

# Memo

**To:** Planning Commission

**From:** Bryan Myrkle, Community Development Director

**Date:** November 6, 2020

**Re:** Pray Funeral Home - parking lot site plan approval – 238 & 244 South Sheldon

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Planning Commissioners likely remember the recent action taken to rezone the parcels at 238 & 244 South Sheldon to P1 – Vehicular Parking District. This is the zoning classification in our code for stand-alone commercial parking lots. As you may remember from that discussion, this is also the first time that classification has been used in Charlotte. Consequently, this is also the first time that we have had the opportunity to complete a site plan review for a development in a P1 district.

Mr. Pray has taken great care in working with the City to meet all of the various requirements found in the code, and he has also worked closely with the City's police and public works departments to prepare this plan.

In most cases, I would provide you with a more detailed analysis of the site plan, however Mr. Pray has taken time to write a thorough presentation for your reference. His extensive notes cover every aspect of the plan that he has discussed with the City. He will also be present at the meeting if you or nearby residents have any questions for him.

It is my opinion that the site plan can be approved by the Planning Commission as it is presented. It adheres strictly to the requirements of the P1 district where necessary, such as driveway location and parking surface design; and deviates only in the areas where the Planning Commission has discretion, such as landscaping. That said, if there are areas of question or concern for Planning Commissioners, they can be

addressed during the meeting. I would encourage you to read Mr. Pray's narrative, as it clearly demonstrates the thought process behind most of the design decisions.

Both Police Chief Brentar and Public Works Director Gilson have reviewed the plan and met personally with Mr. Pray. Neither are providing any comments or concerns to the Planning Commission regarding this approval.

I will provide a basic resolution of approval for your use at the meeting.