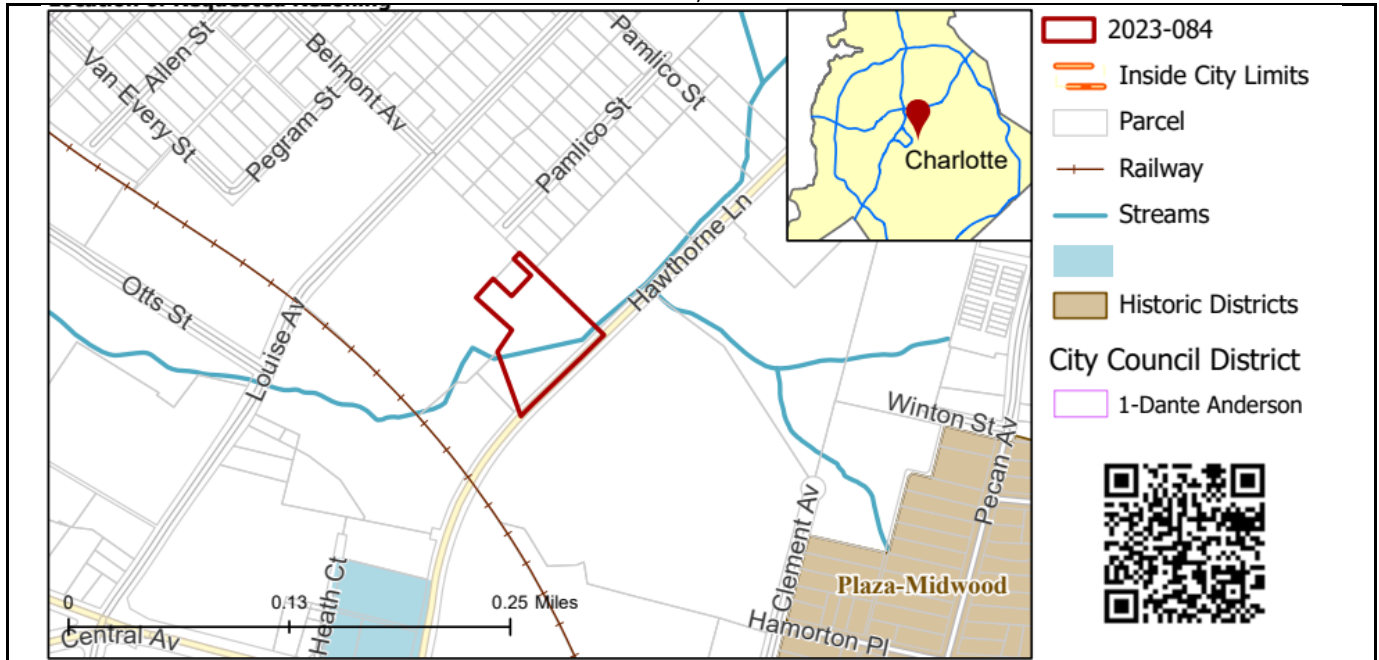


**REQUEST**

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 Regional Activity 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

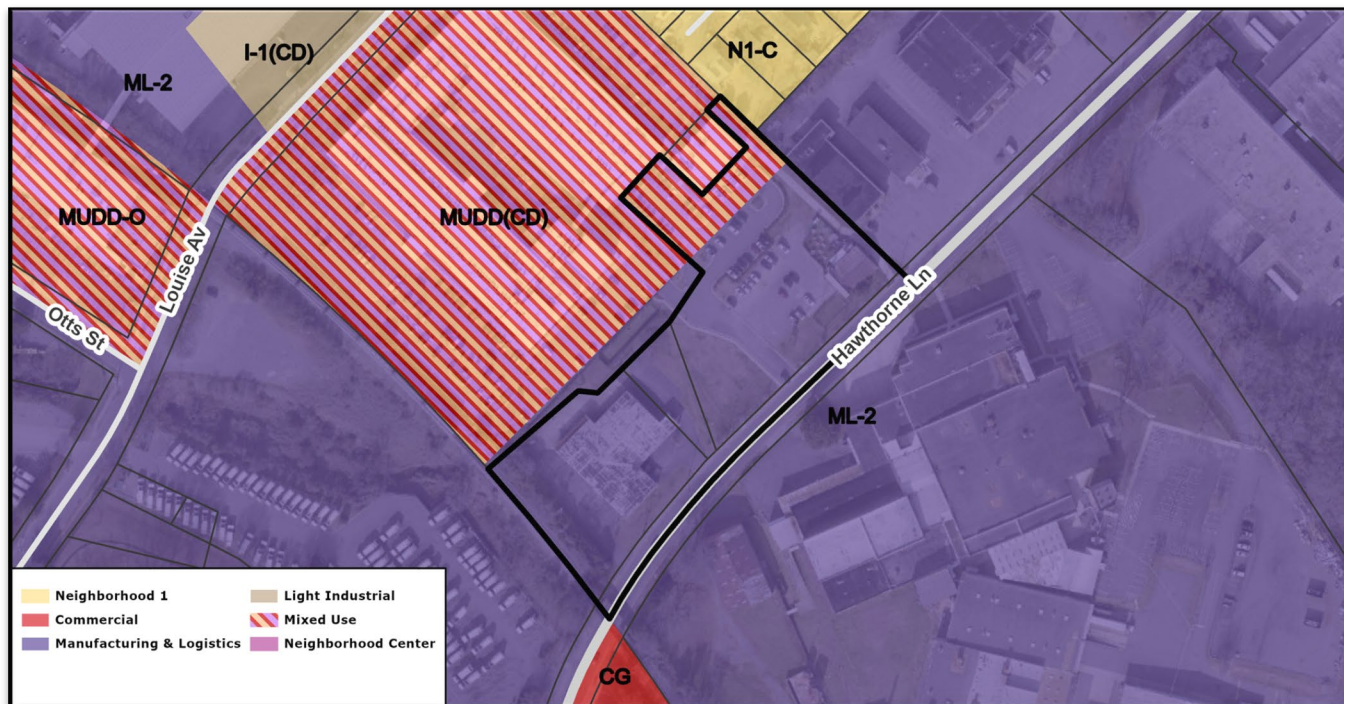
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

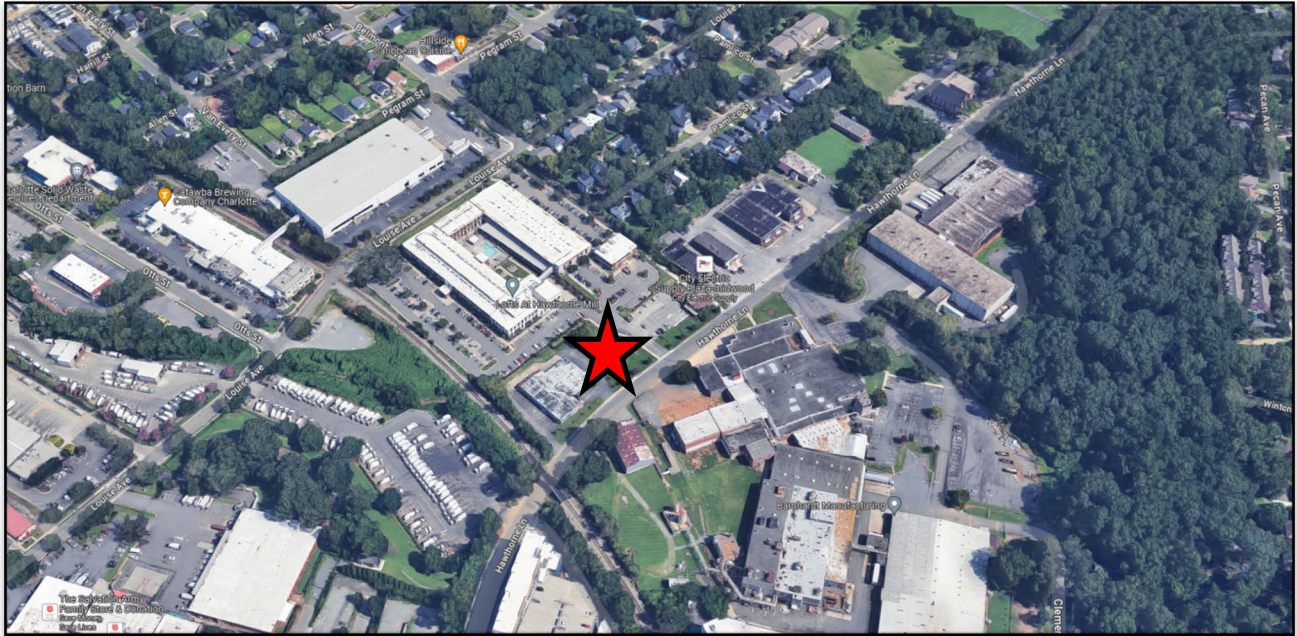
This is a conventional rezoning petition with no associated site plan.

- 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.



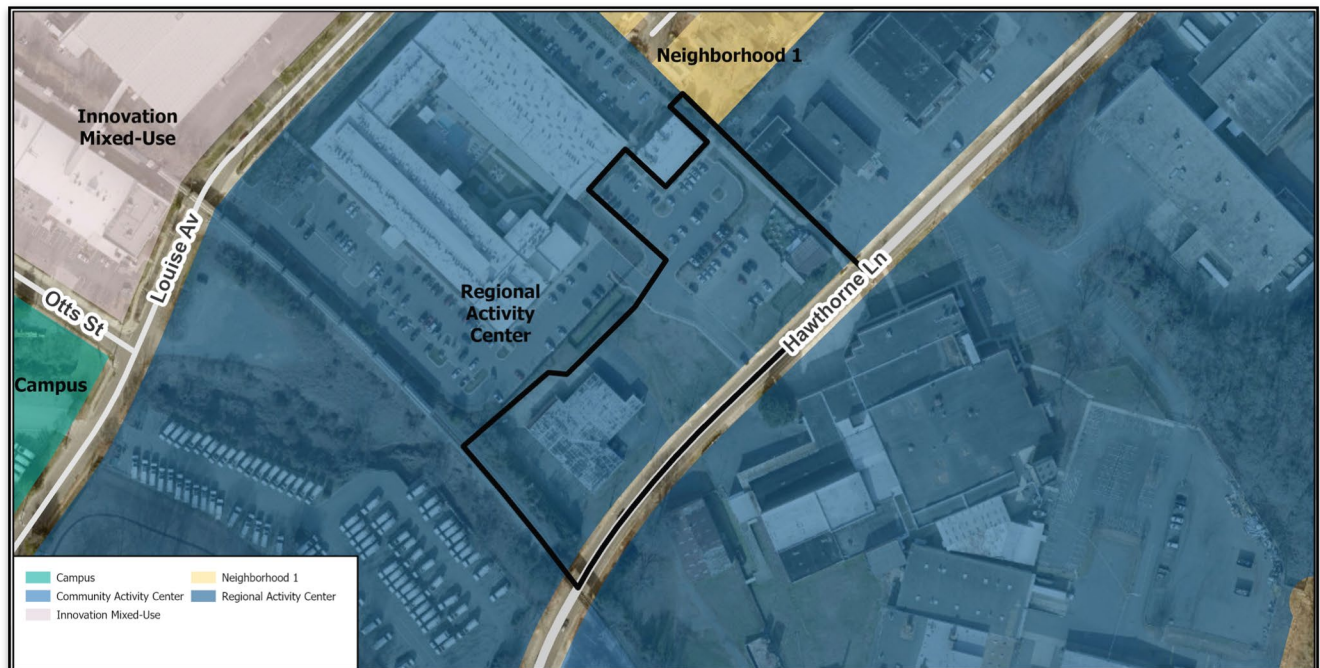
East of the site is a large manufacturing building.

• **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 Regional Activity 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](http://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](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163