

— THE CITY OF —
CHARLOTTE
— MICHIGAN —

TO: Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: Request for rezoning – 121 E. Harris
DATE: MAY 28, 2021

The City of Charlotte has received a request to consider rezoning a parcel at 121 E. Harris Street from OS-1 Office Service District to B-1 Local Business District. The request is from Jeff Kenyon, who intends to purchase the site if the request is approved. Mr. Kenyon is the owner of Needful Things, a retail business located next door at 117 E. Harris Street; and would expand his business operations to include 121 E. Harris. He and the current owner have a purchase agreement pending this rezoning action.

The City took identical action to facilitate retail development when Mr. Kenyon purchased 177 E. Harris, rezoning it from OS-1 to B-1 in 2019. The same action was taken in 2017 to allow retail use in the historic Charlotte Library building now occupied by several retail businesses. These zoning changes have corresponded with an overall increase in downtown retail activity over the past few years, breathing new life into the block.

I have spoken to the current owner regarding this rezoning action. If the prospective purchase were to fall through for some reason after the property is rezoned, his current use of the building for offices would continue to be allowed under the B-1 zone.

This change is supported by the City's Future Land Use Map (master plan), which calls for mixed-use in this location.

The Planning Commission's responsibility in this process is to hold the required public hearing and make a recommendation on the request to the City Council.

If you have any questions about this, please contact me at (517) 543-8853 or at bmyrkle@charlottemi.org.