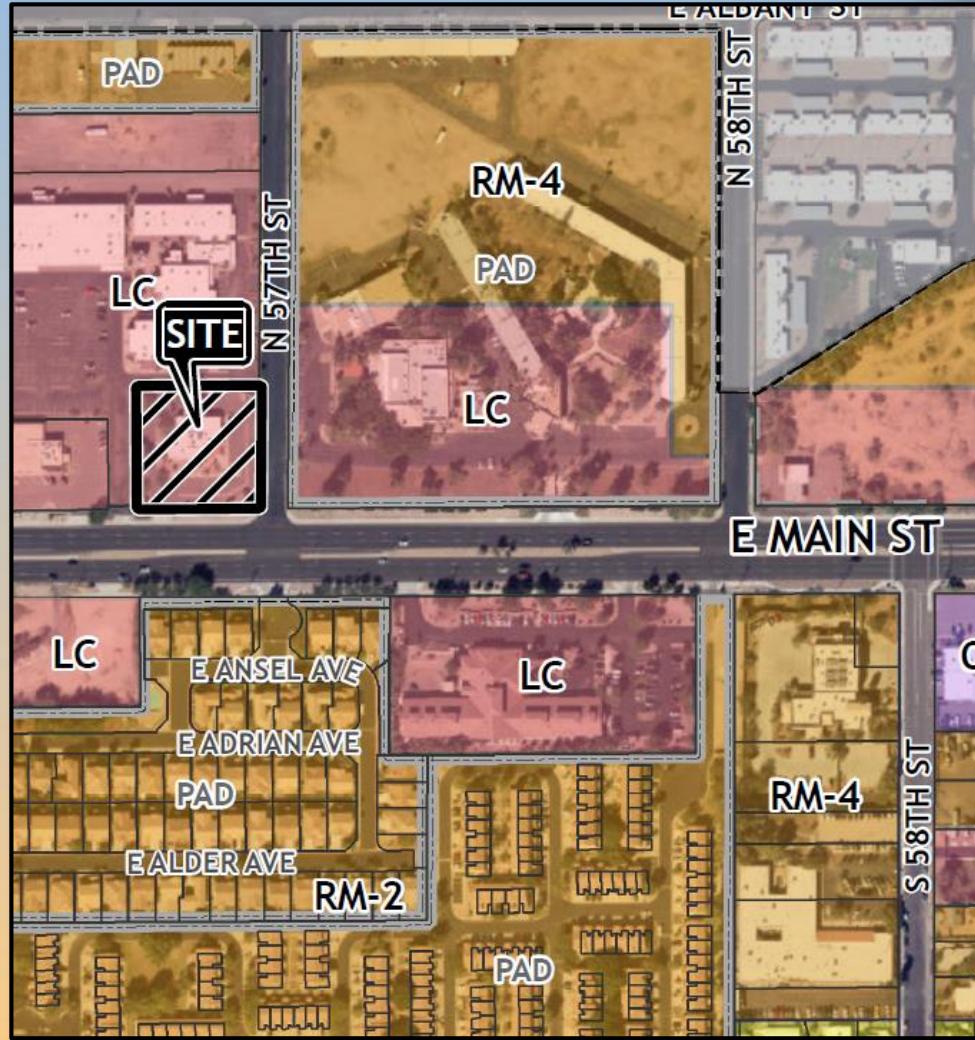
- Site Plan Review
- Special Use Permit for an accessory crematorium
- To allow a mortuary with an accessory crematorium





# Location

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

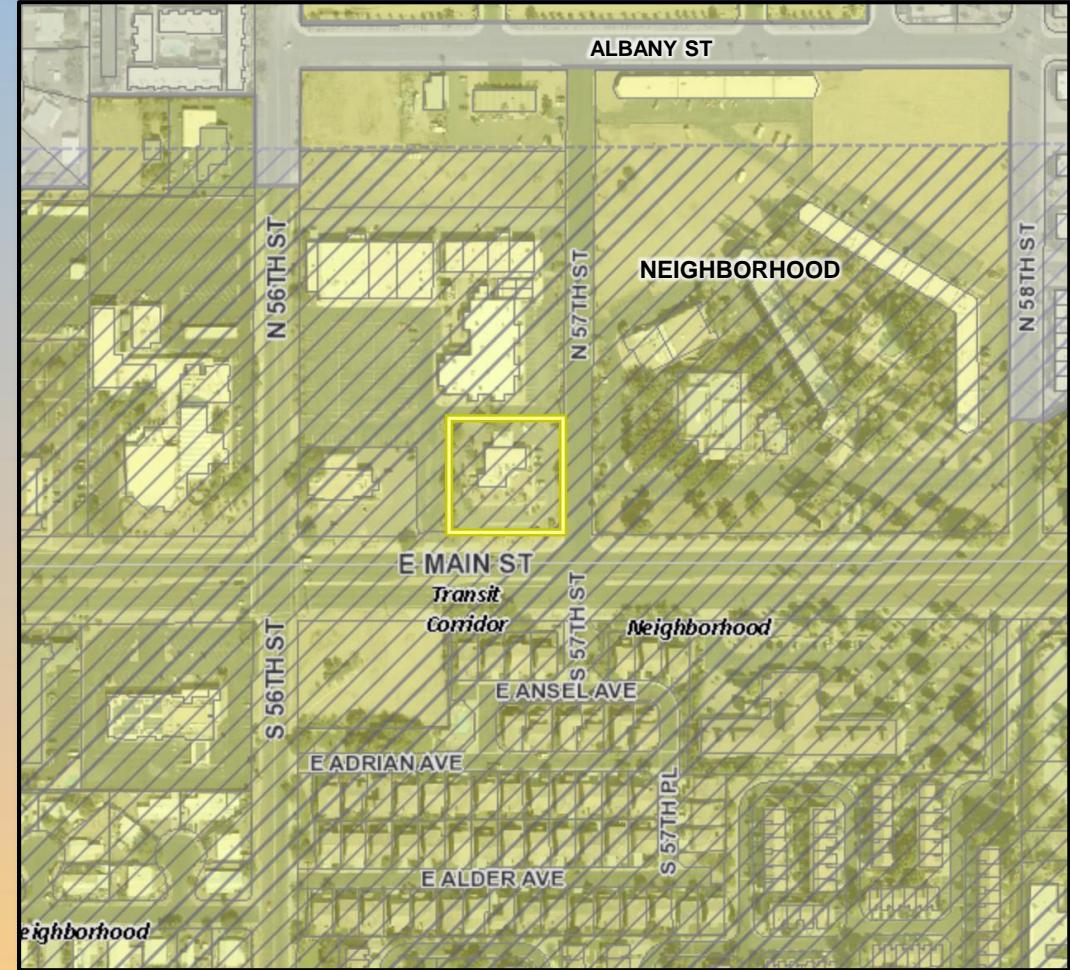




# General Plan

## Neighborhood with Transit Corridor Overlay

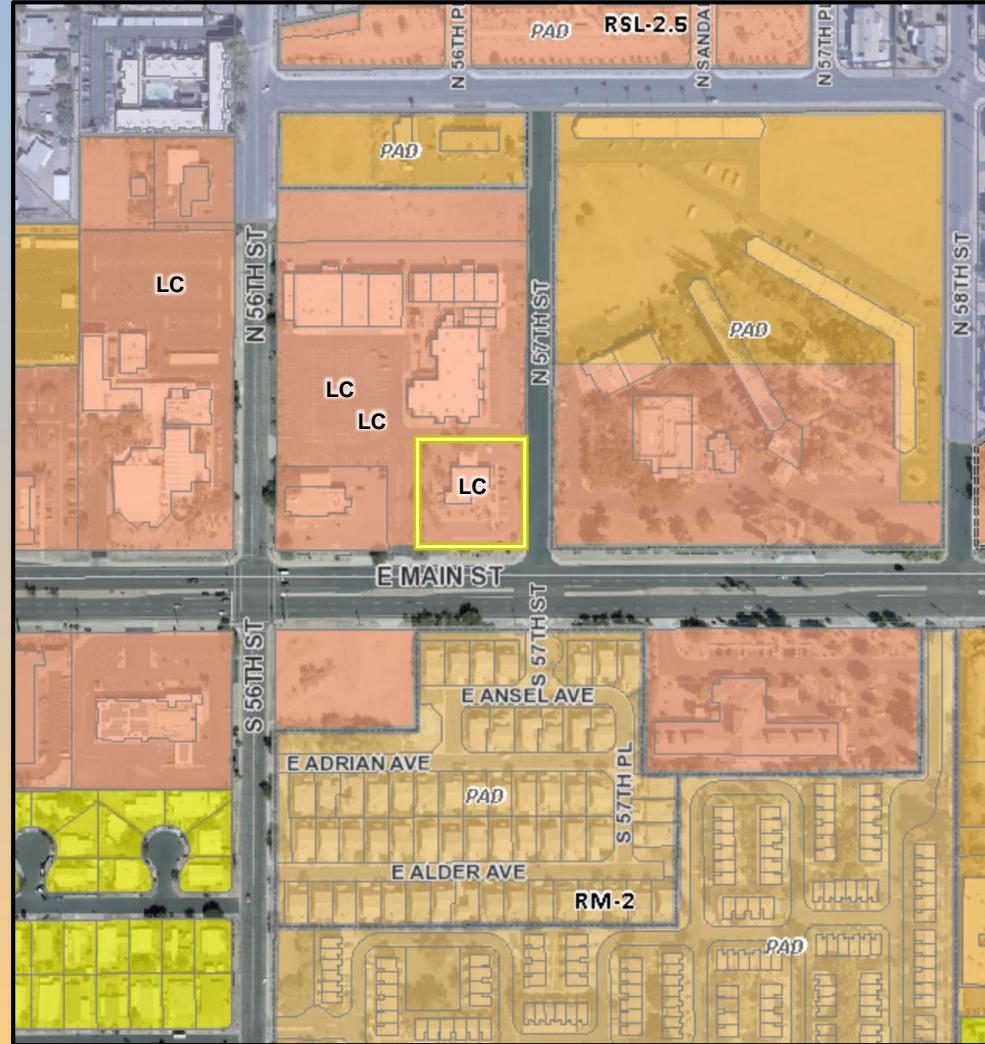
- Safe places for people to live and enjoy the surrounding community
- Often have associated nonresidential uses





# 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

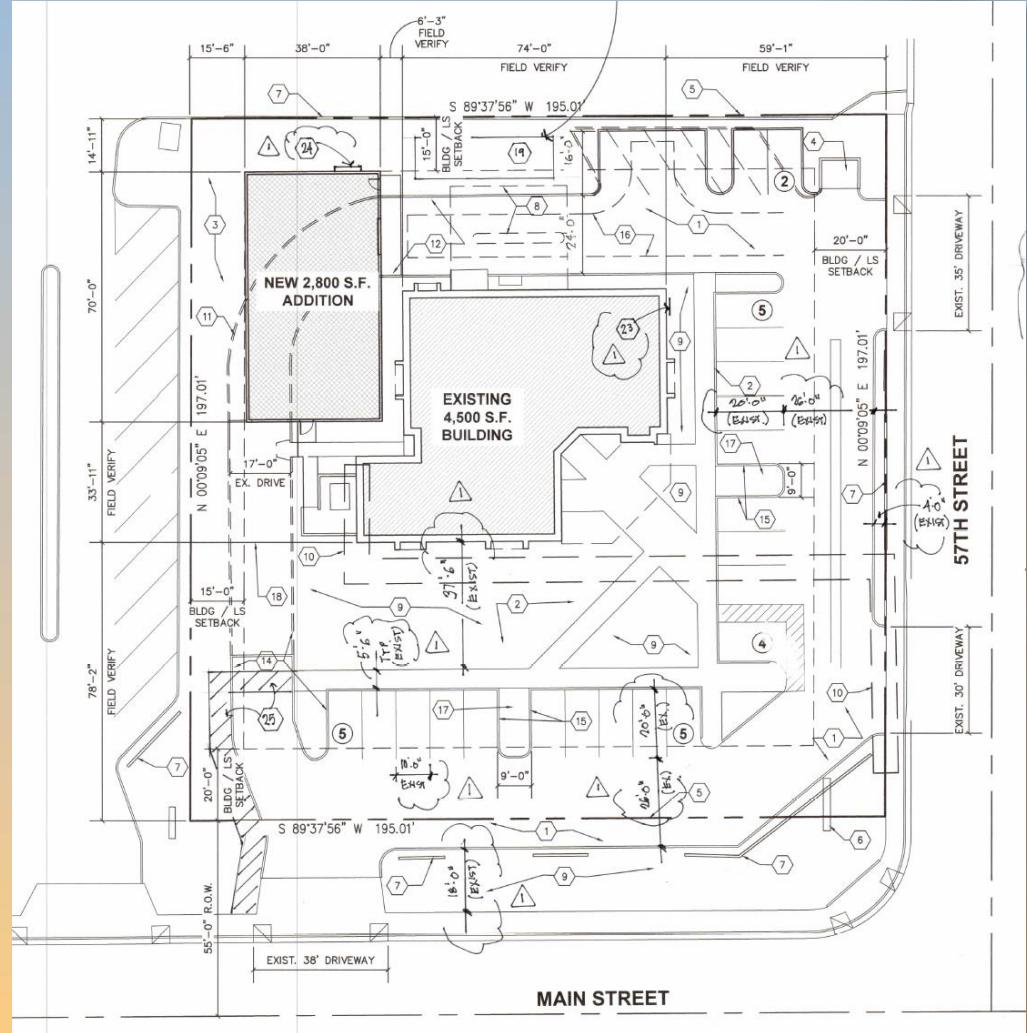


Looking west from 57<sup>th</sup> Street



# Site Plan

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

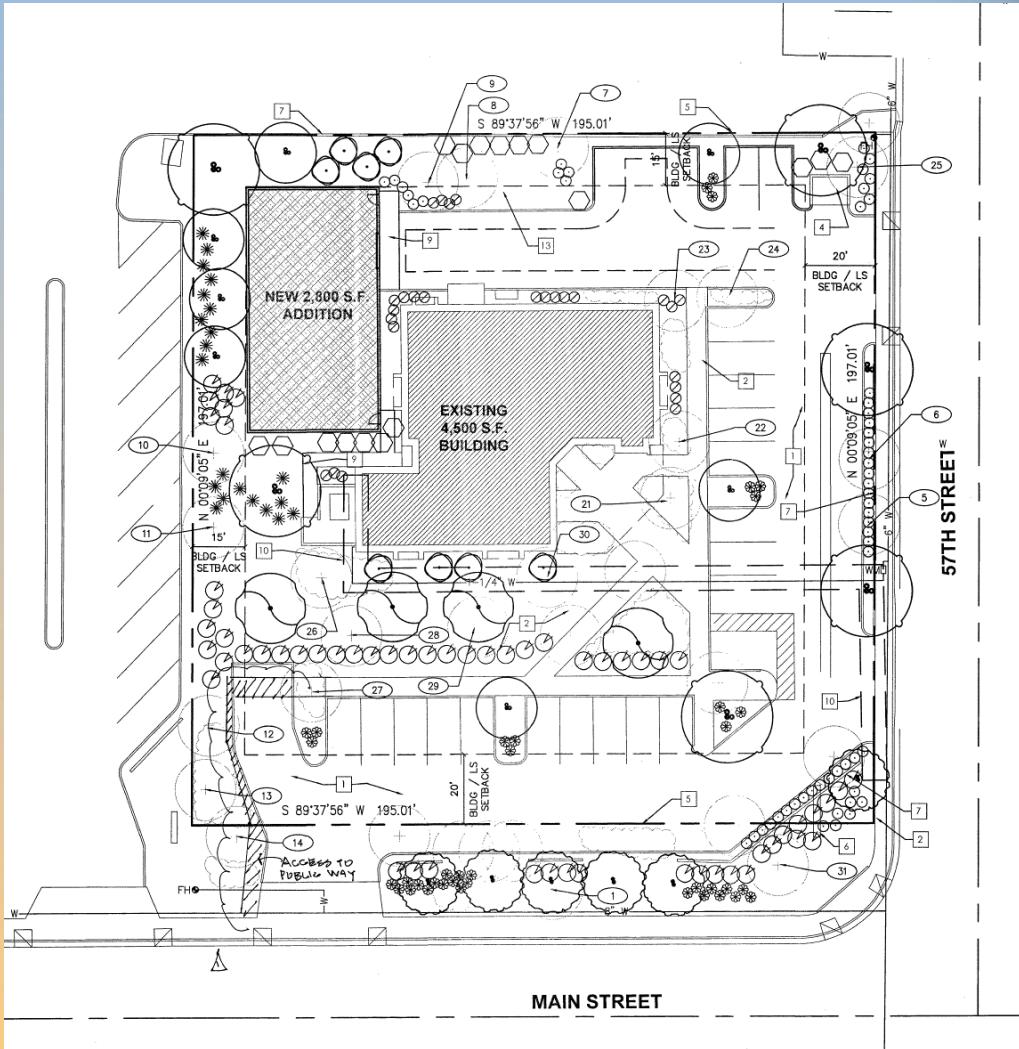




# Landscape Plan

## 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 europaea 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

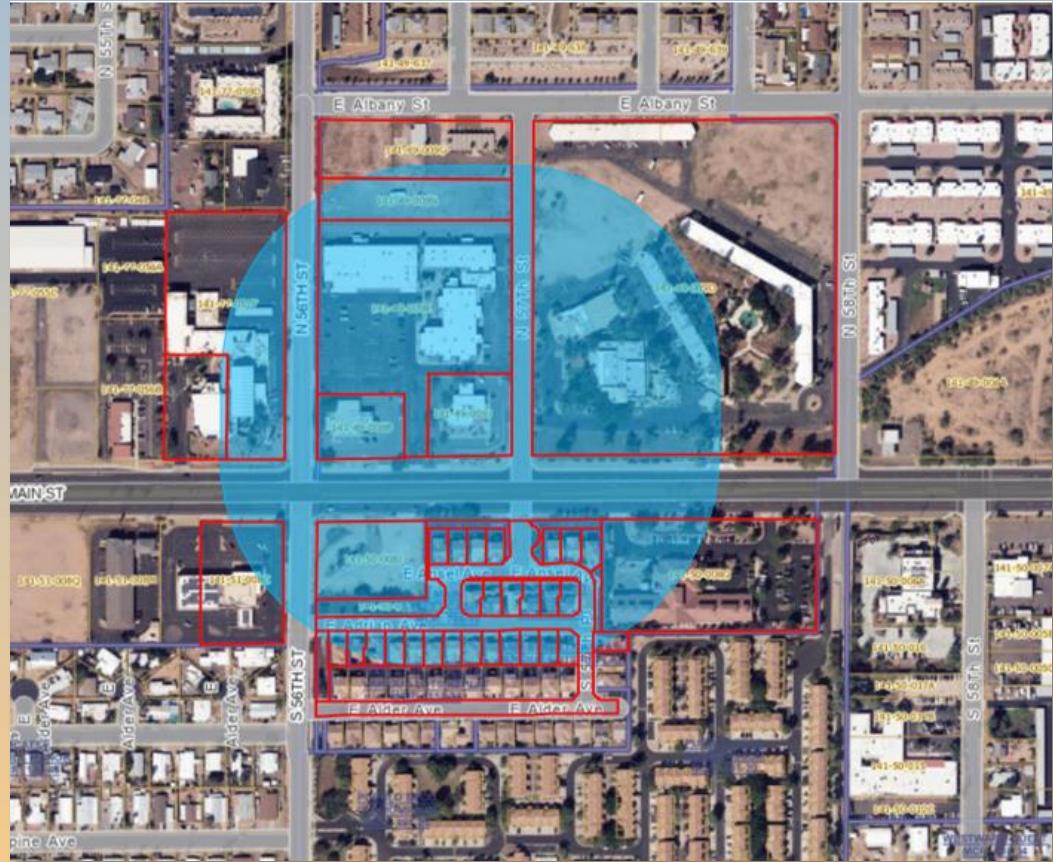
## Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #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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