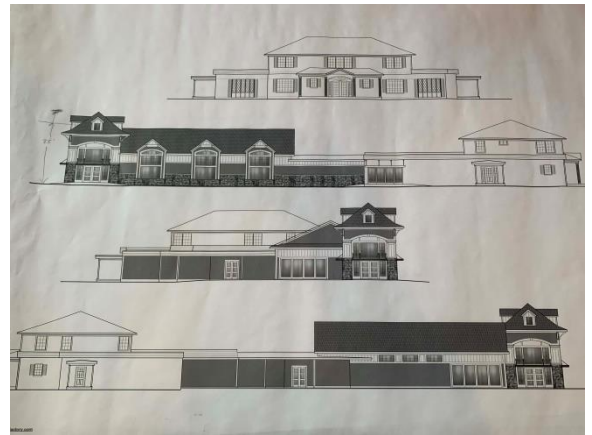


Explanation of the proposed Planned Development District for Pray Funeral Home

Thank you for considering the final approval for the Planned Development District that we present to you. I have a few notes to help explain our plans.

1. We have one additional parcel to be added as part of the final Planned Development District. It is shown as Parcel D known as 328 South Sheldon. The house on this parcel will be left as a single family rental home. The garage will be used for either personal storage or storage of items owned by Pray Funeral Home.
2. There are six buildings and four garages existing in the remainder of the Planned Development District:

- The building at 409 W. Seminary St on the west side of the PDD was originally a two unit home. One unit will remain a rental apartment, Unit B. Unit A will be remodeled for office and service space for the funeral home's pet services and community support group. This space will have the option to revert to residential if required in the future.
- The existing building at 401 W. Seminary will remain unchanged except for the proposed building addition to the existing funeral home. This addition will extend over the site of the existing barn behind 401 W. Seminary. This would be chapel space, restrooms and offices.
- The existing residence at 405 W. Seminary will remain unchanged.
- The existing buildings at 312, 318, and 322 S Sheldon will remain unchanged



3. Additional parking or paved areas are represented by dark gray shading and are:
 - 16 additional spaces in the south border of the district behind the residences at 322 and 328 South Sheldon. This area will not be visible from the neighborhood streetscape and will be bordered with evergreen shrubs along the borders with neighboring properties.
 - Rainwater run off would be directed toward the proposed rain garden as shown to the west of this parking area in the center of the block section behind 405 W. Seminary.
 - One proposed drive from the existing barn in the central area of the PDD
 - One drive around the back of the residence at 405 W. Seminary to connect the drive between 401 and 405 W. Seminary to the drive between 405 and 409 W Seminary St.

- One paved parking area behind 409 W. Seminary for tenants of the apartment and office suite in 409 W. Seminary.
- One possible parking at the south end of the lot behind 409 W. Seminary if needed for the proposed pavilion in the gardens behind the funeral home. Currently we have enough parking to accommodate this area without this lot; however it might be a convenience in the future. This would necessitate the demolition of the existing garage currently at the end of the drive of 409 W. Seminary.
 - Rainwater run off for this parcel would be into the bordering lawns and flower beds to north, east, and west of this lot.
 - The lot would be shielded from neighboring property by evergreen shrubs of 4' to 6' minimum height

4. There are also three additional structures that are proposed for this Planned Development District. Photos of the possible structures are included in the packet. All buildings would not impact site lines from the streets of Seminary and Sheldon streets as they will all be behind existing buildings:

- A proposed 32 x 72 garage with a carport on the end at the south border of the district behind 328 S Sheldon. This would be a replacement of the existing garage which would be removed for the Proposed Building Addition as noted on the PDD plan. This would house professional vehicles and service equipment and have a heated area for washing of cars and possible service space in the future.



- A proposed Pavilion to be placed in the current site of the seasonal tent used for outdoor services. A possible secondary location would be 50 feet south of the location shown in the approximate area to the west of where the lettering of "Proposed Rain Garden " is lettered on the plan.



This structure would be an open structure without permanent walls. It may use glass panels or side curtains for weather and wind protection

- A proposed garage of pole barn construction behind 409 W. Seminary.



