

Memo

To: City Council
From: Bryan Myrkle, Community Development Director
Date: July 23, 2020
Re: Rezoning request – 244 South Sheldon

The July 27 City Council agenda includes a rezone request for a large area of the 400 block of West Seminary associated with Pray Funeral Home. A separate, but related, request is for the rezoning of the corner parcel, 244 South Sheldon, from RT - Two Family Residential to P1 - Vehicular Parking District.

The purpose of this change would be to allow for the construction of an off-street parking lot. I have included an aerial photo of the area, so that you can be familiar with the location of this parcel.

Due to its location and the abundance of street parking, many funeral visitors do not use the existing off-street parking. However, as Pray Funeral Home continues to grow, it has determined that using even more street parking is not sustainable and could be detrimental to the neighborhood surrounding the funeral home.

The City of Charlotte Zoning Ordinance allows for dedicated off-street parking on parcels within 300 feet of the business use (the funeral home), and also provides for a zoning district designation that allows for parking as a primary use: the P1 Vehicular Parking District. The ordinance also lists several conditions that need to be met in order to make this change, which 244 South Sheldon either does now, or will once developed as off-street parking. These conditions include proximity to certain business or residential districts, the intended parking use, restrictions on use (no vehicle service, no sales or direct commercial activity), restrictions on signage and buildings, as well as design considerations.

While this is a separate rezoning request, it is part of the larger Pray Funeral Home proposal, and we are asking the City Council and Planning Commission to consider it at the same time. This item is on your agenda for a first reading, from which it would go to the Planning Commission for a public hearing and recommendation back to the City Council.