



## Memo

To: City of Charlotte Planning Commission  
From: Bryan Myrkle, Community Development District  
Date: March 3, 2023  
Re: Staff report on Final Plan adoption – Pray Funeral Home Planned Development District

### Background

As some Planning Commissioners may remember, the City of Charlotte has been working with Pray Funeral Home to establish a Planned Development District for properties it owns in the vicinity of the funeral home.

A Planned Development District is a special zoning district intended for large or multi-parcel developments that provides additional flexibility or accommodates individual development needs while also giving the community an opportunity to review the plans and safeguard neighboring properties. PDD's are commonly applied to unique, campus-style developments that involve multiple properties and buildings coordinated in ways that regulations intended to guide development on individual, unrelated parcels would not permit. As just one example, a PDD can allow buildings to be spaced in relationship to one another, instead of in relationship to property lines.

PDD's have been used in other areas of Charlotte, including the hospital campus, and a proposed development at the Old School Village site. The City recommended a PDD approach to Pray Funeral Home, because while funeral homes are an allowed use in the RT residential zone it presently is in, it would not be possible to allow stand-alone accessory structures of the funeral home (such as garages, barns and pavilions) to occupy RT parcels that are separate from the funeral home parcel itself.

Like other re-zoning actions, the adoption of a PDD is a multi-step process. The Charlotte Planning Commission adopted the preliminary plan for this PDD in November, 2020, following the required public hearing. There were no objections to the rezoning at the time of the hearing. Joe Pray presented the funeral home's vision for the growth of the business and its future development in that neighborhood. The funeral home also hosted an open-house for the neighborhood so other property owners could familiarize themselves with the plan.

According to our ordinance, the final plan should be adopted within three years of the preliminary plan's adoption. The final plan is presented in more detail than the preliminary plan, and should include all those details necessary for Planning Commission review, including (as may be applicable) specific uses, building locations, building elevations, off-street parking, street alignment changes, open spaces, storm water drainage, landscaping and other physical plan details. While development can be phased over time, the final plan should include any anticipated future phases or development options. A second public hearing is discretionary and is not required unless the final plan deviates significantly from the preliminary plan, or if there is community concern regarding the proposal.

Mr. Pray will be in attendance at your meeting on Tuesday to make a presentation about the Final Plan the funeral home is proposing. I have reviewed the proposal and have not identified any areas of specific concern in terms of deviation from the preliminary plan, nor any deficiencies in its preparation.

Like other rezoning actions, the Planning Commission is tasked with reviewing the proposal and making a recommendation to the City Council, which will make the final decision.

**Recommendation**

Review the Final Plan proposal for the Pray Funeral Home Planned Development District and consider recommending its approval to the City Council.