

**PLANNING APPROVAL STAFF REPORT****Date: February 19, 2004****APPLICANT NAME**

St. Paul's Evangelical Lutheran Church

**LOCATION**6100 Cottage Hill Road  
(North side of Cottage Hill Road, 450'± West of  
Woodhillcrest Drive)**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY****CONTEMPLATED USE**

Burial of Cremated Remains at an existing Church.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING****COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY****COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (City Code Chapters 57 and 64 and State Act 61-929). Full compliance of the landscaping and tree ordinance, frontage trees only. Placement to be coordinated with Urban Forestry.

**REMARKS**

The applicant is proposing a memorial garden for the interment of cremated remains at an existing church.

The Zoning Ordinance requires Planning Approval for the location and/or expansion of a church facility in residential districts. The Ordinance also requires Planning Approval for the establishment of a cemetery in residential districts. While the proposal is not a physical expansion of the church or the establishment of a full cemetery, the expansion of use necessitates this Planning Approval.

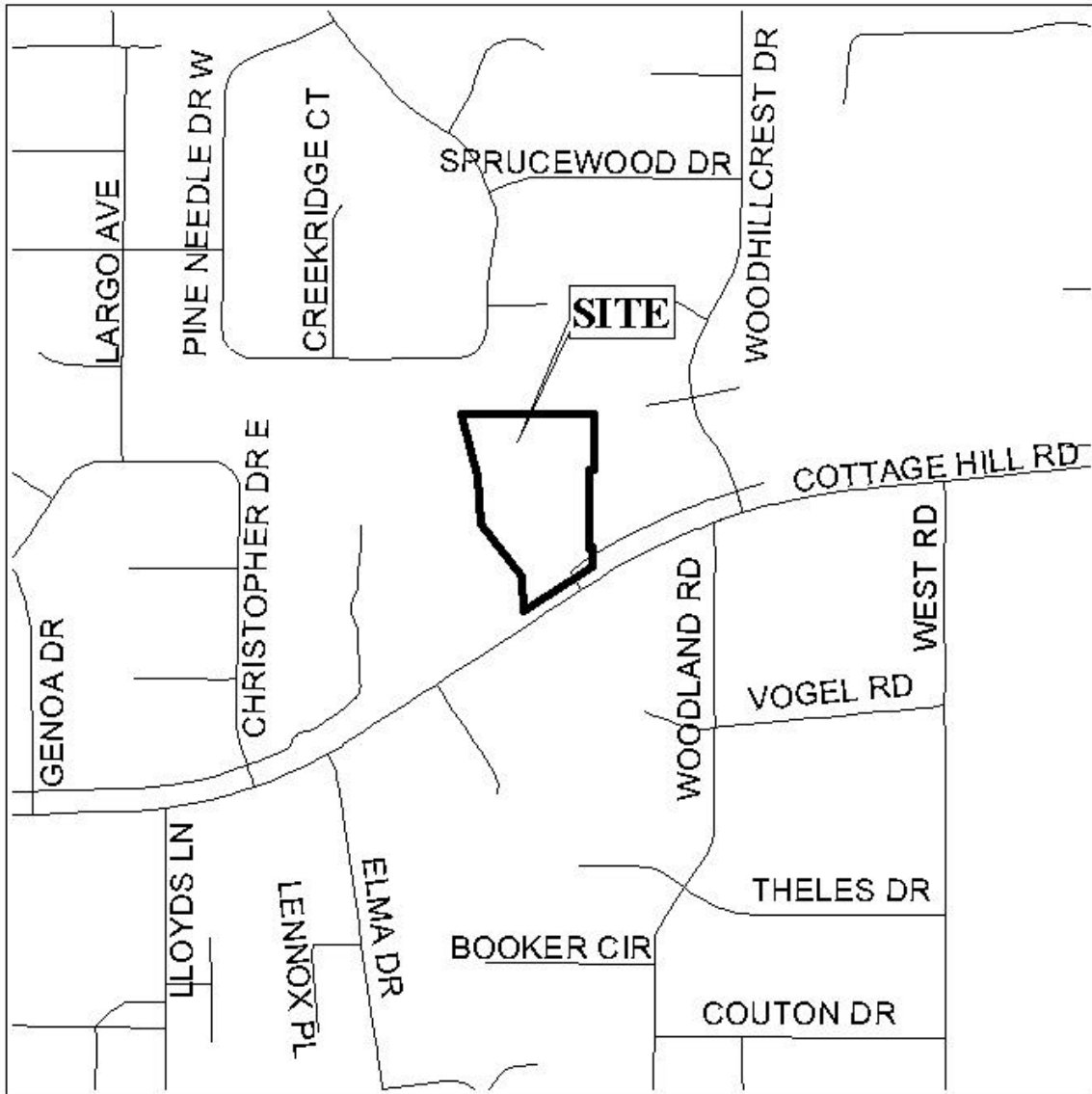
The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

The proposed memorial garden will be used for the interment of remains of congregation members only. It will not expand the area of actively used property, nor will it be discernible from properties outside the church property.

It has been the practice of the Commission to require some level of compliance with the landscaping and tree planting requirements when approving application for Planning Approval, dependent upon the magnitude of the request – from frontage trees only for minor requests to full compliance for larger requests.

**RECOMMENDATION** Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) limited to the area depicted on the plan submitted; 2) provision of frontage trees, to be coordinated with Urban Forestry; 3) compliance with state and local codes relating to interment and/or scattering of cremated remains; and 4) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



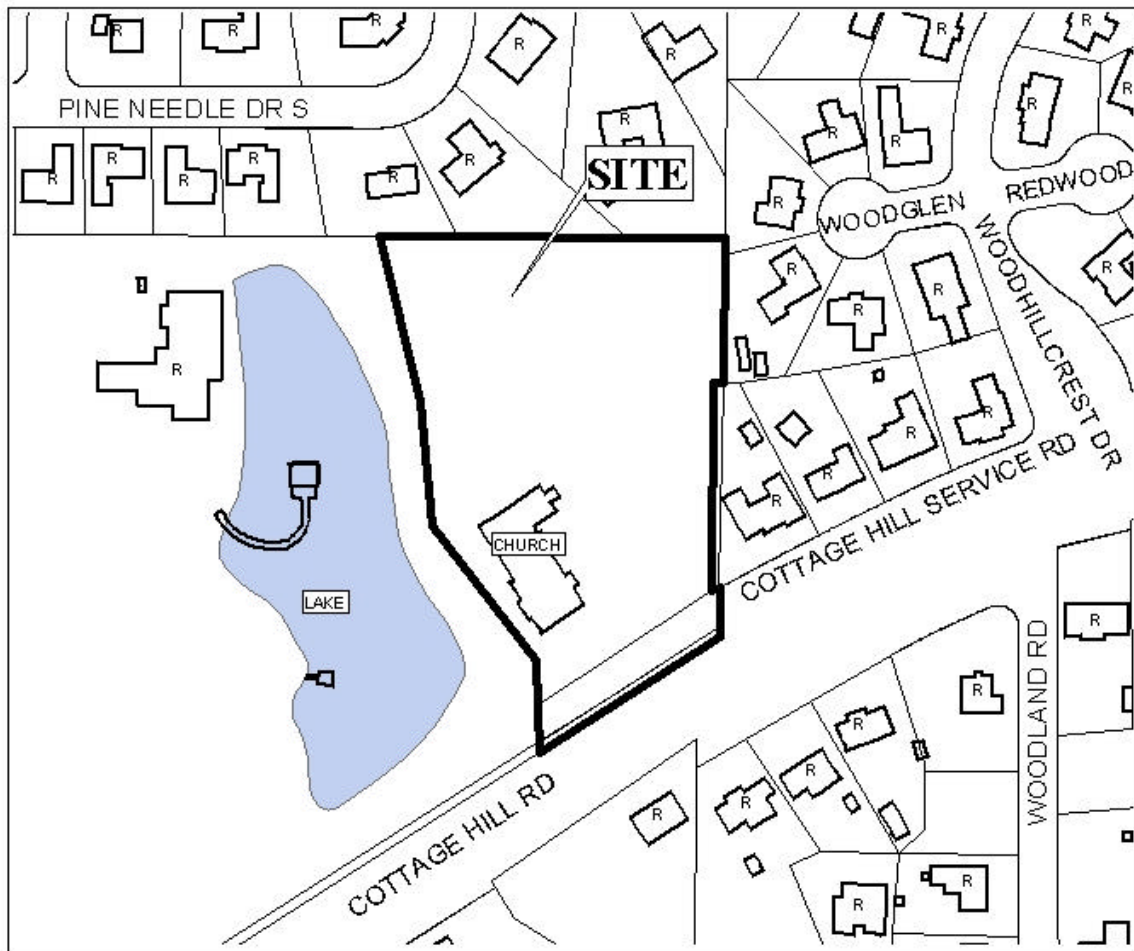
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APPLICANT St. Paul's Evangelical Lutheran Church

REQUEST Planning Approval



# **PLANNING COMMISSION VICINITY MAP - EXISTING ZONING**



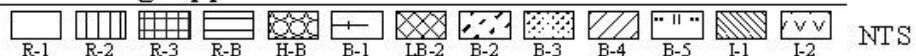
The site is surrounded by single family residential dwellings.

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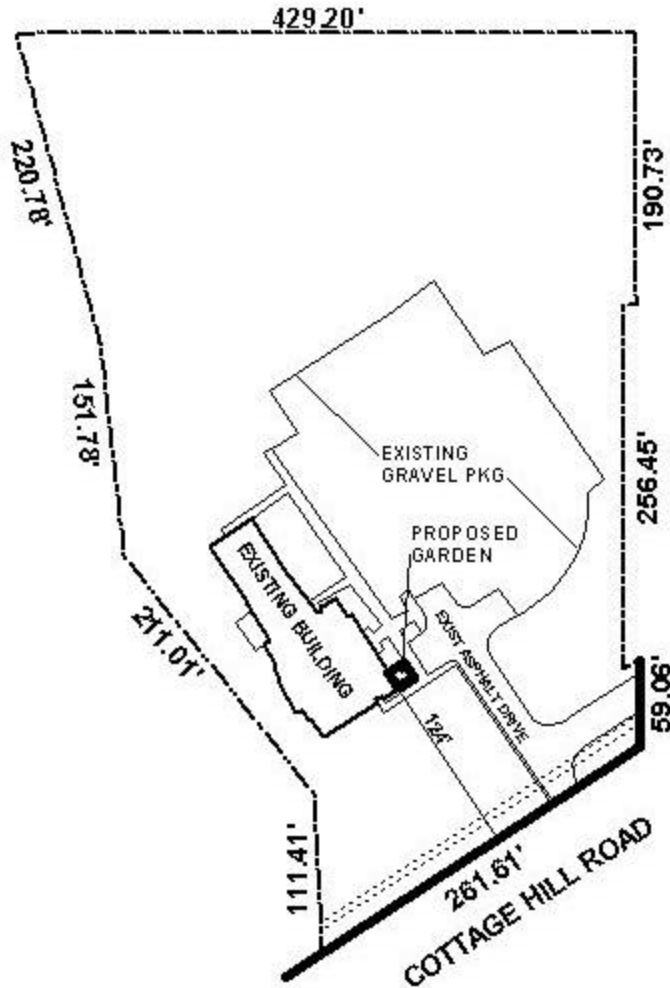
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LEGEND



## SITE PLAN



The site is located on the North side of Cottage Hill Road, 450' West of Woodhillcrest Drive. The plan illustrates the existing building and parking, along with the proposed burial site.

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USE/REQUEST Planning Approval



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