

# Memo

**To:** Planning Commission  
**From:** Bryan Myrkle, Director of Community Development  
**Date:** April 1, 2016  
**Re:** 815 W. Shepherd Street – Request for conditional rezoning

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The City of Charlotte has received a request for conditional rezoning from potential purchasers of the now-industrial property located at 815 W. Shepherd Street – the former AdTech Plastics and Cass Polymers site.

They are requesting the property be rezoned from I-2 General Industrial District to B-2 Community Business District, and are offering conditions of use in order to help secure this rezoning.

The project, as described to the City by representatives of the “Capital Area Partnership,” would result in a variety of commercial and service uses at this large, multi-building site.

Once fully redeveloped, it’s primary use would be as a sports medicine and athletic training facility serving the greater Lansing area.

The office building at the front of the site would house doctor’s offices, physical therapy, an independent pharmacy and possibly day care. The larger industrial building behind would be redeveloped as an indoor athletic training and practice facility focusing on youth football, baseball and basketball.

Because this would create an island of commercial property in an otherwise industrial district that borders a residential neighborhood, the C.A.P. has indicated its willingness to restrict its uses to those described in order to limit future impacts and incompatible uses should they eventually re-sell the property.

In the future, should this new owner, or a future owner, desire to locate different uses on this site, the conditional rezone would need to be re-evaluated, or the property would revert to its current industrial zoning.

Conditional rezoning is covered under section 82-36 of the city's zoning ordinance. **It is especially important to note** that a request for conditional rezoning is voluntary – neither the Planning Commission nor City Council can require these conditions be imposed in order to render a decision. Rather, the applicant can offer these conditions in order to help make your decision easier.

Representatives of the Capital Area Partnership will be present at your meeting on Tuesday, April 5 to discuss the proposal and answer any questions you may have.

You are being asked to conduct a public hearing on this request for conditional rezone, and make a recommendation to the City Council. This action will also require a corresponding change to the city's Master Plan.