



## PLANNING AND ZONING COMMISSION STAFF REPORT

---

**MEETING DATE:** October 6, 2022

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion and possible action on a Text Amendment request to amend Section 28-81. Use Regulations (Charts), Section 28-112, Definitions (Cemetery or mausoleum), Adding "Columbarium" as a S.U.P., Specific Use Permit within the CBD, Central Business Zoning District.

**AGENDA ITEM SECTION:** Item 1

---

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** This is a request to discuss and take possible action on a Text Amendment request by the City Manager to amend Section 28-81(b). Use Charts, and amending Section 28-112, Definitions (Cemetery or mausoleum), by adding the definition of "Columbarium" to enable the S.U.P., Specific Use Permit for a Columbarium within the CBD, Central Business Zoning District and similar cemetery uses (see Attachment 1).

Section 28-81 Use Regulation (Charts); (a) (4) Classification of new/unlisted uses sets forth the requirements for the classification of an unlisted use. The Code requires that when new types of land arise, a determination regarding a change or addition to the use chart may be made by the city manager and the city manager shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting a recommendation as to the zoning classification of any new or unlisted form of land use and into which such use should be placed. The referral of the "use" determination question shall be accompanied by the following statement of facts:

- I. The nature of the use and whether the use involves dwelling activity, sales, services, or processing; (**N/A, Proposed use is primarily a wall for storing burial urns**)
- II. The type of product sold or produced under the use; (**Columbarium**)
- III. Whether the use has enclosed or open storage and the amount and nature of the storage; (**Use is a self-contained wall with cubby holes**).
- IV. Anticipated employment typically anticipated with the use; (**N/A**)
- V. Transportation requirements; (**N/A**)
- VI. The nature and time of occupancy and operation of the premises; (**No limited**)
- VII. The off-street parking and loading requirements; (**N/A**)
- VIII. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; (**None**).

- IX. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; (**N/A**), and
- X. Impervious surface coverage. (**Wall only**).

**RECOMMENDED ACTION:**

The Planning and Zoning Commission should adopt this as its Final Report on the use determination and forward it to City Council with a positive recommendation of the addition to the Use Regulations Chart for consideration and adoption thereof.

**Staff Recommendation.** The planning and zoning commission should forward this text amendment request for the addition to the Use Recommendation Charts for a columbarium to the city council for approval consideration and appropriate action.