



Legislation Details (With Text)

File #:	20-3764	Version:	1	Name:	SUP#20-014: Public hearing for a request for a Specific Use Permit for a crematorium on approximately 1.478 acres known as Lot 4R1, Block C, Hillcrest Business Park, located at 1556 Heritage Pkwy.; Christie Moore of Mansfield Funeral Home & Cremations
Type:	Zoning Case	Status:			Passed
File created:	9/15/2020	In control:			Planning and Zoning Commission
On agenda:	9/21/2020	Final action:			9/21/2020
Title:	SUP#20-014: Public hearing for a request for a Specific Use Permit for a crematorium on approximately 1.478 acres known as Lot 4R1, Block C, Hillcrest Business Park, located at 1556 Heritage Pkwy.; Christie Moore of Mansfield Funeral Home & Cremations				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Maps and Supporting Information.pdf, 2. Exhibit A - Property Description.pdf, 3. Exhibit B - Site Plan.pdf, 4. Exhibit C - Elevations & Floor Plan.pdf, 5. Exhibit D - Landscape Plan.pdf, 6. Letter from Applicant Regarding Impact Mitigation.pdf

Date	Ver.	Action By	Action	Result
9/21/2020	1	Planning and Zoning Commission	Approved	Pass

SUP#20-014: Public hearing for a request for a Specific Use Permit for a crematorium on approximately 1.478 acres known as Lot 4R1, Block C, Hillcrest Business Park, located at 1556 Heritage Pkwy.; Christie Moore of Mansfield Funeral Home & Cremations

Existing Use: Funeral Home

Existing Zoning: I-1 Light Industrial District

Surrounding Land Use & Zoning:

North - Heritage Pkwy.; office building (I-1) across the street

South - Vacant land, PD

East - Vacant land, I-1

West - Vacant land, I-1

Thoroughfare Plan Specification:

Heritage Pkwy - principal arterial (six-lane divided)

Comments and Considerations

The subject property consists of 1.478 acres improved with a 4,469 sq. ft. funeral home building, 25-space parking lot, and outdoor covered walkway and meditation garden, located at 1556 Heritage Pkwy. The applicant is requesting a Specific Use Permit for a crematorium and plans to build a 1,500 sq. ft. building to accommodate the crematorium, as well as a 15-space expansion of the parking lot and a reconfiguration of the walkway and garden.

Site Plan

The existing 4,469 sq. ft. single-story funeral home building will remain as-is. To the south of the funeral home building, a 1,500 sq. ft. single-story crematorium building will be constructed. The crematorium will be supported by a 15-space expansion of the parking lot on the west side of the building. The parking lot will include a total of 40 spaces when expanded, which will exceed the requirements by 10 spaces. This parking lot expansion will include an extension of the fire lane and a turnaround, as well as a loading area adjacent to the crematorium. The existing access point on Heritage Parkway will remain as-is. In order to accommodate the expansion, the covered walkway and garden behind the funeral home will be reconfigured. The trash enclosure will remain at its current location on the east side of the funeral home. The applicant notes that all equipment will be screened in accordance with the Zoning Ordinance and that there will be no outside storage of materials or vehicles on the property.

Elevations and Floor Plan

The new crematorium will include a design to match the existing funeral home building, with stucco across the top two-thirds of the building and a stone base along the bottom third. The new building will be 74% stucco and 26% stone/masonry. A chimney will be located on the southwest corner of the building and will be stucco to match the building. The roof of the crematorium will be a pitched design, with shingles to match the existing building. The crematorium will include the cremation room, garage, viewing area, lobby, and restroom. The garage and cremation room will be located on the west side of the building (facing the parking lot) and the viewing area and lobby will be located on the east side of the building (facing the garden and walkway area).

Landscape Plan

The tree survey and landscape plan show that the existing oak, elm, and cypress trees on the west landscape buffer, north landscape setback, and in the parking lot islands will be preserved. In addition, the foundation plantings around the funeral home building will remain. Along the west side of the parking lot expansion, four new oak trees will be planted, while four new elm trees will be planted in landscape islands. On the east side of the property, two new oak trees will be planted. The new crematorium will include foundation plantings on the north and east sides of the building. In addition, the shrubs and groundcover in the garden and walkway area will be reconfigured.

Signage

A monument sign is already located on the property along Heritage Parkway. The applicant notes that all signage will comply with the standards for I-1 zoned property as specified in the Zoning Ordinance.

Operations

The applicant has provided a letter noting that there are no impacts to surrounding properties as it relates to noise, visual aesthetics, odors, air quality, or to the water and sewer system. The applicant has provided staff with additional supporting documents regarding the design of the crematorium.

The subject property is located in the I-1 Light Industrial District, which is intended to accommodate light industrial uses, as well as commercial uses that are most appropriately located as neighbors of industrial uses. The requested Specific Use Permit will provide for a crematorium in order to allow Mansfield Funeral Home to expand its operations and provide additional services to its clients and the community. The site plan provides for a new crematorium building with an expanded parking lot to support the expansion, as well as a reconfigured walkway and garden area behind the buildings. The architecture of the new building matches the existing building and the landscaping provides

additional trees and shrubs that are compatible with the existing landscaping. In addition, the crematorium is designed to not emit smoke, odors, waste, or sound, and therefore not cause adverse impacts to surrounding properties. Staff recommends approval.

Attachments

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan

Exhibit C - Elevations and Floor Plan

Exhibit D - Landscape Plan

Letter from Applicant Regarding Impact Mitigation