

Memo

To: City Council
From: Bryan Myrkle, Community Development Director
Date: July 23, 2020
Re: Rezoning in support of Pray Funeral Home

There are two items on your council agenda that represent the first steps toward a rezoning for Pray Funeral Home that would allow that business to manage and develop several separate parcels as a single, campus-like development. The zoning designations would be changing from R-1 Single Family Residential (a designation that also allows funeral homes) to PD – Planned Development district.

Planned development districts, sometimes referred to as planned unit developments, provide flexibility in designing uses of land and are often employed when a larger site is being developed with a mix of residential, commercial and office uses. They are most often employed in new developments but our ordinance also permits their use for redevelopment projects.

There are currently two planned development districts in the City, one for Olde School Village – the former Charlotte Junior High School property, and the other is for Sparrow Eaton Hospital (formerly Hayes Green Beach Memorial Hospital).

The area proposed for rezoning is south of West Seminary Street, between South Sheldon and Pearl Streets, on those parcels associated with the Pray family and Pray Funeral Home. The intention is to allow for the growth and development of the funeral home, while reducing the amount of restrictions, regulations and ‘red tape’ that would be required if each parcel were developed or redeveloped individually.

There are a number of steps involved in the process of approving a planned development district. These include the standard actions associated with rezoning, but also includes a Planning Commission review and recommendation regarding a required development plan.

A PD zoning district is based on the approval of a development plan, and then requires the property owners to develop the sites according to this plan. You could think of it as a custom-tailored zoning designation for larger sites with unique development needs. It allows for zoning flexibility as the plan is developed, but the once the plan is in place, it must be followed.

The two actions you are being asked to take are first readings of resolutions approving the preliminary development plan and the zoning map changes. Your approval on Monday would

then send these items to the Planning Commission for consideration and recommendation back to the City Council for second readings and adoption. Please note that the resolutions are written in the form they would take for the second reading, so it references a Planning Commission meeting that has not taken place, yet; but which will be complete when the time comes for City Council adoption.

Please note: At the same time that the City is considering this rezoning action, there is a related but separate rezoning action that would allow Pray Funeral Home to construct a parking lot on an empty lot it owns on the northwest corner of Seminary and South Sheldon Streets. The information on that request is elsewhere in your packet.

I have included a drawing, provided by Pray Funeral Home, with your meeting information that represents the basic development plan as it is conceived today. This represents the proposed preliminary plan, but it may be changed or altered before it comes back to you for approval. It is likely that some plan details may remain undetermined until the adoption of the final plan.

Assuming the rezoning action reaches this point in the process and is approved; there is a second layer of approval during which the development plan transitions from a preliminary plan to a final plan. In larger developments, this could be months or years later. However, because Pray Funeral Home hopes to begin the initial construction on this expansion next spring, the approval of the final plan would likely take place yet this fall, or early winter.