
REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: B-2(PED) (general business, pedestrian overlay)
LOCATION	Approximately 0.50 acres located on the east side of Hawthorne Lane at the intersection of Hawthorne Lane and Seaboard Coast Line Railroad. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the B-2(PED) (general business, pedestrian overlay district).
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is inconsistent with the <i>Belmont Revitalization Plan</i> , which recommends industrial land uses. However, the site is separated from the existing industrial land uses by railroad tracks, and the requested district is consistent with the zoning and development pattern of the abutting property to the south.
PROPERTY OWNER	Cole Properties & Investments, Inc.
PETITIONER	Campus Works/ Mallie Colavita
AGENT/REPRESENTATIVE	Jim Gamble & David Malcolm: McAdams Company
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The subject property is currently vacant. The surrounding properties are zoned B-2 (general business) and I-2 (general industrial) and are vacant or developed with various commercial and industrial structures.
- **Rezoning History in Area**
 - Petition 2013-059 rezoned property located northwest of the site from I-2 (general industrial) to MUDD-O (mixed use development, optional) to allow the development of 150 multi-family units and 10,000 square feet of commercial space.
- **Public Plans and Policies**
 - The *Belmont Revitalization Plan* (2003) recommends industrial uses for the subject parcel.
 - This petition is inconsistent with the *Belmont Revitalization Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce eight students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is eight 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.
 - **Urban Forestry:** 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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department 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
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326