

---

<b>REQUEST</b>	Text amendment to Section 9.1105(1) of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goals to ensure a diverse, growing and adaptable economy, and to revitalize economically challenged business areas.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Stor-All Storage Walter Fields, III, Walter Fields Group
<b>COMMUNITY MEETING</b>	Meeting is not required.

---

**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* goals to ensure a diverse, growing and adaptable economy, and to revitalize economically challenged business areas.

---

**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.
    - **Vehicle Trip Generation:** Not applicable.
    - **Connectivity:** Not applicable.
  - **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.
-

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)**• Site Design:**

- There is no site plan associated with this text amendment.

**OUTSTANDING ISSUES**

- No issues.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

**Planner:** Sandra Montgomery (704) 336-5722