

Memo

To: City Council
From: Bryan Myrkle, Community Development Director
Date: July 8, 2016
Re: 815 W. Shepherd Street – Request for conditional zoning

Back in March, the City Council approved a first reading of a zoning ordinance change that would conditionally rezone the property at 815 West Shepherd Street from I-2 General Industrial to B-2 Community Business District.

This property is the former AdTech Plastics and Cass Polymer site.

The request for the conditional rezoning of the property comes from the Capital Area Partnership, a group seeking to buy the parcel and redevelop it as a sports medicine and training facility.

When seeking a conditional rezone, those making the request must voluntarily offer the conditions upon which the rezoning would take place. In this case, the conditions are conditions of use.

The reason conditional rezoning is appropriate in this case is that the city would be creating a zoning 'island,' or a single parcel that is zoned substantially different from the surrounding land uses, which in this case are industrial and residential. Their offer to limit the use to those described to the Planning Commission and Council helps limit future impacts and incompatible uses should the group eventually re-sell the property.

In the future, if 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 83-36 of the city's zoning ordinance. It is 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 offers these conditions in order to make your decision easier.

The City of Charlotte Planning Commission held two discussions on this proposal, including the required public hearing. Basic questions about the project were asked by nearby property owners via telephone, but there were no public comments made at the hearing critical of the proposal.

The Planning Commission voted unanimously to recommend this conditional rezoning action to the City Council for approval.

The project, as described 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 developed, its primary use would be as a sports medicine and athletic training facility serving the greater Mid-Michigan 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.

I have asked representatives of the project to attend your meeting and answer any questions you may have.