



Memo

To: Honorable Mayor Armitage; City Council
From: Bryan Myrkle, Community Development Director
Date: July 28, 2022
Re: Request for rezone – 243 State St.

Background

The prospective purchaser of the property at 243 State St has requested the City consider rezoning the property from I-1 Light Industrial to MX-1 Mixed Use Overlay District. The purpose of the rezone would be to allow him to create a small residential apartment for himself within the building where he would also be conducting an auto repair business.

MX-1 is an overlay district, meaning that if MX-1 is applied to the parcel, use and development can proceed according to either the mixed-use designation, or the original, underlying industrial designation.

The MX-1 zoning designation was created in Charlotte in 2014, and has not been frequently used. While the primary purpose for the designation was to allow for mixed-use residential and commercial development outside the downtown district, a light industrial component was included at the time. Furthermore, the applicant has indicated that he would be able to comply with most or all of the other conditions of the ordinance.

I believe it is a reasonable request that deserves consideration by the Planning Commission and City Council.

Recommendation

Approve the first reading of the ordinance that would rezone 243 State Street from I-1 Light Industrial to MX-1 Mixed Use Overlay.

Financial Impacts

Other than the indirect impact associated by the reuse and redevelopment of an existing structure here in the City, there is no financial impact.

Suggested Motion

[I move that] City Council approves the first reading of Ordinance No. 2022-05 and directs the Planning Commission to conduct the required public hearing on the matter and return a recommendation for approval or denial.