

---

|   |  |
|---|--|
| <b>REQUEST</b>  | Current Zoning: I-2, general industrial<br>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.<br>(Council District 1 - Vacant)         |
| <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>STAFF RECOMMENDATION</b>                                   | Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Belmont Area Revitalization Plan</i> .         |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Hawthorne Mill Partners, LLC<br>Clachan Properties, LLC<br>Walter Fields   |
| <b>COMMUNITY MEETING</b>                                      | Meeting is required and has been held. Report available online.  |

---

#### 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.
- 34-foot class "C" buffer along the residentially zoned adjacent property.
- Six-foot tall fence to be used to reduce the buffer.
- 20,000 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.
- Optional Request:
  - To allow 0.5 parking spaces for the residential units.

- **Existing Zoning and Land Use**

The subject property is currently zoned I-2 and developed with historic mill and commercial structures. The surrounding properties are zoned R-5, B-2, I-1(CD), and I-2 and are vacant or developed with residential and commercial structures.

- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.

- **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*.

---

#### 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:** CDOT had the following comments:
  - The petitioner should setup a possible future stub street from Louise Avenue to Hawthorne Lane.
  - Transportation note 5A should be modified to read "The petitioner will create an easement for a pedestrian pathway and will be responsible for the installation of the path prior to the issuance of the first building certificate of occupancy for the site".

- **Vehicle Trip Generation:**  
Current Zoning: 1,300 trips per day.  
Proposed Zoning: 1,450 trips per day.
  - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate 107 students. The net change in the number of students generated from existing zoning to proposed zoning is 107 students.
  - **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.
- 

#### **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*.
  - Minimizes impacts to the natural environment by reusing an existing building.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Provide a public or private street stub along the northern edge of the property.
    2. Provide a masonry wall instead of a fence along the residentially zoned property to reduce the buffer.
    3. Provide proposed elevations of the renovated residential structure.
    4. Commit to a minimum of 15,000 square feet of urban open space.
    5. Define and label the dimensions of the area being proposed for the pedestrian connection to Hawthorne Lane.
    6. Clearly label and identify the area of the building that will be allowed up to 75 feet in height.
    7. Adjust transportation note 5A to read that the petitioner will be responsible for constructing a pedestrian path from Louise Avenue to Hawthorne Lane.
    8. Modify the MUDD-O request 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".
    9. Modify note 3A and 4A to be consistent with the proposed uses.
    10. Address transportation issues.
- 

#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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