



## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **May 22, 2018**  
Project: **St. Joseph's Cemetery  
Expansion**  
Planner: Courtney McNair

### AGENDA ITEM

## A

### CONDITIONAL USE PERMIT REQUEST

E. Fletcher Ave.

#### **St. Joseph's Cemetery Expansion Conditional Use Request**

**Parcel #:** 830-37765-001

**SUMMARY:** Request to allow the use of a cemetery in R3 zoning.

**CURRENT ZONING:** **R-3** Residential (cemeteries allowed by Conditional Use Permit)

**PROPOSED USE:** cemetery

**CITY WARD:** 1- Gene McCartney & Henry Piazza

#### **INFRASTRUCTURE SERVICE AREAS** (not a guarantee of service availability):

**Water:** Tontitown Water-no services required

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer-no services required

**Health Department:** Requires health department review and approval for new burial sites

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

**Floodplain:** No

#### **PROJECT SYNOPSIS:**

St. Joseph's Cemetery Expansion is requesting to expand the current cemetery location to the adjacent parcel to the south. This property is zoned R3, and cemetery uses are allowed with a Conditional Use Permit.

The parcel is 2.16 acres and is currently vacant. There are no utilities to the cemetery, and none are planned at this point. State Health Department approval is required for cemeteries.

**153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:**

**(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.**

*STAFF ANALYSIS: Staff expects there to be very limited impact from the proposed use. Due to the nature of cemeteries, they tend to act as greenspace, and are minimally disruptive to normal development.*

**(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.**

- (1) The proposed use is within the provision of "conditional uses," as set out in these regulations.**

*STAFF ANALYSIS: Yes, cemeteries may be considered as a conditional use in R-3 zoning.*

- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.**

*STAFF ANALYSIS: All setbacks will be met with this project. Additional setbacks may be required by the Health Department.*

- (3) The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.**

*STAFF ANALYSIS: The existing cemetery already uses the existing drive. The traffic impact is minimal a majority of the time. This project must also receive approval from the Health Department to expand.*

- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.**

*STAFF ANALYSIS:*

*North- zoned R3*

*East- zoned R3*

*South-zoned R3*

*West- zoned R3*

*This property is surrounded by mostly residential uses. This project should be minimally impactful.*

- (5) **The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.**

*STAFF ANALYSIS: The cemetery expansion is proposed to be located on a parcel directly adjacent to the existing cemetery.*

- (6) **The proposed ingress and egress, internal circulation system, location and amount of off street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.**

*STAFF ANALYSIS: This is not a major concern with this type of use.*

- (7) **The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.**

*STAFF ANALYSIS: Based on (A), the landscaping should:*

- o Provide protection for water quality, reduce erosion, heat and glare- staff feels that the vegetation that is remaining will*
- o Retain existing trees where possible*
- o Screening and buffering for uses which are marginally compatible,*
- o Provide for beautification and enhancement of the property*

*As stated above, the nature of cemeteries is such that they are greenspace and minimally impactful.*

- (8) **Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed**

*STAFF ANALYSIS: The applicant is not requesting any lighting, noise should be minimal, odor and offensive emissions should not be a factor.*

#### **TECHNICAL INFORMATION:**

*As there are no built structures, and most technical information will be addressed by the Health Department, Planning has no further concerns.*

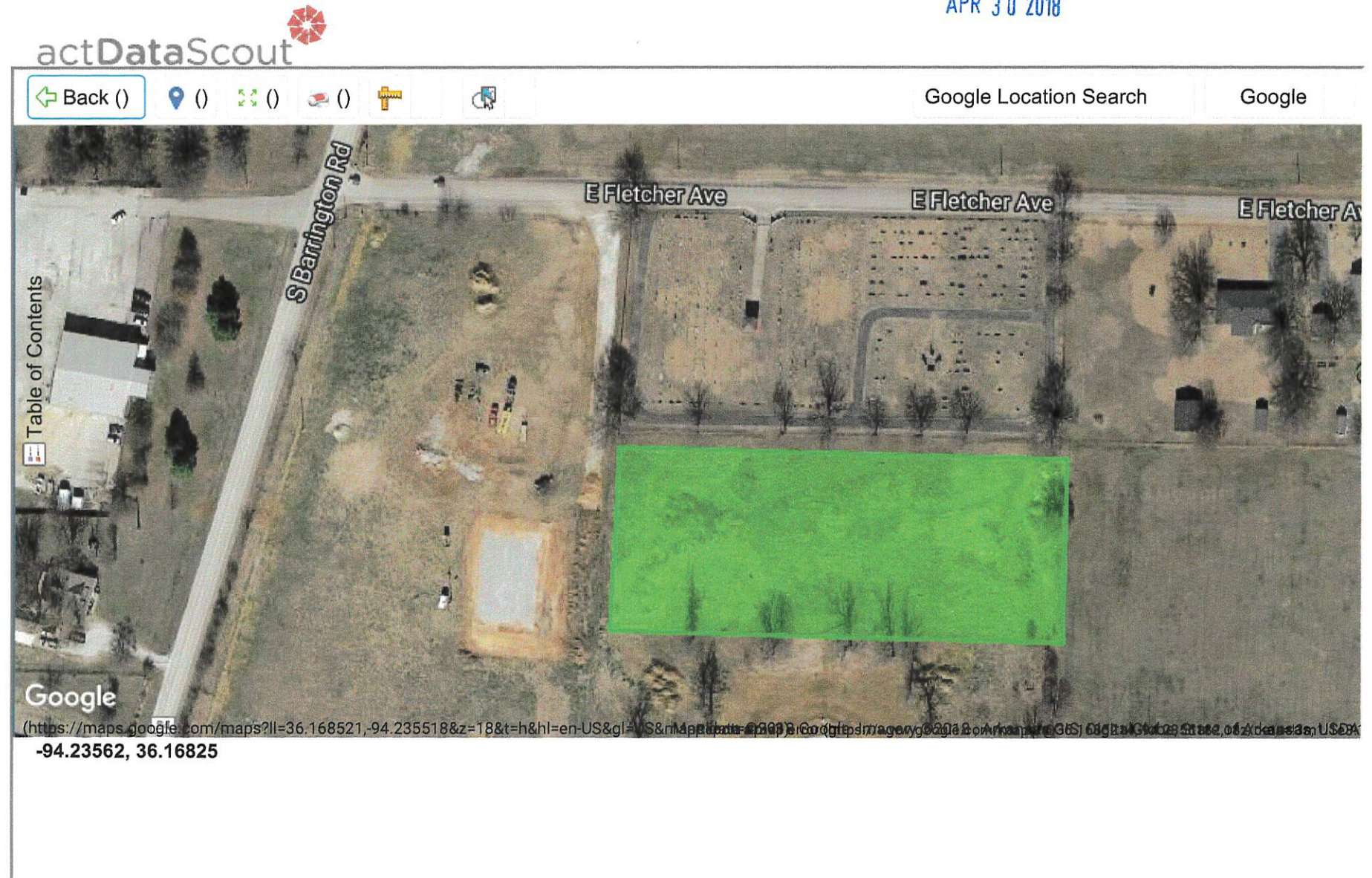
**NEIGHBOR COMMENTS:** All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one “in favor” comment at this time regarding this project.

**STAFF RECOMMENDATION:** As this project is expected to be low impact and serve the community, staff is recommending approval of the St. Joseph’s Cemetery Expansion Conditional Use Permit.

#### **CONDITIONS RECOMMENDED FOR APPROVAL:**

1. This project must proceed through all required Health Department approvals.
2. This project must develop generally as is stated in the applicant’s letter and presented in the plans.

APR 30 2018







E Fletcher Ave

SITE

Approximate Location of Proposed Road