

Memo

To: Planning Commission
From: Bryan Myrkle, City of Charlotte
Date: September 30, 2015
Re: Spartan Motors plant expansion – site plan review

Planning Commissioners have two related items on their agenda for October – both are site plan reviews for a planned Spartan Motors plant expansion.

The majority of this work will take place on the site where the former Care Free Windows facility was located. There is, however, the construction of a parking lot across Reynolds Road on a separate parcel.

The reason there are two agenda items is because Spartan is considering two different options for this expansion – one includes demolition of existing structures and redevelopment of the site, the other would renovate the existing building with a modest addition.

Spartan is requesting that both site plans be approved, giving them the ability to pursue whichever option they later determine to be in their best interest.

There is very little to review in terms of the renovation project, therefore the majority of this memo will concentrate on the redevelopment option.

City staff has conducted an administrative review of the project. There were no issues identified by the building department and no comments offered. There were comments, however, offered by the DPW Department (see attached memo). Should the Planning Commission approve this site plan, these comments need to be included.

My zoning review indicates that this site plan meets the city's requirements for parking, landscaping, signage, exterior lighting and setback, and I did not identify any deficiencies.

I recommend approval of this plan.

Included in your meeting packet are copies of both site plans, the memo from DPW Director Amy Gilson, and a copy of the relevant portion of the city's Zoning Ordinance outlining the items the Planning Commission shall consider when reviewing a site plan.