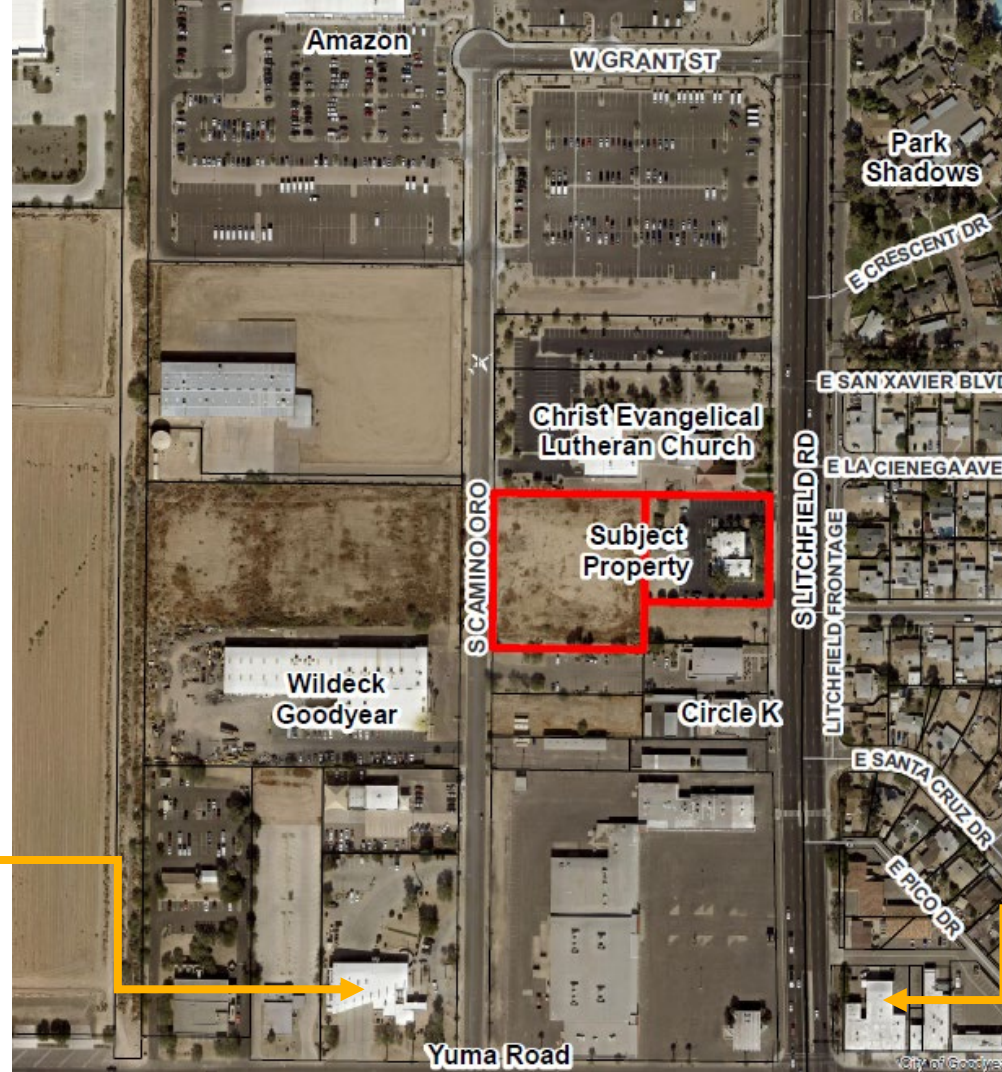


Thompson Funeral Chapel Rezone



Subject Property

- North of the northwest corner of Yuma and Litchfield
- ~2.9 acres



Goodyear Fire
Resource
Management
Bldg.

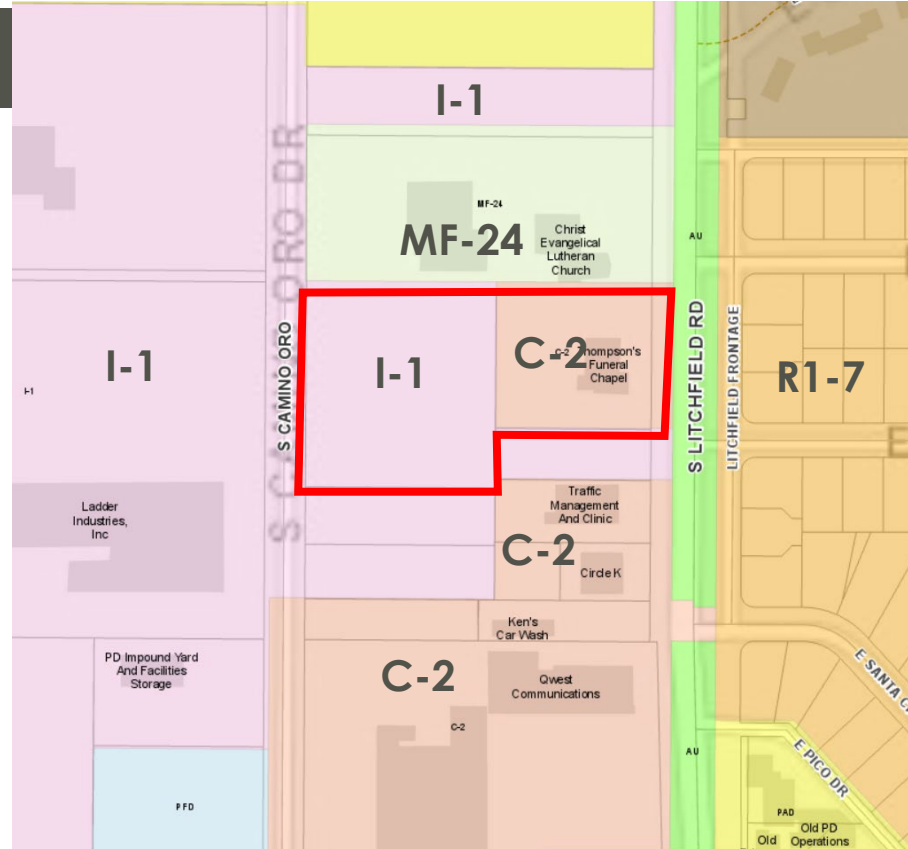
Sonny's
Boxing Gym

Existing



THOMPSON FUNERAL CHAPEL

- **North:** MF-24 (Church)
- **East:** R1-7 Single Family Residential (and Litchfield Road)
- **South:** I-1 and C-2
- **West:** I-1

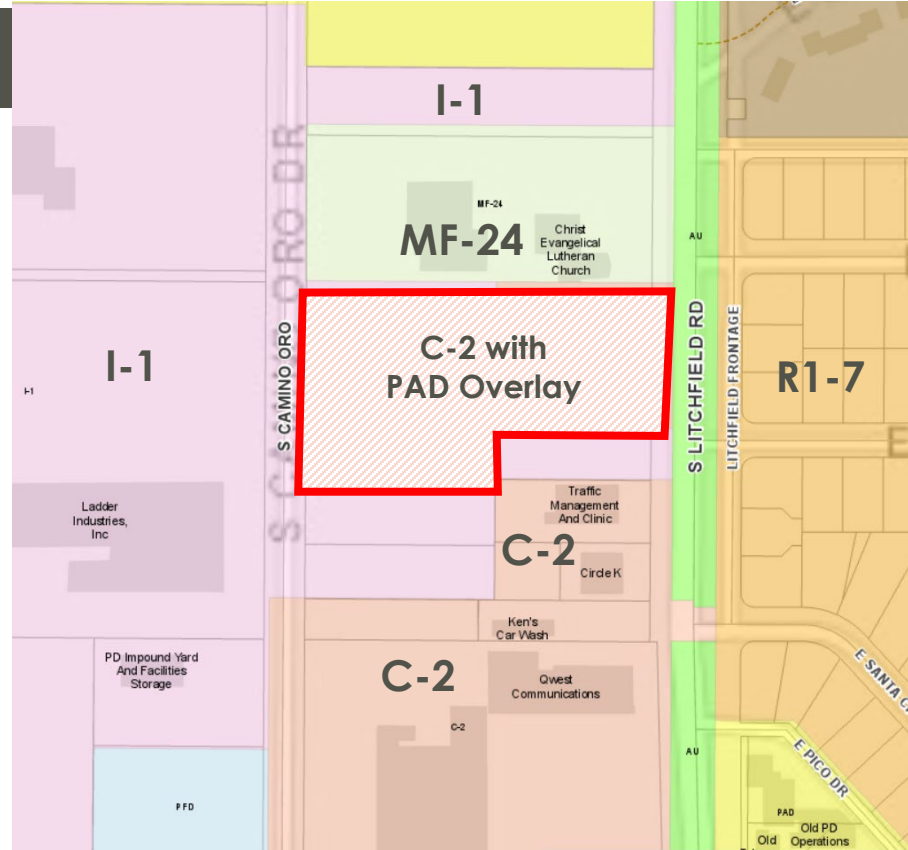


Request



THOMPSON FUNERAL CHAPEL

- Rezone property from C-2 and I-1 to C-2 (General Commercial) with a Planned Area Development (PAD) Overlay



PAD Overlay



THOMPSON FUNERAL CHAPEL

- C-2 (General Commercial District) lists Funeral Homes as a permitted use
- I-1 (Light Industrial) does not list Funeral Homes as a permitted use
- Above-ground Columbarium or similar use is not listed in any district

PAD Overlay



THOMPSON FUNERAL CHAPEL

- Modification to allow above ground columbarium

Examples:



Public Comment



THOMPSON FUNERAL CHAPEL

- Neighborhood meeting held at **Thompson Funeral Chapel**
February 23, 2022
 - ~15 in attendance
 - No objections received

Recommendation



THOMPSON FUNERAL CHAPEL

- Staff recommends approval of C-2 with PAD Overlay to allow above-ground columbarium
- PZC recommended approval 3/16/2022