Narrative for proposed parking lot at the corner of W. Seminary and S. Sheldon Streets.

Background:

A number of years ago Prays purchased the two dilapidated homes on the lots of 234 and 238 S Sheldon St. The two homes were removed. The purpose of purchasing the lots was to develop a nicely landscaped parking lot on that site.

This parking lot has been proposed to help alleviate the parking congestion in the 200 block of S. Clinton St., one block west of Sheldon St.   Neighbors on S. Clinton have mentioned their concern about the parking congestion during large services at the funeral home. The Pray family has developed this plan to help alleviate that congestion.

Prays also have possible plans for a future addition to their building to accommodate additional funeral service options for the families of our community. This may require some additional parking needs that this proposed parking lot will fulfill.

The Site Plan overview:

The lot has been surveyed to verify the lot lines. That enables the plan to be an accurate depiction of the final parking lot. The following narrative will refer to letters designated on specific sections or features of the plan and where applicable will reference the zoning code.

The site is surrounded by numerous mature shade trees both on city right of way and on the Pray's property. The plan leaves these trees intact and is designed to protect them. The northwest corner of the property has a 52 foot section carved out to preserve the existing trees on the lot.

Setbacks:

The site is designed with a 15 foot setback from the sidewalks. This provides more than adequate site lines for neighboring driveways (P) as required in 82-400 (5). It also lines up with the majority of the home setbacks on the 200 block of S. Sheldon Street and the residence at 316 W. Seminary Street. The immediate neighboring homes have a larger setback of 20 and 26 feet in their front yards.   There was consideration of using a 20 and 25 foot setback for the parking lot, however due to the site being a corner lot, the larger setbacks would reduce the number of parking spaces by 30 to 35% , reduce the maneuvering lanes to minimum dimensions making it difficult for drivers to maneuver in the parking lot, and make it difficult for snow removal. This would make the lot mostly unusable and therefore may jeopardize the project.   The plan also contains a tall hedge, as outlined below, for the northern border to provide more privacy for the neighbors.   Any increase in the setback would severely reduce the privacy screening for the neighboring residence.   Due to those reasons there is no good reason to use the larger setback. Under Zoning code 82-399 (2) the planning commission has the ability to approve this plan with the 15 foot setback.

In reference to other parking lots in the area, there are two within three residential blocks on Sheldon Street. Nearly directly across the street from the proposed parking lot is the parking lot of the Charlotte District Library.   That parking lot has a setback from the sidewalk of only ten feet. It is separated from

the sidewalk only by grass. There is no barrier shrubbery or fencing. Another lot in the residential neighborhood of the 100 block of N. Sheldon, two blocks away, has no setback from the sidewalk and no greenbelt.

Landscaping:

The proposed site plan for Pray's parking lot will have an extensively landscaped green belt between the parking lot and the sidewalk to provide beauty to the area.

The norther border of the parking lot will be planted with Arborvitae shrubs as indicated by the letter B They will grow to an average height of about 7 to 8 feet which is approximately the same as existing bushes along part of that border on the neighbor's side of the lot line. These shrubs will be planted in accordance with requirement 82-460 (D) 1 utilizing a four foot clear space between the planting and the property line.
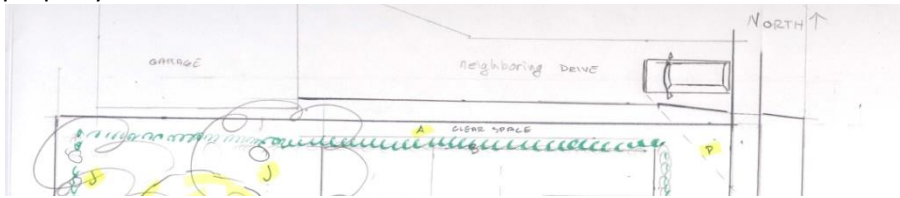
The tall shrubs would be used as a more effective screen than a four foot six inch fence which is asked for in 82-403 (B). Code 82-467 (B) allows the Planning Commission to approve an appropriate hedge as described above instead of a fence. Refer to the photo in the Appendix for the proposed appearance.

The East and south borders of the parking lot will be landscaped and screened according to code 82-460

with evergreen shrubs of 4 foot six inches in height. Refer to the photo in the Appendix for the proposed hedge design.
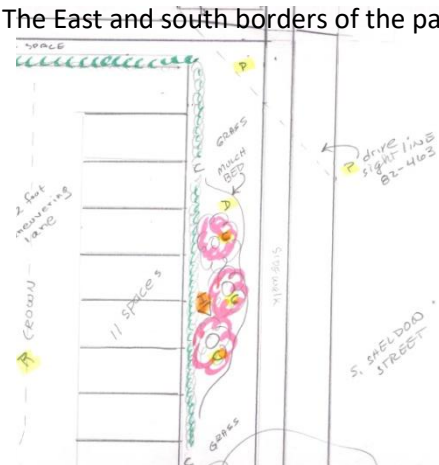
As asked for in 82-460 D (8), ornamental crabapple trees will be planted where indicated at (C) in mulched beds (D).

The same trees will be planted in a mulched bed at the southwest corner with the lighted sign (G) flanked by Miss Kim Lilacs (a shorter bush than common lilacs) and hosta.

Miss Kim Lilacs (E) and hosta (F) will also be placed in mulched beds flanking the drive W. Seminary Street.

E & F
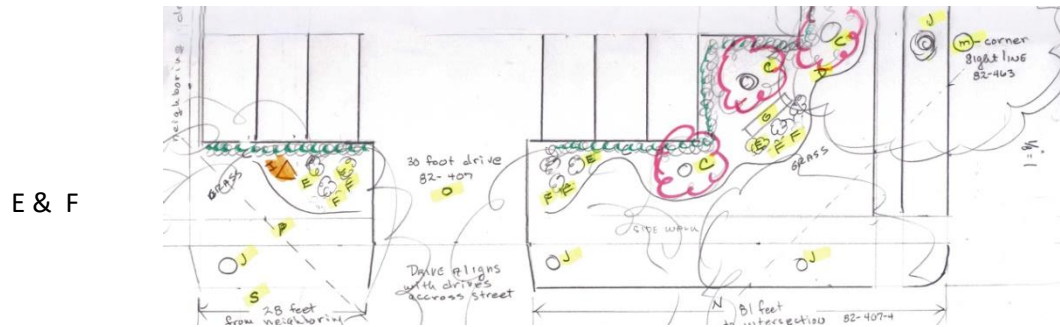
There is mention of a requirement for canopy trees in the landscaping. We believe that the existing mature canopy trees (J) surrounding the property and in the northwest corner of the property fulfill that requirement.

Fencing:

K – 100 feet of vinyl fencing will be placed along the west property line of the parking lot starting at the setback point. The remainder of the west border will be planted with tall arborvitae as indicated in the landscaping plan.

Signage:

G - A Lighted sign will be placed in accordance to code 82-398 and 82-461. Its appearance will be similar to the existing Pray Funeral Home sign. A picture is attached in the appendix to this narrative.

Lighting:

I – indicates shoebox type lighting on 12 to 18 foot poles to illuminate the parking lot. These will be placed on the east border along S. Sheldon Street and on Seminary St side near the southwest corner of the lot where indicated. They will be positioned to direct light on to the parking lot and not on neighboring property in accordance with code 82-462.

H – Will be a decorative light in the northwest section near mid-lot to provide lighting to the middle of the lot. It will be from 7 to 8 feet in height and similar to those found in the current Pray Funeral Home parking lot at 401 W. Seminary St.

Sight lines:

M - The sight lines at the intersection of W. Seminary and S. Sheldon streets, indicated by the dashed line, exceed the requirements of a 25 foot triangle as mandated in code 82-463
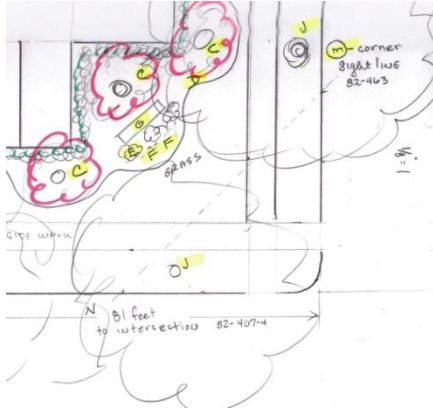
M

P

P – Sight lines, indicated by the dashed lines for both neighboring driveways, exceed the 15 foot triangle requirement as mandated in code 82-463.

Driveway:

N- The drive is located 81 feet from the intersection of W. Seminary and S. Sheldon. Code 82-407 (4) which requires a minimum of 75 feet.

The drive is located 28 feet from the neighboring driveway on W. Seminary St. Code 82-400 (5) requires a minimum of 20 feet.

The drive is located directly across the street from the neighboring driveway on the south side of W. Seminary Street as required in code
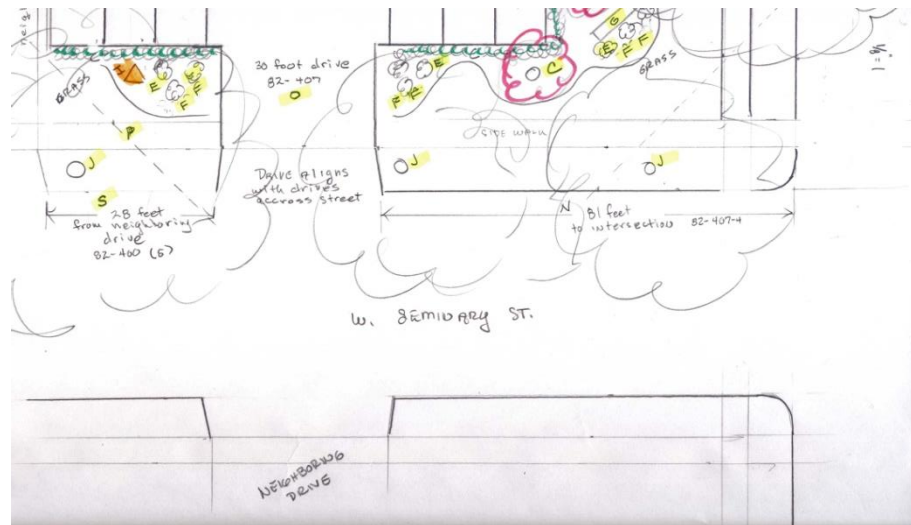
O - The width of the drive is 30 feet as mandated in code 82-407.

Drainage:

 Q- The area between the trees in the northwest corner will be excavated to a depth of 18 to 24 inches below the parking lot grade and planted in grass to create a basin to handle rainwater run-off from part of the lot and also to have a place to pile snow that is removed from the lot.

R - The parking lot will be regraded to develop a crown in the center of the maneuvering lanes as shown on the map. This will direct rain water to drain either to the basin in the northwest corner, or to the green belt surrounding the parking lot on the east and south sides.

Appendix

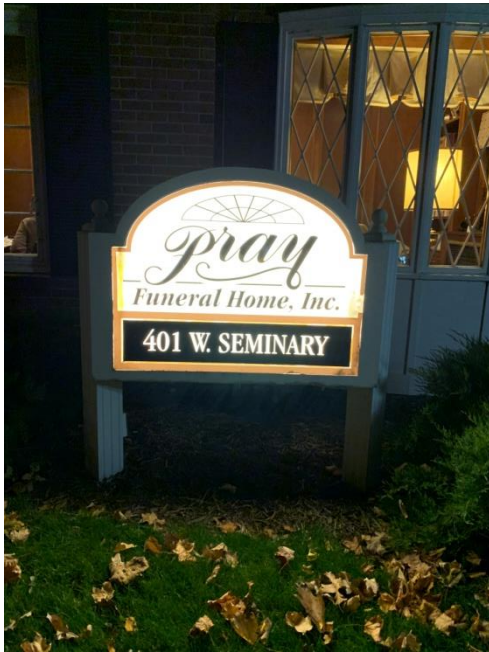*Proposed Landscaping along the north border of the parking lot(C)*

Landscape hedge along S. Sheldon W. Seminary greenbelt (c)

Signage at corner of lot (G)

Parking lot would be a lighted sign similar to the existing Pray Funeral Home sign**.**

Decorative light in northwest corner (H)

Light at position H would be decorative light similar to those in the existing Pray parking lots.

Shoebox LED Pole mounted light (I)

Lights similar to this example will be pole mounted at points indicated by I on the drawing.

*shown with optional photocell & motion sensor