

<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: MUDD-O, mixed use development district, optional
<b>LOCATION</b>	Approximately 6.0 acres located on the north side of the Seaboard Coast Line Railroad between Louise Avenue and Hawthorne Lane. (Council District 1- Maddalon)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow for the redevelopment of an existing mill to be reused for 150 multi-family units and 10,000 square feet for business and general office.
<b>PROPERTY OWNER PETITIONER</b>	Hawthorne Mill Partners, LLC Clachan Properties, LLC
<b>AGENT/REPRESENTATIVE</b>	Walter Fields
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Belmont Area Revitalization Plan</i> (2003); therefore to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Firestone).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Petitioner has provided a possible 10-foot public pedestrian path and stub along the northern or southern edge of the property which will be determined during the design and permitting process.</li> <li>2. Petitioner has provided a double row of trees wall along the northern edge of the property adjacent to the residentially zoned property.</li> <li>3. Proposed elevations of the renovated residential structure have been provided by the petitioner.</li> <li>4. A commitment has been made to a minimum of 15,000 square feet of urban open space.</li> <li>5. The area of the building that will be allowed up to 75 feet in height is now clearly labeled and identified on the site plan.</li> <li>6. The petitioner has adjusted Transportation note 5B to read that the petitioner will be responsible for constructing a pedestrian path from Louise Avenue to the property line which addressed Department of Transportation's comments.</li> <li>7. The MUDD-O request has been modified to read "As part of this petition, the petitioner requests approval of an optional provision to allow the reduction of required parking for the residential units to be 0.5 spaces per unit".</li> <li>8. Notes 3A and 4A have been modified to be consistent with the proposed uses.</li> </ol>
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**VOTE**

Motion/Second:	Labovitz/Ryan
Yeas:	Allen, Dodson, Firestone, Labovitz, Low, and Ryan
Nays:	None
Absent:	Eschert
Recused:	None

**ZONING COMMITTEE DISCUSSION**

Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed. One Commissioner had a question about the parking to the north of the site and if it could be designed to function and feel like a street. Staff noted that they discussed that option with the petitioner but due to the grade difference it would be difficult to achieve the design and transportation connection. There was no further discussion of this petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
    - The site plan accompanying this petition contains the following provisions:
    - Redevelopment of the existing Hawthorne Mill to allow 150 multi-family units and 10,000 square feet of professional business and general office.
    - Existing small office building to remain.
    - A double row of planting trees will be provided along the residentially zoned adjacent property.
    - 15,000 square feet of open space.
    - Building height limited to 50 feet adjacent to residentially zoned property and 75 feet elsewhere on the site.
    - A pedestrian connection from Louise Avenue and the existing building to Hawthorne Lane.
    - Eight-foot planting strip and six-foot sidewalk along Louise Avenue.
    - Proposed building elevations.
    - 10-foot public pedestrian path along the northern or southern edge of the property.
    - Optional Request:
      - To allow 0.5 parking spaces for the residential units.
  - **Public Plans and Policies**
    - The *Belmont Area Revitalization Plan* (2003) recommends mixed-use for the subject site.
    - The proposed development is consistent with the *Belmont Area Revitalization Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Transportation:** No issues.
- **Charlotte Fire Department:** No comments received.

- **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Solomon Fortune (704) 336-8326