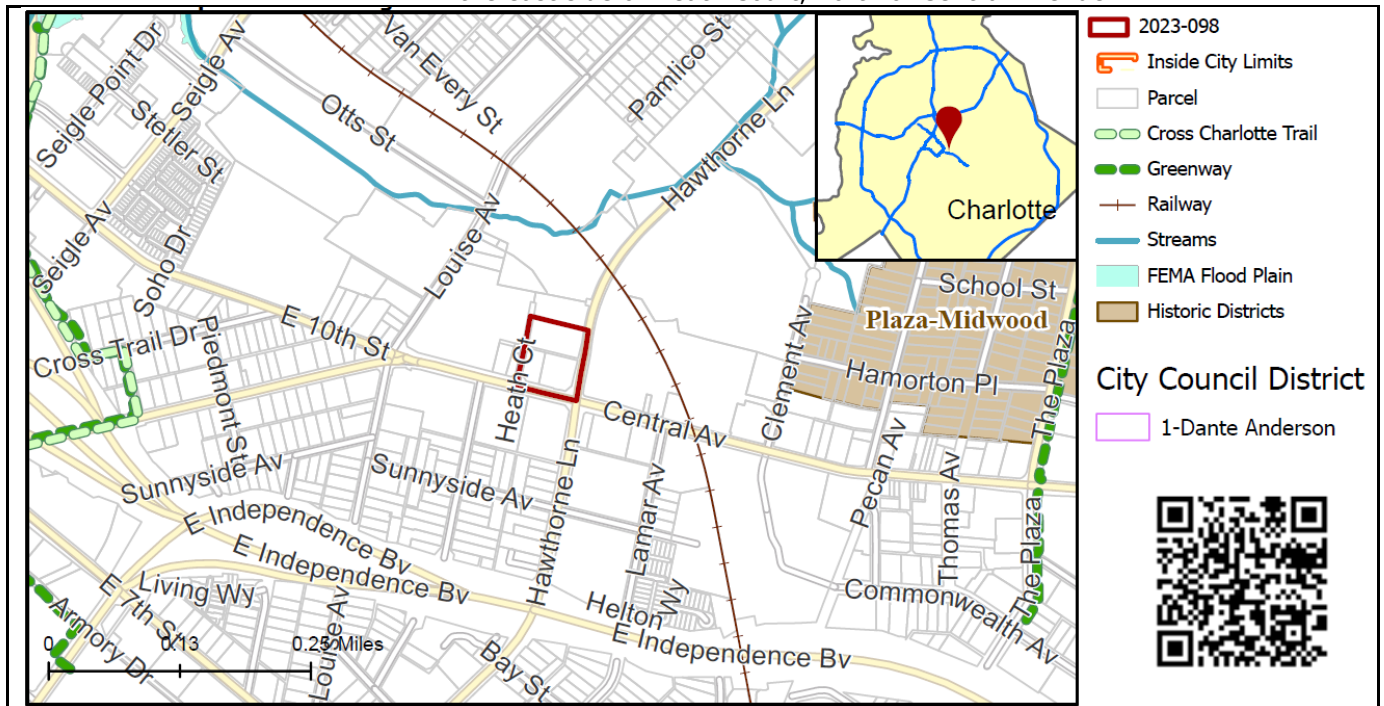


**REQUEST**

Current Zoning: TOD-CC EX (transit oriented development, community center, exception)  
Proposed Zoning: TOD-CC (transit oriented development, community center)

**LOCATION**

Approximately 1.91 acres located along the west side of Hawthorne Lane, the east side of Heath Court, north of Central Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-CC district on parcels currently developed with a restaurant and retail uses.

**PROPERTY OWNER**

Queen City Hotel Investors, LLC

**PETITIONER**

Queen City Hotel Investors, LLC

**AGENT/REPRESENTATIVE**

Jay Patel, Wintergreen Hospitality

**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 Community Activity Center.

Rationale for Recommendation

- The site is within a ¼-mile walk of the existing Sunnyside Station on the LYNX Gold Line.
- The TOD-CC district may be applied to parcels within a ¼-mile walking distance of an existing streetcar stop. This site will also front along the Gold Line’s next phase of development along Hawthorne Lane.
- The site was previously rezoned to TOD-CC EX to allow the modification of quantitative TOD-CC standards. The exceptions requested in that rezoning are no longer necessary for the petitioner.

- The use of conventional TOD-CC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

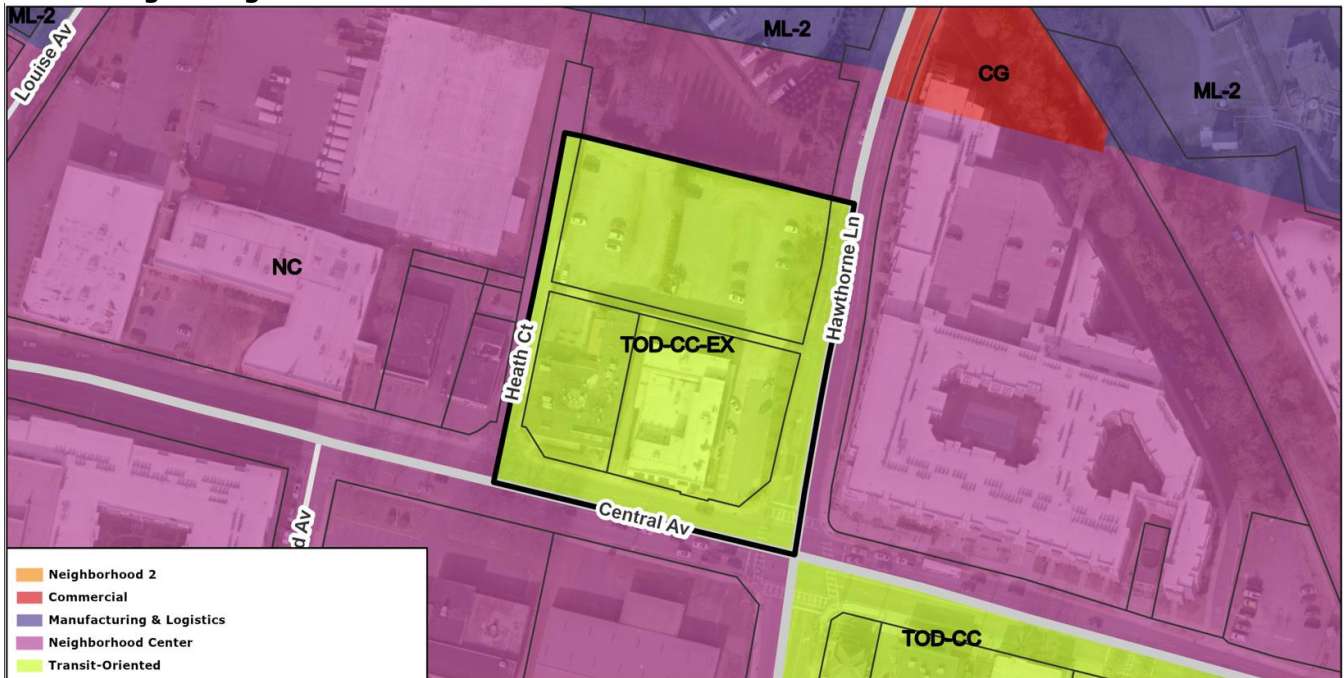
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

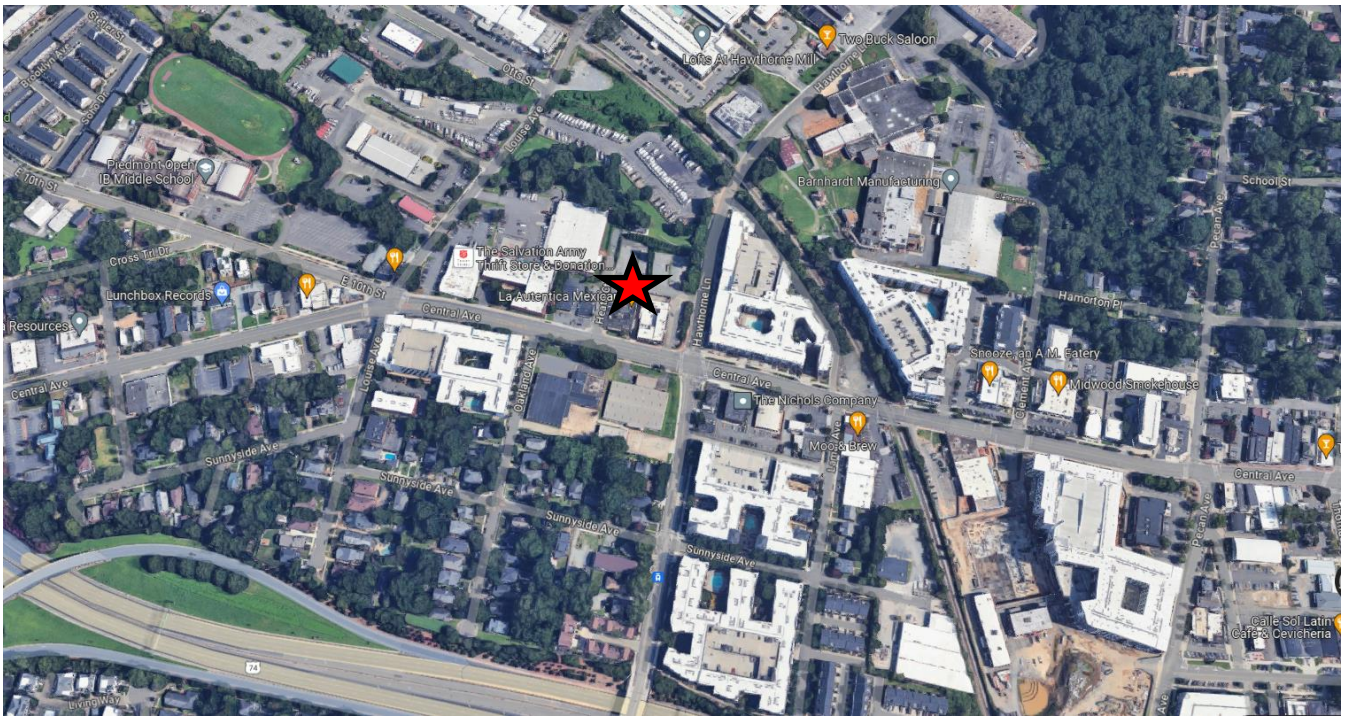
- Allows all uses in the TOD-CC (transit oriented development, community center) zoning district.

• **Existing Zoning**



- The site is currently zoned TOD-CC EX and is in an area with TOD-CC, NC, CG, and ML-2 zoning.





- The subject site is denoted with a red star and is in an area with multi-family residential, single family residential, office, commercial, industrial, and mixed uses.



- North of the site is an area that houses the City's solid waste pickup vehicles.



- East of the site is a multi-family residential development.



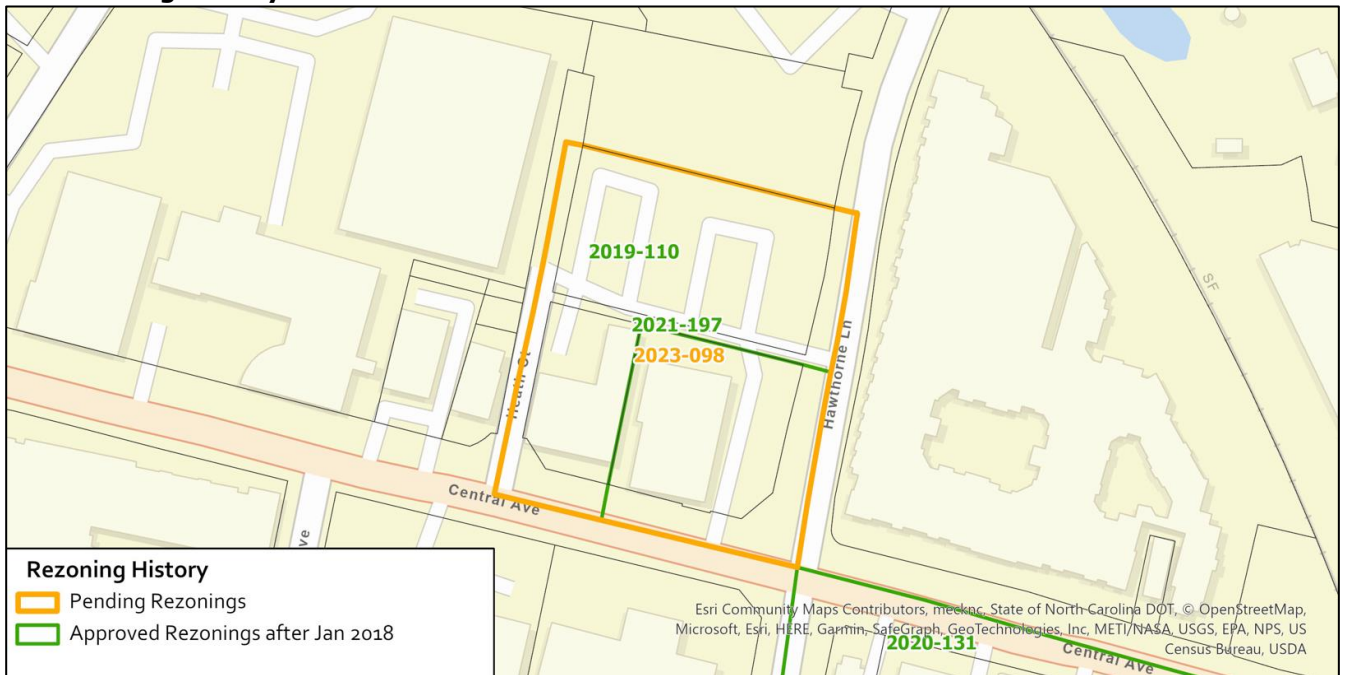


- South of the site are office uses.



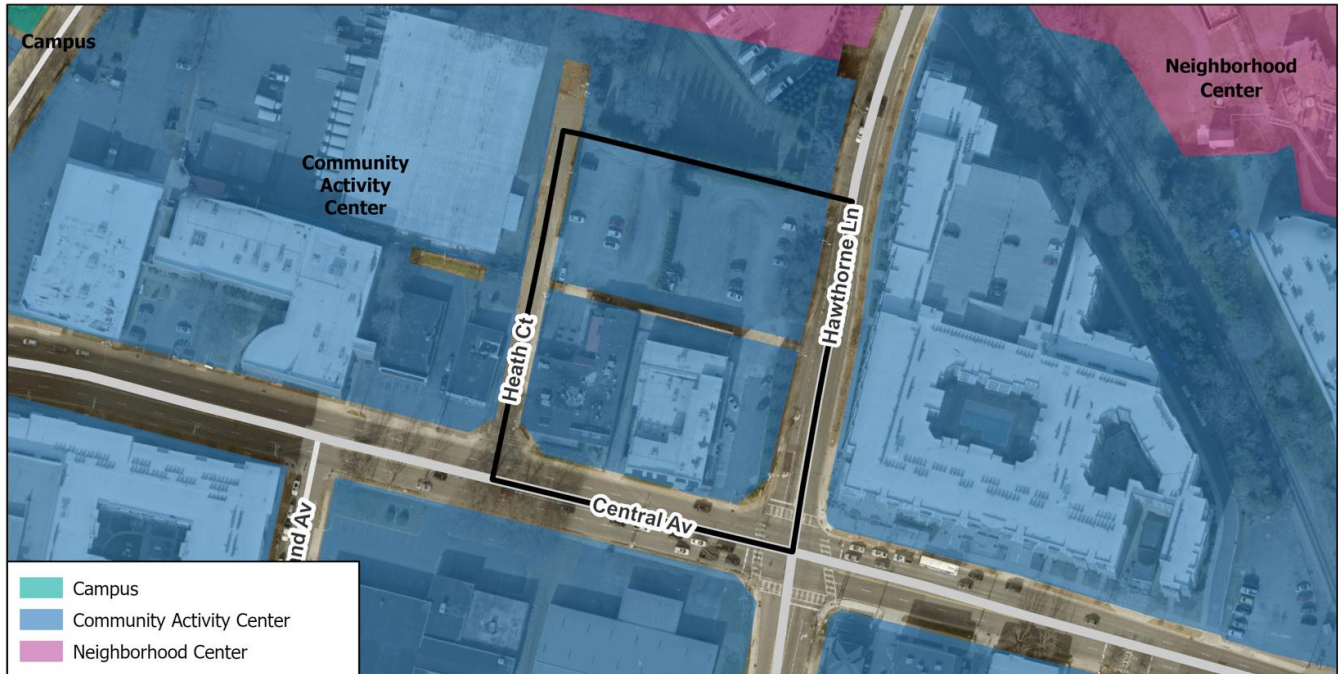
- West of the site are various commercial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-110	Rezoned 1.24 acres from MUDD-O to TOD-CC.	Approved
2021-197	Rezoned 1.91 acres from MUDD-O and TOD-CC to TOD-CC EX.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Central Avenue, a City-maintained major arterial, and Hawthorne Lane, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,135 trips per day (based on existing commercial uses).

Entitlement: Too many uses to determine trip generation.

Proposed Zoning: Too many uses to determine trip generation.

**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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Villa Heights Elementary at 75%
  - Eastway Middle at 110%
  - Garinger High at 115%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Hawthorne Lane. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Hawthorn Lane. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Holly Cramer (704) 353-1902