

CITY OF CHARLOTTE, COUNTY OF EATON, STATE OF MICHIGAN

RESOLUTION NO. 2021-066

A RESOLUTION TO APPROVE A REQUEST FOR THE REZONING OF A PARCEL ON WEST LAWRENCE AVENUE FROM B-3 GENERAL BUSINESS DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT

WHEREAS, the City Council of the City of Charlotte has received a request to rezone properties in the City described as follows:

- Parcel No. 200-013-100-321-02 – COM W 1/4 COR SEC 13; N89°44'49"E 172.39 FT; N25° 38'52"E 1192.87 FT TO POB; N25°38'52"E 450.67 FT TO C/L LAWRENCE AVE; N61°13'29"W 876.97 FT; S25° 39'16"W 450.67 FT; S61°13'29"E 877.02 FT TO POB. SEC 13 & SEC 14, T2N,R5W, CITY OF CHARLOTTE. 11-19-01 (SPLIT FOR 2005)

from B-3 General Business District to I-1 Light Industrial Business.

WHEREAS, the purpose of this change would be to allow for the development of an industrial use at this site; and

WHEREAS, following the required public hearing, the City of Charlotte Planning Commission has voted to _____ recommend, _____ not recommend this rezoning action to the City Council.

THEREFORE, BE IT RESOLVED that the City Council of the City of Charlotte does hereby approve the rezoning of this parcel from B-3 General Business District to I-1 Light Industrial District

The foregoing resolution offered by Council member _____ and supported by _____.

Upon roll call vote, the following voted:

Aye:

Nay:

Absent:

I, the undersigned, the duly qualified and acting Clerk of the City of Charlotte, County of Eaton, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Charlotte at a regularly scheduled meeting held on Monday, April 19, 2021, relevant to the Michigan Open Meetings Act, the original of which is on file in my office as part of council minutes.

IN WITNESS WHEREOF, I have hereunto set my official signature this 19th day of April 2021.

Pearl Tidwell, City Clerk / Treasurer
City of Charlotte



TO: City Council

FROM: Bryan Myrkle, Community Development Director

SUBJECT: Rezone request – West Lawrence Avenue

DATE: APRIL 16, 2021

Your council agenda for Monday evening's meeting includes the second reading of a resolution that would approve a request for the rezoning of an 8.5 acre property on West Lawrence Avenue from B-3 General Business District to I-1 Light Industrial District.

The Planning Commission held the required public hearing on this issue at its April meeting, in this case hearing from Dan Bryan of Fleet Services, the person making the request, and also several neighbors who would potentially be affected by this change. The purpose of this rezoning would be to facilitate the development of the site for an expansion of Fleet Services, a local heavy equipment repair facility. The discussion was in-depth and covered several aspects of the proposal.

A central point of discussion regarded the merits of this proposal vs. the existing zoning and what else could be happen at the site under that zoning, now that the property is being actively marketed for sale. While the immediate development potential is somewhat limited by a lack of water and sewer service at the site, the range of potential commercial uses there remains very high. The current zoning, B-3, is the City's most permissive commercial zoning category. Therefore, if a commercial prospect were to purchase the site for an allowed use, the discussion would be focused on site plan considerations, rather than the use itself.



This is an important distinction, because the choice is not between the proposal from Fleet Services and the existing agricultural use, but rather between its proposal and a range of commercial uses that cannot easily be predicted.

It was a lengthy and respectful conversation from all parties involved. Following the discussion, the Planning Commission voted to recommend that the City Council approve this request for rezoning.

For your reference, I have included the meeting materials that were supplied to the Planning Commission on this topic.



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: West Lawrence rezone request
DATE: APRIL 1, 2021

On the Planning Commission agenda for Tuesday, April 6 is a request from Fleet Services to consider a rezoning action for an 8.38 acre parcel on the south side of West Lawrence Avenue between South Wheaton Road and Legacy Drive. The parcel is undeveloped and does not have a street address assigned.

The property is currently used for agriculture, but is zoned B-3, and is Master Planned as 'mixed use.'

These designations are a reflection of a specific development proposal from the early 2000s, which has since been abandoned. That proposal included this parcel, as well as the surrounding undeveloped acreage.

At the time, the property owners discussed using the larger site for a housing development with a mix of densities, both single and multi-family, with future commercial use proposed along Lawrence Avenue. This proposal resulted in the current designations on the Master Plan and Zoning Map.

After approximately 15 years, the owners have now sold most of the property to a local farmer, who intends to continue using the site for agriculture indefinitely. There are two remaining parcels for sale on West Lawrence, one of which is the subject of this rezoning request.

Fleet Services is a heavy vehicle repair business that has occupied at least two different properties in the City, and is currently located at 201 S. Lincoln Street. The business continues to grow and they have need for a larger space. The owner, Dan Bryan, has spent a lot of time looking for an appropriate location for this business, and would like to purchase this site on West Lawrence for a new development.



As in all cases where there is a request for rezoning, the Planning Commission is charged with conducting the required public hearing and making a recommendation back to the City Council for a final decision.

In this case, the Planning Commission should also consider the surrounding properties, and how they are shown on the Future Land Use Map (Master Plan). They are currently shown as mixed use (see exhibit), which indicates a mixture of commercial and residential uses sharing space. If the Planning Commission determines that this proposal for rezoning the site for industrial use is a good one, it should consider whether similar, compatible uses should be planned for the balance of this area and the Future Land Use Map adjusted accordingly. I have included the relevant portion of the map in your packet for reference.

The Planning Commission will need to consider several items in order to make a recommendation:

- What effect this proposal may have on neighboring properties.
- Whether the previous planning for these sites remains relevant when the project it was based on is no longer viable
- Whether making allowance for a different type of use in that area is a worthwhile consideration.

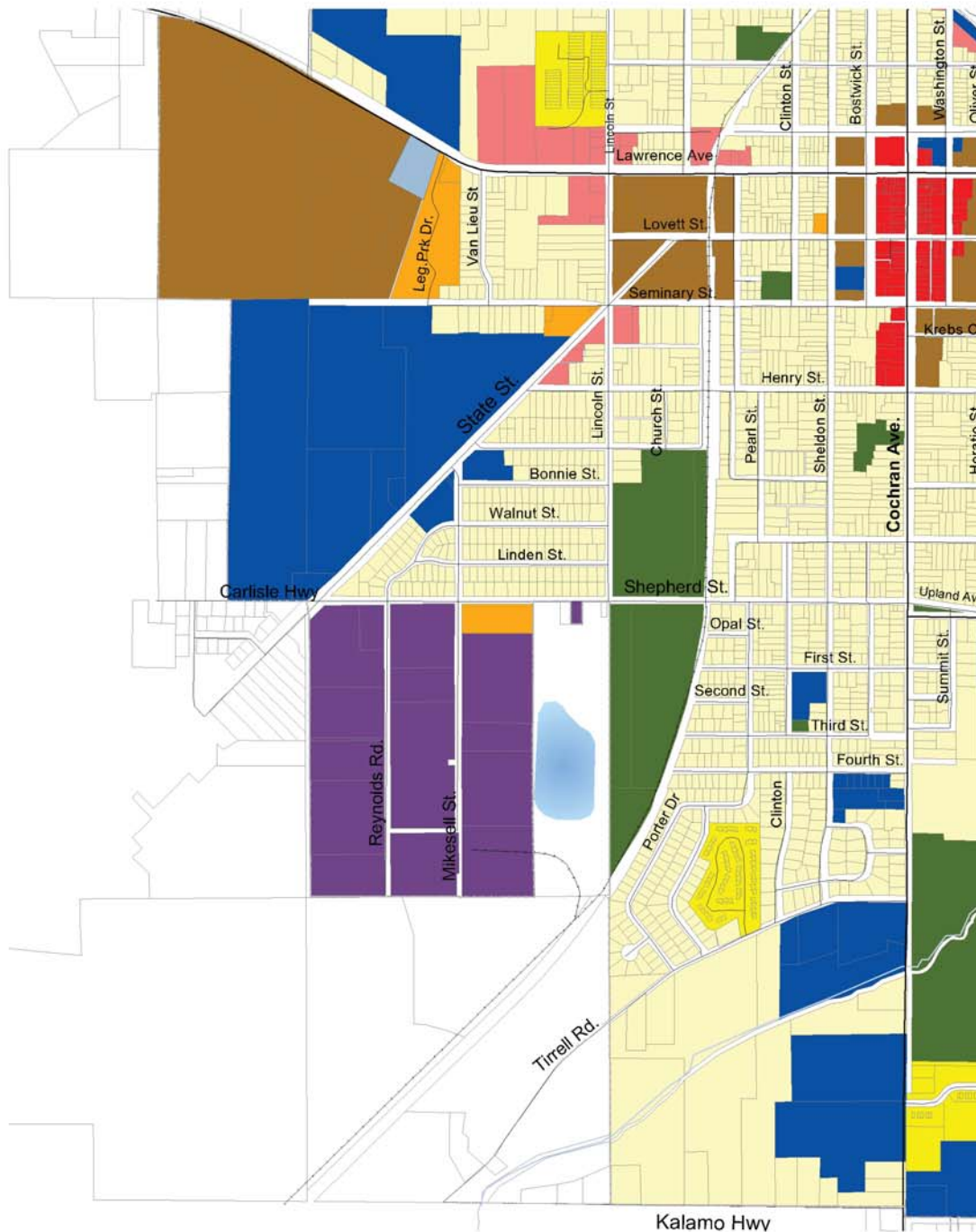
While an expansive mixed-use housing development would no doubt be welcome in Charlotte, it is no longer on the table. It also seems possible that a mix of light-industrial and office park use gradually replacing agriculture use in that location would also be productive and desirable. I believe these are open questions that may have more than one reasonable answer.

If there is support at the Planning Commission and City Council for making this rezoning change, we will also need to make appropriate updates to the Future Land Use Map for this site and those nearby parcels that might benefit from a planning update. That would require additional public input and action by the Planning Commission and Council, and this would need to be done in the very near future, as we do not want to have long-term conflicts between our zoning and future land use maps.

West Lawrence Avenue site



MAP 10.4 Future Land Use Map - Southwest Quad



CITY OF CHARLOTTE
Future Land Use -SW

- City Boundary
- Railroad
- Primary Roads
- Unpaved Roads
- State/Interstate Highway

Future Land Use Key

- Single Family (Low Density)
- Single Family (Medium Density)
- Multiple Family Residential (High Density)
- Mixed Use
- Neighborhood Commercial
- Central Business District
- Corridor Commercial
- Office and Research
- Manufacturing and Industrial
- Public and Institutional
- Park and Open Space

