

**Response to Special Use Standards**

Summary of Request: The applicant, Malone Funeral Home, is currently operating a funeral home on the property as an existing legal non-conforming use. The applicant desires to secure a special use permit for a funeral home use in order to bring the property's use into conformity with the City's zoning code and to permit the expansion of the use onto the adjacent vacant lot for the purpose of providing additional parking.

1. The proposed use at the specified location is consistent with the comprehensive plan.

*Response: The comprehensive plan acknowledges the existence of the Malone Funeral Home. No alternation or change of this use is discussed or requested. In fact, the proposed addition of parking on the west furthers the goals of the comprehensive plan. The comprehensive plan identifies the currently unimproved parcel's curb cut as one that should be removed. The proposed plans does so by consolidating access with the existing Malone Funeral Home access points. Also, consistent with the comprehensive plan, the new parking area will have landscaping along the roadway to enhance screening and the aesthetic image of the corridor.*

2. The proposed building or use will not diminish the value of adjacent and nearby properties.

*Response: The proposed special use already exists on the site and no new buildings are proposed. The requested special use will merely allow an expanded parking area. The parking would allow more onsite parking in lieu of street or off-site parking. This will enhance rather than diminish the locality.*

3. The proposed use at the specified location will not substantially or unduly increase traffic, traffic congestion and on-street parking demand in the immediate vicinity of the proposed use and in the area affected by traffic generated by the proposed use.

*Response: The purpose of the application is to enhance the existing funeral homes on-site parking capacity. As the applicant is not seeking to enlarge the building or internal operations, the result of the parking expansion will be to reduce traffic, traffic congestion and the on-street parking demand in the area. In other words, it will better manage existing demand, not increase it.*

4. The proposed use has been designed to provide for adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets.

*Response: The applicant will maintain the existing ingress and egress locations which have been functioning well for many years. Consistent with the comprehensive plan, the applicant will close the State Street curb cut from and to the proposed parking lot expansion area. This will reduce vehicle conflicts and congestion onto public streets. As the parking area will serve an existing use, the number of trips generated will be less than if the vacant parcel would be used for a stand-alone business or residential use.*

5. The proposed building or use will not adversely affect or change the character of the area in which it is located.

*Response: The proposed building will not be changed, and the existing use will continue. Consequently, the character of the area will not be altered.*

6. The proposed use at the specified location will not adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.

*Response: The proposed use currently exists on the property and the size, location, and height of the building are not being altered. The area properties are already developed, and the operation of the special use would not hinder their re-development should that occur. The expansion of the parking lot is less intrusive than if the vacant parcel would be developed as a separate stand-alone use.*

7. Adequate utility, drainage, parking and other necessary facilities to service the proposed use will be provided and that such utility, drainage, parking and other necessary facilities will not adversely affect the use, development and value of adjacent and nearby properties.

*Response: All necessary facilities either already serve the property adequately or are being expanded in order improve the existing conditions. Consequently, the use, development and value of adjacent properties will not be adversely affected.*

8. The proposed building, other structures and use comply with any and all regulations, conditions or requirements of the city applicable to such building, structure or use.

*Response: Except as noted in the plans submitted as part of this application, permitted as an existing non-conformity, or requested as variations by separate application, all other regulations, conditions, and requirements of the City will be complied with.*

9. That the exterior architectural appeal and function of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district to cause a substantial depreciation in property values in the neighborhood.

*Response: No change to the existing building architecture is contemplated. Consequently, no substantial depreciation in the property values in the neighborhood will result.*