



Memo

To: Honorable Mayor Armitage; City Council
From: Bryan Myrkle, Community Development District
Date: March 17, 2023
Re: Staff report on Final Plan adoption – Pray Funeral Home Planned Development District

Background

In the fall of 2020, the City of Charlotte Planning Commission and City Council approved a zoning change for Pray Funeral Home properties that created a Planned Development District for multiple connected parcels associated with the funeral home. A Planned Development District is, essentially, a custom zoning designation that allows for a single development plan that covers multiple property parcels. It may be helpful to think of it as a ‘campus style’ development, where buildings and parking lots can be constructed in relationship to one another, rather than in relationship to other parcels and property lines.

At the time the zoning designation was changed, the Planning Commission and City Council also approved a preliminary development plan as required by our local ordinance. The process included a public hearing, and the funeral home hosted an open-house for members of the neighborhood who might be affected by the change. There were no objections to the preliminary plan as it was presented.

From that point, and as required by the ordinance, Pray Funeral Home had up to three years to submit its final plan for review and adoption. Pray recently submitted the proposed final plan, which adheres closely to the preliminary plan originally approved. The Planning Commission reviewed this plan at its most recent meeting, and unanimously recommended its adoption by the City Council.

There is more detailed information about the plan, including a copy of the final plan drawing, included in your packet for review prior to the meeting. Joe Pray will also be at the City Council meeting to answer any questions you may have about the plan.

A couple additional points for your information:

- The zoning change is already in effect. You are simply reviewing the final development plan, not making a decision on zoning.
- Once the final plan is adopted, Pray Funeral Home must adhere to it for all future development unless changes are approved by the City Council.

- If development under the plan does not commence within 2 years, the city may initiate a review of the project, but can also extend the development period indefinitely.

Recommendation

Approve the Final Plan submitted by Pray Funeral Home for the Planned Development District.

Financial Impacts

Your decision will have no direct financial impact on the City, aside from the general benefits of facilitating continued development within the City.

Suggested Motion

I move the approval of the Final Plan as submitted by Pray Funeral Home for the Pray Funeral Home and Associated Properties Planned Development District as created by City of Charlotte Ordinance No. 2020-06.