

Memo

To: City Council & Planning Commission
From: Bryan Myrkle, Community Development Director
Date: May 21, 2020
Re: Request for rezone – 601 East Shepherd Street

On your Council agenda is a request from Chuck Brand Builders, Inc., owner of 601 and 615 East Shepherd Street to rezone the eastern half of 601 East Shepherd Street from R-1 One Family Residential to B-3 General Business District. The purpose of this request is to expand the business located at 615 East Shepherd, Home Town Rentals of Charlotte.

Concurrent to this request, Mr. Brand is also seeking approval from the Planning Commission on a request for land division, which would detach that half of 601 East Shepherd, and attach it to 615 East Shepherd, which is already zoned B-3, and where Home Town Rentals is located.

The request conforms to the Charlotte Master Plan and Future Land Use Map, which identify this parcel for commercial rezoning in its entirety. This area has been recognized as a commercial growth area for the community in several past iterations of these planning documents.

I have provided a resolution for first reading and to set the required public hearing before the Planning Commission, which will provide a recommendation to you on this matter before you consider it for final adoption.

I have also provided a copy of the letter of request from Mr. Brand, and an overhead map to help you understand the request more clearly. The red rectangle is 615 East Shepherd Street, and the green rectangle is the area covered by the request.

Please note that Mr. Brand owns two rental houses at 601 East Shepherd, but one of them is actually addressed as 631 Johnson Street. There would be no change to the status of these houses as a result of this land division or rezone, if approved.

Please feel free to contact me at 9517) 290-2691 if you have any questions about this.