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DETAILED STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

<u>Applicant/Owner:</u>	St. Matthews Episcopal Church
<u>Location:</u>	330 N. Hubbards Lane
<u>Proposed Use:</u>	Memorial Garden (Per LDC Section 4.2.13)
<u>Engineers, Land Planners and Landscape Architects:</u>	Reese Design Collaborative
<u>Request:</u>	Conditional Use Permit for a Memorial Garden

SUMMARY STATEMENT

This application request is for a Conditional Use Permit per LDC section 4.2.13, to designate the Memorial Gardens as the “final resting place” for St. Matthew’s Episcopal Church parishioner’s cremated remains.

GUIDELINE 1: COMMUNITY FORM

The site for this proposed Conditional Use Permit (CUP) for a memorial garden is located in the Neighborhood Form District, which is characterized by predominantly residential uses with some commercial activity located in appropriate places where negative impacts can be mitigated and the larger neighborhood can be served. This application complies with this Guideline of the Comprehensive Plan because the proposed memorial garden is intended

GUIDELINE 3: COMPATIBILITY

The Intents and applicable Policies 1, 3, 4, 5, 6, 7, 8, 9, 12, 21, 22, 24, and 28 of this Guideline require the location of sensitive land uses in areas where accepted standards of noise, lighting, odors, or similar nuisances are not violated and where visual quality is not significantly diminished. The proposed memorial garden is today part of a St. Matthews Episcopal Church. All of the negative adverse impact of these applicable Policies can be and are mitigated by virtue of the development plan submitted herewith.

GUIDELINES 4; (OPEN SPACE), GUIDELINE 5: (NATURAL AREAS, SCENIC & HISTORIC RESOURCES), AND 13: (LANDSCAPE CHARACTER)

The Intents and applicable Policies 1, 2, 4, 5, 6, and 7 of Guideline 4, Policy 1 of Guideline 5, and Guideline 1, 2, 4, and 5 of Guideline 13 recommend that open spaces and natural areas/features be protected, well maintained, and landscaped appropriately as they are today and will be under this CUP in the future.

GUIDELINES 7: (CIRCULATION), 8: (TRANSPORTATION FACILITY DESIGN) AND 9: (BICYCLE & PEDESTRIAN AND TRANSIT)

The Intents and applicable Policies 1, 2, 8, and 10 of Guideline 7, Policies 2, 9, 10 and 11 of Guideline 8, and Policies 1, 3 and 4 of Guideline 9 all pertain to traffic impacts of the proposed church and memorial garden which seek assure transportation facilities with adequate capacity, good access and safe internal circulation, plus the provision for the access for bicycles. This CUP application for a memorial garden complies with all the applicable Intents and Policies of these Guidelines because this is a very low traffic-generating use; access must be approved Metro Public Works and Transportation Planning; parking will be adequate to serve those utilizing the memorial garden; and the CUP site plan proposed with this application must receive the “preliminary stamp of approval” from MPW and TP prior to docketing for BOZA review. That will demonstrate compliance with MPW and TP standards established for safe access and good internal circulation, plus frontage or other road improvements necessary for this facility.

GUIDELINES 10: (FLOODING AND STORMWATER) AND 11: (WATER QUALITY)

The Intents and Applicable Policies 1, 2, 3, 6, 9, and 11 of Guideline 10 and Policies 3 and 5 of Guideline 11 are intended to assure that a development of this kind and construction activities related thereto do not negatively impact any regulated lakes or streams and that stormwater management practices can be implemented so that nearby properties are not impacted by the increase of impervious surface on site. The construction on this site will be *de minimis* and no impervious surface will be added to what already exists. Also, MSD’s new water quality standards and long-standing soil erosion and sedimentation control standards must be met at time of construction.

GUIDELINE 12: (AIR QUALITY)

The Intents and Applicable Policies 1, 2, and 9 of Guideline 12 are intended to reduce pollution. This site will generate very low amounts of traffic and only some pedestrian traffic, making any impact to increased pollution negligible.

For these and all other reasons set forth herein and as identified at the to-be-scheduled Board of Zoning Adjustment public hearing, this application does and will comply with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

William B. Bardenwerper

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