



Zoning Committee Recommendation

Rezoning Petition 2021-243

July 5, 2022

REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: MUDD-O (mixed use development-optional)

LOCATION

Approximately 0.15 acres located at the northwest intersection of Kennon Street and Hawthorne Lane, south of Parkwood Avenue, and west of Thomas Avenue.
(Council District 1 - Egleston)

PETITIONER

KEH Properties LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #5: Safe & Equitable Mobility, #6: Healthy, Safe & Active Communities, and #9: Retain Our Identity & Charm.
- The petition attempts to balance the provision of service retail with protection of residential areas.
- The petition's proposed expansion satisfies the goal of Retaining Identity & Charm by taking a preservation-oriented approach and retaining the existing building on the site.
- The petition is compatible with adjacent uses considering the existing building and character will be retained.
- The N1 Place Type allows for continued and adaptive reuse of existing non-residential buildings for retail uses.

Motion/Second: Samuel/ Barbee
Yeas: Barbee, Gaston, Gussman, Harvey, Russell and Samuel
Nays: None
Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff described the purpose of the rezoning request to maintain an existing building operating as an EDEE, and to continue to operate with an expansion to 4,000 square feet. Staff noted prohibition of certain uses, and proposed optional provisions. Staff noted minor outstanding issues including labeling setbacks and transportation issues. Gussman acknowledged the benefit of preservation of the existing building to facilitate the continued use operation. There was no further discussion of the request.

Staff noted that the request is consistent with the *2040 Policy Map*.

PLANNER

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