

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2) and MUDD(CD) (Mixed Use Development District, Conditional)
Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

LOCATION

Approximately 2.81 acres located along the west side of Hawthorne Lane, north of Central Avenue, and east of Louise Avenue.



SUMMARY OF PETITION

The petition proposes all uses permitted by right and under prescribed conditions in the TOD-NC (transit-oriented development, neighborhood center) zoning district.

PROPERTY OWNER

HML II LLC

PETITIONER

Clachan Properties

AGENT/REPRESENTATIVE

Keith MacVean; Moore & VanAllen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood Center.

Rationale for Recommendation

- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The former industrial uses in this area have recently been transitioning into uses compatible with the TOD designation, aligning this proposal with the policy for this area.

- The TOD-NC district may be applied to parcels within a 1-mile walk of an existing rapid transit station and within a 1/2-mile of f and exiting street car stop. The site is located within a 1/2-mile of the Sunnyside Lynx Gold Line street car stop
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

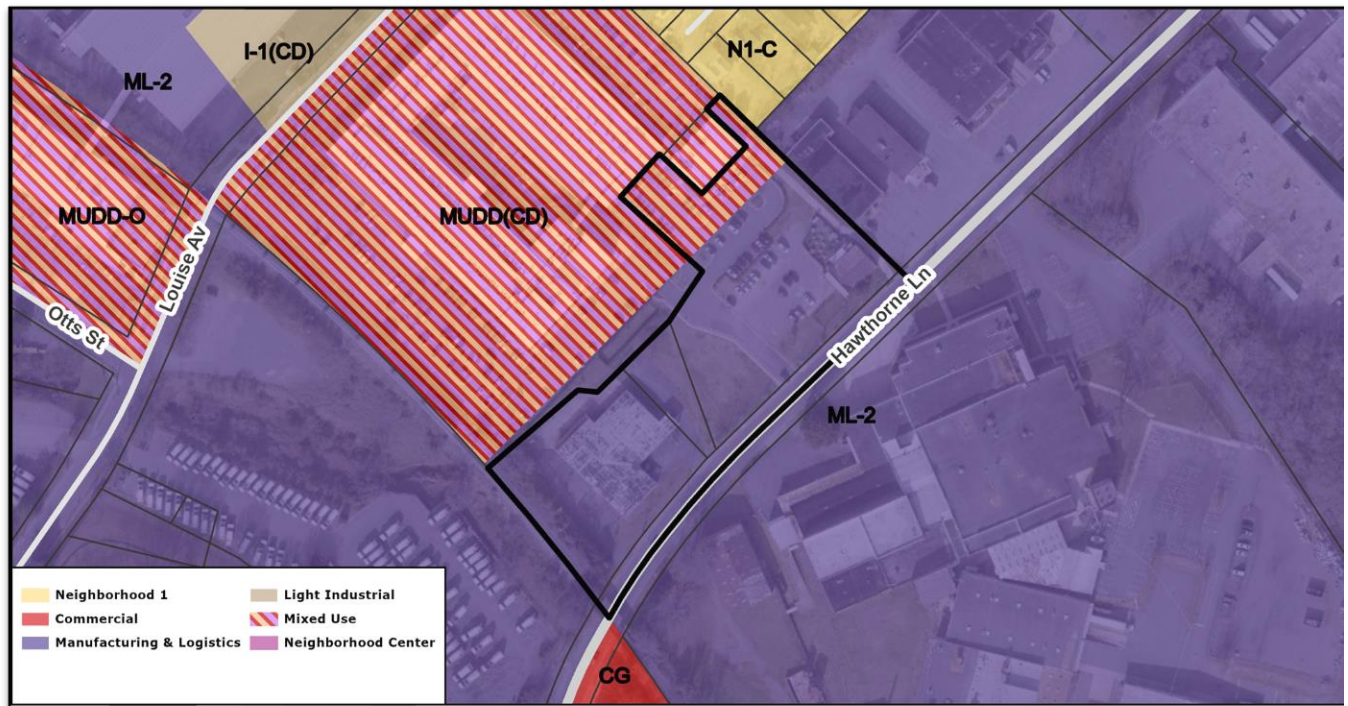
PLANNING STAFF REVIEW

• Proposed Request Details

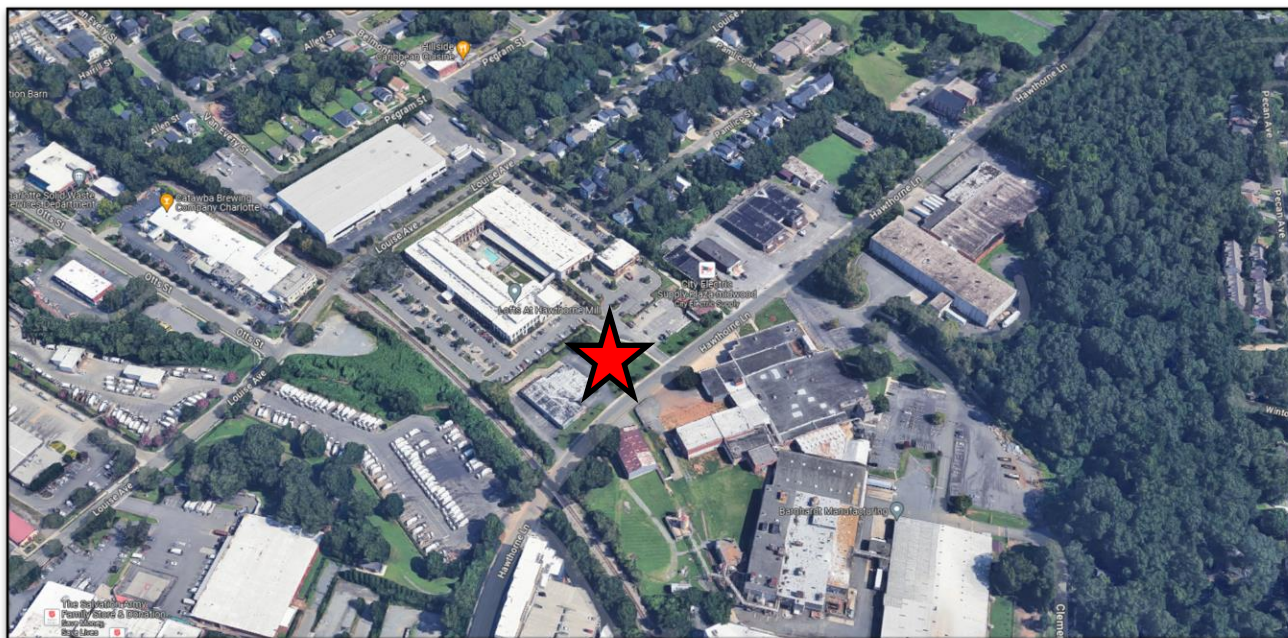
This is a conventional rezoning petition with no associated site plan.

- Allows all uses by right and under prescribed conditions in the TOD-NC (Transit Oriented Development – Neighborhood Center)

• Existing Zoning



- The site is located next to Mixed Use, Neighborhood 1, and Manufacturing and Logistics 2 zoning. A few feet beyond the MUDD(CD) zoning backing up to the site, there is Light Industrial zoning.



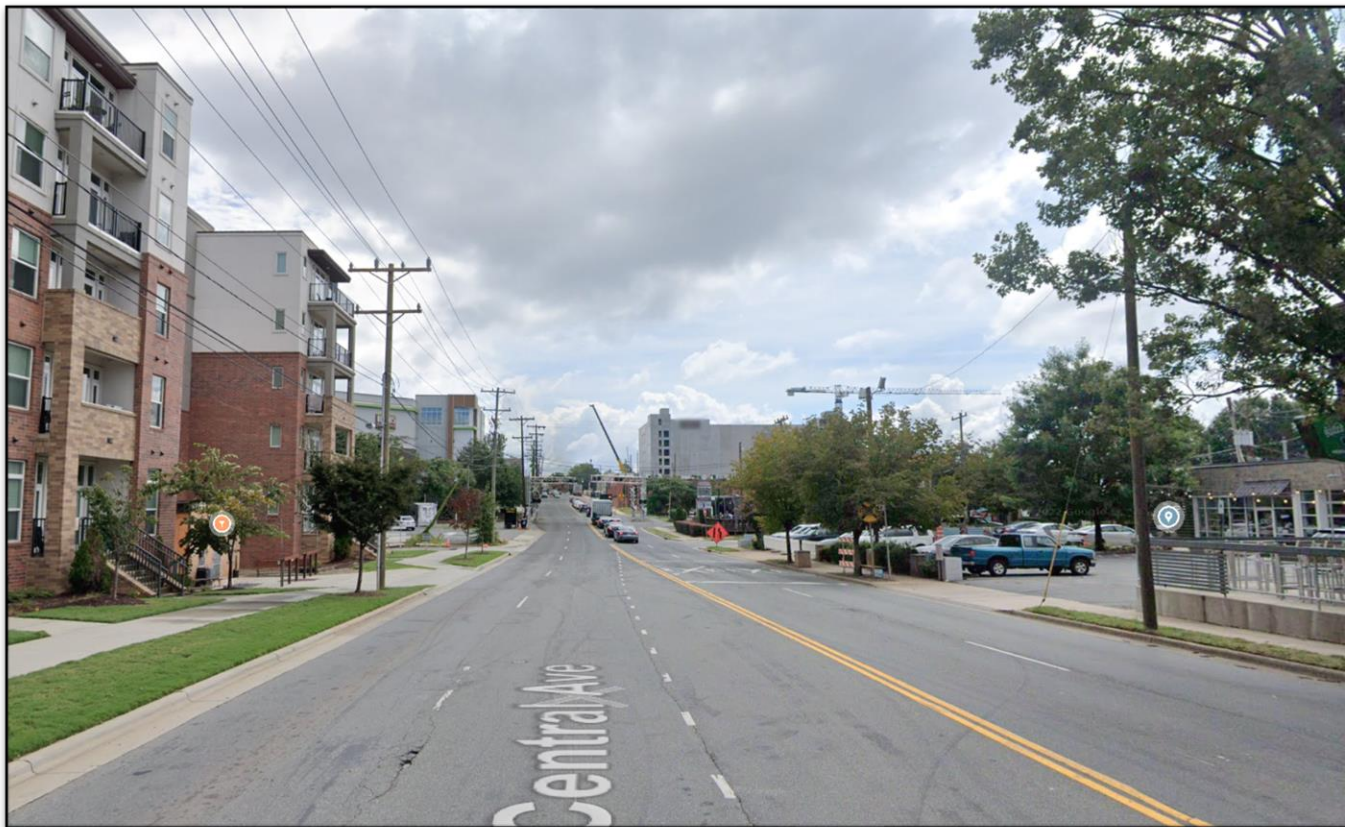
The site is denoted by a red star. Surrounding buildings around the site include manufacturing building to the east, an apartment complex to the south, a brewery to the west, and a church to the north.



The site is currently occupied by a building in a plaza with an apartment complex and dance school.



Uses to the north of the site consist of a business park.

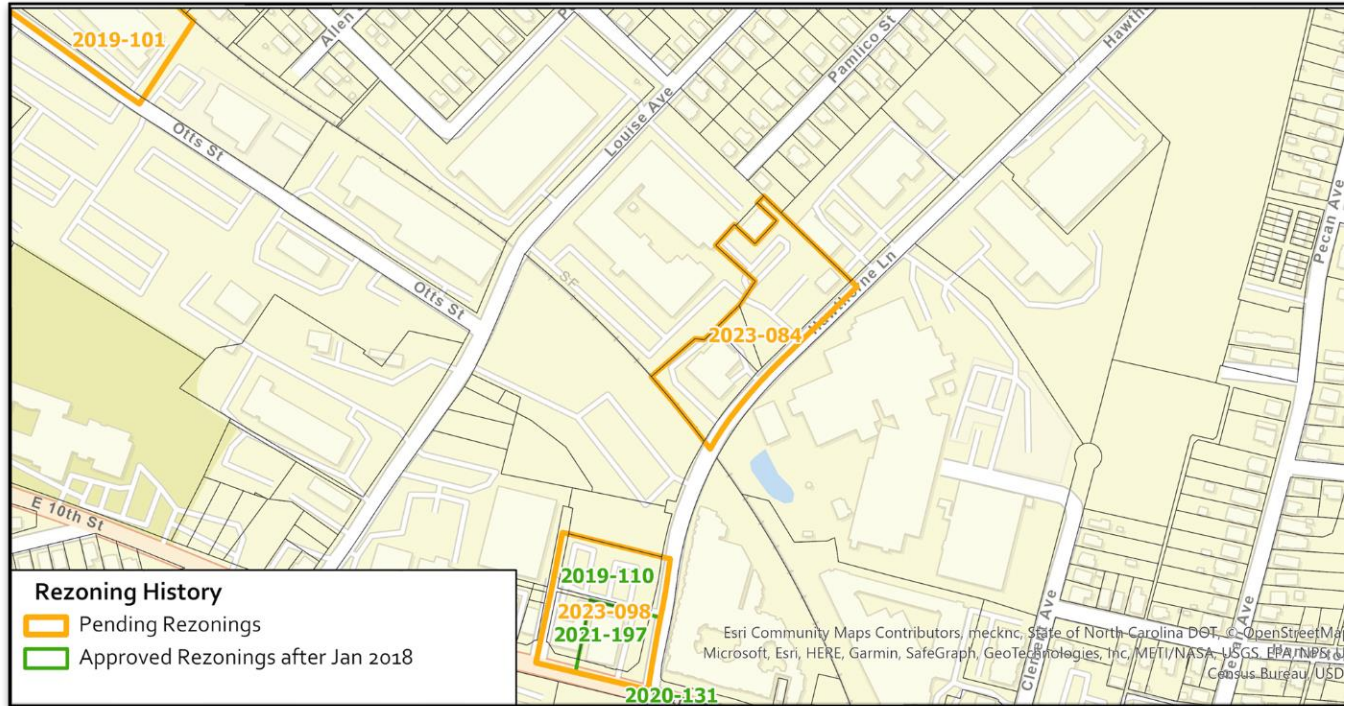


To the south of the site is Central Ave with multiple apartment complexes, restaurants, and coffee shops.



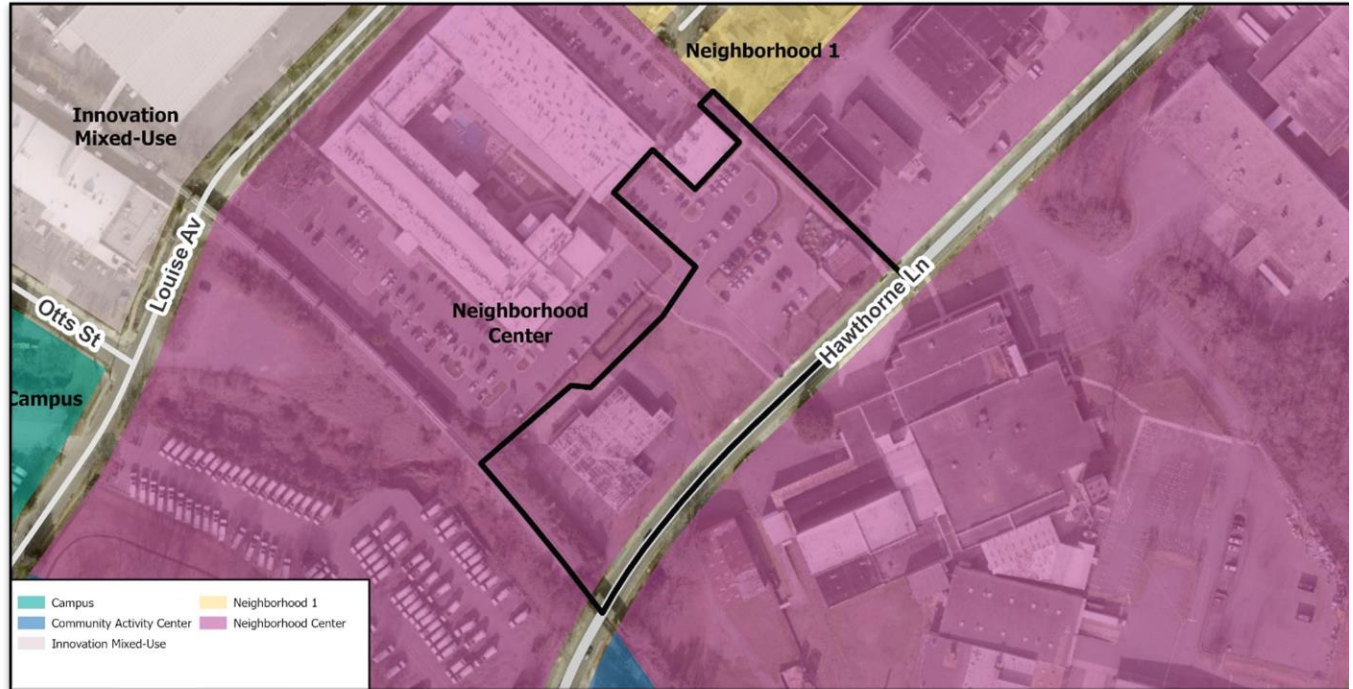
East of the site is a large manufacturing building.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-101	4.5 acres, from I-2 to Mudd (O)	Pending
2019-110	1.24 acres, from MUDD-O (PED) to TOD-CC (PED)	Approved
2021-197	1.91 acres, from TOD-CC to TODD-CC_EX	Approved
2023-098	1.91 acres, from TOD-CC (EX) to TOD-CC	Pending
2023-131	0.76 acres from ML-2 to TOD-NC	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood Center.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to Hawthorne Lane, a City-maintained minor arterial, north of Central Avenue, a City-maintained major arterial. The petition is located in a southeast corridor inside Route 4, within the Center City 2020 Vision Plan.
 - **Active Projects:**
 - No active projects near the site
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on MUDD(CD)).
 - Entitlement: Too many uses to determine the number of trips per day (based on MUDD (CD)).
 - Proposed Zoning: Too many uses to determine the number of trips per day (based on TOD-NC).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163