



Memo

To: City of Charlotte Planning Commission
From: Bryan Myrkle, Community Development Director
Date: January 6, 2023
Re: Review and approval – The Shyft Group – proposed expansion site plan

Background

The Shyft Group has submitted a site plan to the City of Charlotte for an expansion of its manufacturing facility located at 1549 Mikesell Street. This is the first of what is expected to be at least 2 different site plans for site work associated with its electric vehicle manufacturing plans.

The site plan document is included in your meeting information for review and reference. Printed copies are also available upon request. A representative of the company or its engineering firm will be present at your meeting to answer any questions you may have.

My review of the site plan is as follows:

- This is a **proposed 54,000 square foot expansion** of a building that is now approximately 142,000 square feet. The majority of the addition is at the south end of the building, with a smaller addition at the northwest corner.
- The project location is within the existing Shyft ‘campus’ and as such, **the property is zoned appropriately** for the use being I-2 General Industrial.
- While approximately 16 existing **parking spaces** are being eliminated by this building expansion, the amount of parking available for employees at this site remains in excess of our requirements (135 required, 195 provided).
- Because the building is expanding into a primarily open area, there are no significant site structures or elements being demolished to make way for the new construction. **Demolition** is limited to a loading dock structure, a smoking shelter, door aprons and bollards, and parking lot stormwater infrastructure.
- The parking areas surrounding the building are already landscaped with planting islands in the parking lots. This **landscaping** is not affected by the expansion proposal, nor does the amount of landscaping required change as a result of this proposal. This is because 1549 Mikesell is uniquely positioned at the end of the street and this building does not have street frontage as we typically think of it.
- The building meets all setback requirements, including **setbacks** from property lines and other structures.
- There are no changes to **driveways** or ingress/egress points in this proposal.

- The surrounding parking lot is already lit by conforming light fixtures and it does not appear that any additional **lighting** is proposed. It is assumed that any new lights on the building will be similar to those that currently exist on the building.
- New **stormwater** management infrastructure is included on the plan to manage rainwater flow and snowmelt from the larger roof.
- The **Fire Department** has reviewed the plans and did not identify any issues of concern.
- The Department of **Public Works** has issued a short memo regarding the plans, and those comments should be included as part of the approval.
- No **signage** information is included in the plan and it is presumed that no additional signage other than typical building and directional signage is planned.

Recommendation

I did not identify any problems or concerns for this site plan and I recommend its approval.

Suggested Motion

See resolution provided.