

February 15, 2019

**Our names:** Robert and Joyce Bardeen

**Our address:** 14060 S. Alcan Street, Olathe, KS 66062

**Project name:** SU18-0009, Requests approval for special use permit to allow funeral home in the AG District, Oak Lawn Memorial Cemetery, located at 13901 S. Black Bob Road, Olathe, KS.

### **Who is requesting approval for this special use permit?**

At the recent neighbor information meeting, the public representative was from McGilley and Frye Funeral Home and Cremation Service, 105 E. Loula Street, Olathe, KS.

However, McGilley and Frye is owned by Dignity Memorial. Dignity Memorial, along with other death services, is owned by Service Corporation International (SCI), LLC, 1929 Allen Parkway, Houston, Texas.

SCI is requesting this special use permit.

### **Who is SCI?**

SCI is traded on the New York Stock Exchange. As of today, SCI is worth 8.297 billion dollars. SCI has more than 2,000 providers, and is the largest provider of funeral, cremation, and cemetery services in North America.

Here's a recent from the Zach's Equity Research article about SCI (February 12, 2019) "Further, the company is committed toward pursuing strategic buyouts for both the segments and building new funeral homes to generate greater returns. Also, acquisitions in the cemetery segment are aimed at exploiting increased opportunities to cater to Baby Boomers. Service Corporation has an impressive record of making and integrating prudent businesses."

SCI acquired McGilley and Frye Funeral Home and Cremation Service, and Oak Lawn Memorial Gardens four years ago to exploit increased opportunities to cater to Baby Boomers.

### **Why do we (Robert and Joyce Bardeen) object to this special use permit?**

Our property is next to Oak Lawn Memorial Gardens. It is quiet. The Gardens are lovely. It is our goal to allow the quiet and lovely atmosphere to continue, and thus we oppose the special use permit.

Although the placement of a funeral home in Oak Lawn Memorial Gardens would enhance the goal of SCI to "exploit increased opportunities to cater to Baby Boomers," we think their gain of cash would decrease our quality of life.

## **What specific concerns do we (Robert and Joyce Bardeen) have about the decrease of our quality of life?**

### Primary concerns:

- Negative impact on property values (already one funeral home in our area)
- Negative impact living in the “funeral home district”
- Increased light in our backyard
- Increased noise in our backyard
- Increased flow of water into our yard (standing water already exists close to us)
- Negative impact on HOA pond
- Increase of traffic during funeral visitations and services
- Negative impact on quality of life set forth in “Olathe 2040” goals

### Secondary concerns:

- Increase traffic during construction
- Injury to Black Bob road during construction
- Noise during construction
- Increased need to have a traffic signal at the cemetery entrance

## **Summary**

We are just one family. Our HOA is quite small.

SCI is one family of many companies. They recently purchased 70% of the Neptune Society, and nine years ago they acquired one of their largest competitors, Keystone North America. SCI is worth billions. They are getting bigger and bigger.

We are little while SCI is massive.

We urge the Olathe Planning Commission to **not recommend the special use permit** for Oak Lawn Memorial Garden that is owned by Service Corporation International, LLC (SCI).

Please decrease their (SCI) potential of capital growth. Instead, increase our quality of life (see [www.olatheks.org/government/Olathe-20140](http://www.olatheks.org/government/Olathe-20140)).