



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: November 9, 2020

Item: Special Use Permit 2020-49 – Columbarium – 1401 15th Street W – St. Philip’s Lutheran Church

Planning Commission Action Requested:

The Planning Commission is asked to hold a public hearing and review the SUP (Special Use Permit) request to allow a columbarium at the subject property.

Background Information:

Columbarium definition: A place for the respectful and usually public storage of cinerary urns.

Columbariums are popular for cremated remains for a variety of reasons. Lower cost than burial of urns, safer than home display (kids/ pets), allows more visitation than home display, grouping of family remains, etc. The popularity of Columbariums located at churches is growing. This may be due to it being less complex than traditional cemetery operations, provide value for the church and/ or support to struggling families, simplifies funeral logistics, simplifies visitation, provide a monument to honor late congregation members, etc.

The proposed columbarium is proposed between the church’s east wall and Pleasant Drive.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Institutional.

Zoning Classification

The subject property is zoned R-1, Low Density Residential. The R-1 district allows cemeteries by SUP. While the proposed use of columbarium is not a cemetery, it is similar enough to allow review under the same process.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Existing Use	Zoning	Comp Plan
North	Single-Family	R-1	Low Density Residential
East	Single-Family	R-1	Low Density Residential
West	Single-Family	R-1	Low Density Residential
South	Single-Family	R-1	Low Density Residential

Special Use Permit Review

The purpose of reviewing Special Use Permits is to determine if any special conditions are necessary to assure the proposal fits with the general character of the area.

From an aesthetic standpoint, the proposed impact to the site and area from the change may be negligible. The improvements are similar in appearance to a patio or small parklet.

The intensity of the site will likely be high during funerals that utilize the columbarium for a brief period. However, the visitors would have already been at the property for the service in the church.

The expectation for longevity of this type of proposal is generally between a very long time and forever. For this reason, a proposed condition of approval is signature of an agreement identifying the perpetual maintenance, care, and funding of the facility, along with the process for possible removal and restoration if the use terminates.

Parking

There would not be additional parking requirements for the use and no existing parking areas are affected.

Access

The proposed facility is shown to connect with an existing walkway.

Building improvements

Proposed improvements include a columbarium wall (16' long, 2' deep, 6' high) with 80 double urn niche compartments, benches, paved sidewalk and patio, and landscaping.

Notice

Notice was published and sent to property owners within 350-feet of the subject property. No comments have been received at this time.

Recommendation

Staff recommends approval of the request as presented, subject to the following conditions:

- 1) Conformance with the information and plans submitted with the Planning Commission Staff Report dated November 9, 2020.

- 2) A signed agreement with the city identifying the perpetual maintenance, care, and funding of the facility, along with the process for possible removal and restoration if the use terminates.
- 3) If the use authorized has not been established within one year from approval by the Board of Adjustment and Appeals, the permit shall be null and void.
- 4) If the use authorized is discontinued for a period of three years or longer, the permit shall be null and void.

Attachments:

- Aerial Map
- Proposed plans
- Photographs





