



ARCHICON ARCHITECTURE & INTERIORS, L.C.

January 20, 2022

Attn: Alex Lestinsky
Planning and Zoning
City of Goodyear
Office 623-882-7943

Subject: Thompson's Funeral Chapel
Rezone of APN 500-04-019R (from I-1 to C-2) W/Planned Area Development overlay (for APN's 500-04-019R & 500-04-015F) - PADR210'
926 S. Litchfield Rd
Pre-Application Project Number: PRJ21-10980
Pre-Application meeting Date: April 15, 2021
Archicon #2019910-01

Re: **Project Narrative – Revised (2nd submittal response to city comments of 12/21/2021)**

Thompsons Funeral Chapel has been operating in and serving the City of Goodyear and Maricopa Country since 1957. Located at 926 S. Litchfield Road just North of Yuma Road. A family owned mortuary operated by Sean and Cynthia Thompson. Recently the Thompsons acquired the property, APN 500-04-019R, abutting its business West property line. This addition was purchased in the hopes of expanding upon the current funeral services they provide as well as add internment options for the growing City of Goodyear, City of Avondale, and Maricopa Co. communities. The addition of internment options should be a welcoming addition to the City of Goodyear which does not currently have internment facilities available within the community.

This addition to their operations would require Thompsons Funeral Chapel to have the current Zoning designation, for APN 500-040019R, of I-1, Light Industrial 1.680 Acres (1.778 Gross Acres) to C-2 General Commercial District, to match the current C-2 zoning of their existing buildings property APN 500-04015F 1.01 Acres (1.203 Gross Acres.) C-2 zoning will allow for funeral home buildings to be erected on the property. The addition of an internment option being proposed, for the community, will be above ground Columbarium's for the internment of cremated remains. This type of compatible incidental and subordinate accessory use would require a PAD Overlay of both parcels 500-04-019R & 500-04-015F, to accommodate a planned Columbarium Contemplative Memorial Garden which will conform and add to the City of Goodyears General Plan.

The General Plans main goal is to increase the appeal of the city to its served community in amenities that are beneficial, in goods and services, beauty, community cohesiveness and economic prosperity. These additions to the funeral homes building campus, by rezoning APN 500-04-019R to C-2, will accommodate a greater capacity for a deceased individuals mourners to attend their wakes and or internment service. The addition of internment options with a PAD overlay of APN 500-04-019R the already developed APN 500-04-015F, will keep the community closer to their loved ones as well as provide a much-needed place or burial within the city of Goodyear. That is a great economic impact for a community when driving is reduced and keeps funds within the community during times of inflation. Family will no longer have to drive great distances to visit their loved ones final resting place. The other impact will be having the new building be smaller than an industrial building, right behind a low wall and low-profile building on Litchfield Rd. The rezone of the property with a new low-profile building will be a buffer from the visual impact an I-1 zones building types have on the Goodyear residential zone that is directly across from an Industrial zoned area

Another aspect of the property is its proximity to two places of spiritual worship within 2,000 feet of the property. Directly North and adjacent to the Thompsons Funeral Chapel properties is the Community of Christ Evangelical Lutheran Church with Vida Nueva Christian Fellowship. And the second just North of W. Grant St. is New Foundation Church. Within a quarter mile across Litchfield Road are the communities of Goodyear Church of Christ and Saint John Vianney Catholic Church. Most of these communities have and will use Thompsons Funeral

Chapel but always must use cemeteries that are miles away in other cities. The addition of columbarium's planned on the north side of the property will be shielded from view of the transportation roads that would service the funeral home. And a six (6'-0") stucco CMU wall will block its view from the adjacent church property.

The proposed 1.680 acres of property of 500-04-019R to be rezoned C-2 is located west of C-2 zoned properties fronting Litchfield Road, which is a major arterial street, already designed and built at its maximum width. With a side feeder street to the East and then single family residential. This property and its planned building will not be seen from the residential zoned community, unlike a larger Industrial building would. The residential community will see what it has seen for 65 years of service the original Thompson Funeral Chapel.

The major change to the operations will be on the rezoned to C-2 property APN 500-04-019R, which fronts Camino Oro Drive, and will comprise much of the PAD overlay. This street (from Yuma Rd. to Grant St.) has multiple zoning districts, one on either side of it; To the East: C-2, I-1, MF-24 and PAD, To the West: PFD, I-1 and PAD. This current zoning of APN 500-04-019R of I-1, does not meet the needs of the General Plan when it involves small parcels of land to be used for light industrial. I-1 is most effective and beneficial to the general plan when it involves large parcels of land that can be developed such as in the case of nearby neighbor Wildeck a steel manufacturer of mezzanines and lifts and steel guard rails, or in the case of Amazon logistics, both of which require large parcels of property to provide build manufacturing facilities and warehouse spaces. What tends to happen with smaller parcel that have odd zoning in areas not zoned the same as the properties around them they either tend to stay vacant, or if developed suddenly the character of the street changes to a hodgepodge of building types that do not evoke a cohesive nature that's envisioned in the General Plan. A rezone of a very small parcel in comparison to these larger ones such as APN 500-04-019R from I-1 to C-2 to a lesser demanding use along the commercial corridor of Litchfield Road would benefit the community and General plan in that the property will be developed, the property will have a Building that will be similar in beauty and design as the current existing chapel building. Its' zoning designation requires a stronger landscape aspect and will provide a more appealing street view along Camino Oro that would be complimentary to the church property to the North and an enhancement to the property to the South. The Proposed construction of a new funeral chapel with a 50 person more capacity and garage space for funeral home procession vehicles and reception area is well suited for the proposed C-2 designation and will be consistent with the current use adjacent to it. The current vegetation is scrub brush and weeds which will be cleared out. All of the proposed landscaping will be installed by Professional landscape designers and contractors under the employ of Thompsons Funeral Chapels in accordance with City of Goodyear design standards for landscaping, water retention /runoff and irrigation requirements. And will be maintained by their hired landscaping services.

Potable water for the rezoned parcel is in the City of Goodyears Water Service Area. An existing 10" DIP line is located in Camino Oro and has an existing stub-up to the property for its future development. The properties water system will utilize the City of Goodyears Engineering Design Standards and Policies Manual Chapter 5, The integrated Water Master Plan, The Maricopa County Health Code, ADEQ Bulletin 10 and The International Fire Code. A plumbing engineer will design the domestic water system, a fire protection engineer will design the fire sprinkler system and they will provide KSE the size of fire service line needed for a coordinated connection to the 10" DIP which is currently estimated to be 6" min. in size. The domestic water needed for a C-2 property is slightly higher in demand than an I-1 zoned property as determined in the Table 5.1-1 Average Day Water Demands. Low water use Irrigation needs are determined using Table 5.2-1 Reclaimed Water Average Day demands and would be determined at the same rate factor for C-2 as for an I-1.

Wastewater is within the City of Goodyear Waste Water Service Area. An existing 8" VCP located in Camino Oro with an existing 8" stub out, at the northwest corner of the property, per city record but presumed to be a 6" due to current zoning of I-1, has been determined by KSE to have adequate capacity and will be used to provide service to the proposed building, using Table 6.3-2 Average Daily Flow and Section 6.3.1.J-Appendix B Max Day Flow (of the City of Goodyears Engineering Design Standards and Policies Manual.) The proposed new building will meet the City of Goodyear design standards and Maricopa County Environmental Services Department Policies.

Landscaped integrated water retention basins for the proposed C-2 rezone will be integrated into the overall design, the current landscape of the I-1 property is generally flat and has a very small collection area to the north of the property The North Property of the Lutheran church sits higher than the current parcel, as is, all water that

flows onto this site currently runs off the property and into the cities gutters and storm sewer system. Water retention areas are proposed in design to account for new hard surfaces being implemented to mitigate runoff into the city streets and help restore ground water reserves. These retention areas will be in conformance with the city of Goodyears Engineering and Design standards and Policies manual and the Uniform Drainage Policies and Standards for Maricopa County Arizona. Should back-to-back 100 year events occur excess flow will drain to the southeast side of the site. Design of Hydraulic structures will be in accordance with City of Goodyear requirements.

Arizona Public Service (APS) services the existing proposed rezone property. The existing developed Thompson Funeral Chapel parcel of land to the East and the newly acquired proposed for rezone to C-2 parcel of property to the West has a pole mounted power line that currently runs between them from South to North that services the Lutheran Church property to the North of both parcels and the funeral chapel properties. This line is said to have to be buried if the capacity is 69kv or less or remain as is if above that capacity this is dependent also on the possibility of a Lot Combination which would allow the easier property development. All will be done according to the city of Goodyears design guidelines and APS design standards.

Southwest Gas services this area. There is a 4" main line located in Lichfield Road on the west side of the rode. With a 1" stub up from Lichfield and line running on the south part of the existing APN 500-04-015F parcel. If allowed the new building could tie into this line, other wise the rezoned property would need to have a Natural Gas line brought up to west street facing property line within Camino Oro.

The two parcels are within a half mile of the Phoenix Goodyear Airport and almost directly under runways 3 and 21 flight path alignment. The owners are wishing to match the existing Funeral Chapels exterior height and thus the proposed building height for the rezone PAD property is approximately 32'-0" to top of roof. The allowed height for a C-2 zone is 52'-0", which puts us 20' lower than allowed for a C-2 zoned site. The light levels needed for parking lot are minimal and should not affect flight path with excess glare. This is a nonresidential property, and it is understood that the sound levels from air traffic will be at or below 65db. For brief periods.

Traffic impact will be minimal to the surrounding community, the increase in capacity of the funeral chapel will be about 45 extra mourners with the newly proposed chapel located on the proposed for Rezone parcel of 500-04-019R. The old chapel building will become solely offices, sales and storage. The Traffic impact study is favorable to the minimal impact imposed to existing traffic and or the operations of the service provided.

The Right of way, improvements that are proposed for the Site include a new concrete sidewalk, and two (2) Concrete Drive way access points to the property, One located at the Northwest corner and one at the southwest corner of the property. They will conform to the City of Goodyears Engineering Design Standards, Mag Standards an along with consideration to City of Goodyear fire department. Fire department requirements. The Grade area beyond the side planed sidewalk will be landscaped according to City requirements with Proper planting and Vegetation with low water use. Three (3) water retentions basins will abut the R.O.W. within the landscape areas.

The rezoning of Parcel 50-0-04-019R from I-1 to C-2 would benefit the community as a whole and increase the ability of Thompson Funeral Chapel to serve the community in a more enhanced roll. The impact to the school system is nonexistent. As there is no increase in families contributing children to the school system. Thompson Funeral Chapel has been an asset to the community and has had the honor of handling some very large funeral functions for noted community leaders. Their expansion onto the proposed APN 500-04-019R rezoned to C-2 parcel will increase the amount of business conducted in Goodyear from not only the local community of Goodyear but also the immediate neighboring cities of Avondale and Tolleson creating a greater tax revenue. The proposed PAD overlay will help many families have an affordable option to a standard burial. And allow for easier access to visit their loved ones closer to their home of Goodyear.

Thank you
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Project Manager
Archicon Architecture & Interior Design.