



Memo

To: City of Charlotte Planning Commission
From: Bryan Myrkle, Community Development Director
Date: August 5, 2022
Re: Request for rezone – 243 State St.

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.

While the MX-1 zone may not be a perfect fit for this use, outside of the CBD – Central Business District zone, it is the only zoning classification the City has that would allow for this mix of industrial and residential use on the same site.

As City staff, we believe this is a reasonable request that deserves consideration. We will discuss the pros and cons of its application in this instance at the meeting on August 9.

As is the case in every rezoning action in Charlotte, the Planning Commission is charged with holding the required public hearing on the issue, and making a recommendation for approval or denial to the City Council.