

REQUEST	Text amendment to Section 9.1105(1) of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to increase the floor area ratio (FAR) in the industrial zoning districts for a warehousing use that is fully enclosed within a building, when the building is multi-story.
PETITIONER AGENT/REPRESENTATIVE	Stor-All Storage Walter Fields, III, Walter Fields Group
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because the text amendment:</p> <ul style="list-style-type: none"> Amends the maximum FAR in the I-1 and I-2 zoning districts for warehousing uses conducted within an enclosed building when the building has multiple stories. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing and because:</p> <ul style="list-style-type: none"> It meets the goals of ensuring a diverse, growing and adaptable economy and revitalizing economically changed business areas. <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Walker/Labovitz</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Walker/Labovitz	Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Walker/Labovitz										
Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan and Walker										
Nays:	None										
Absent:	None										
Recused:	None										

ZONING COMMITTEE DISCUSSION	<p>Staff presented a summary of the text amendment. A commissioner asked how the proposed floor area ratio was determined. Staff responded that the petitioner proposed the ratio in order to utilize older buildings with multiple stories that were vacant and available for warehousing, but exceeded the existing floor area ratios in terms of existing space.</p> <p>There were no further questions.</p>
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- Background**
 - The industrial districts currently permit warehousing within an enclosed building in the I-1 (light industrial) and I-2 (general industrial) zoning districts as a use by-right.
 - The maximum floor area ratio (FAR) for all uses in the I-1 (light industrial) district is 0.8 and the maximum floor area ratio in the I-2 (general industrial) district is 1.0.

- Floor area ratio (FAR) is defined as the total floor area of the building(s) on a lot divided by the gross area of the lot.
 - This text amendment provides greater flexibility by increasing the floor area ratio over the current limits allowed in the industrial districts for multi-story warehousing.
 - **Proposed Request Details**
The text amendment contains the following provisions:
 - Adds a footnote amending the maximum floor area ratio in the I-1 (light industrial) district from 0.8 to 2.0 and from 1.0 to 2.0 in the I-2 (general industrial) district, for a warehousing use conducted within an enclosed building when the building has multiple stories.
 - **Public Plans and Policies**
 - This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to ensure a diverse, growing and adaptable economy, and to revitalize economically challenged business areas.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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