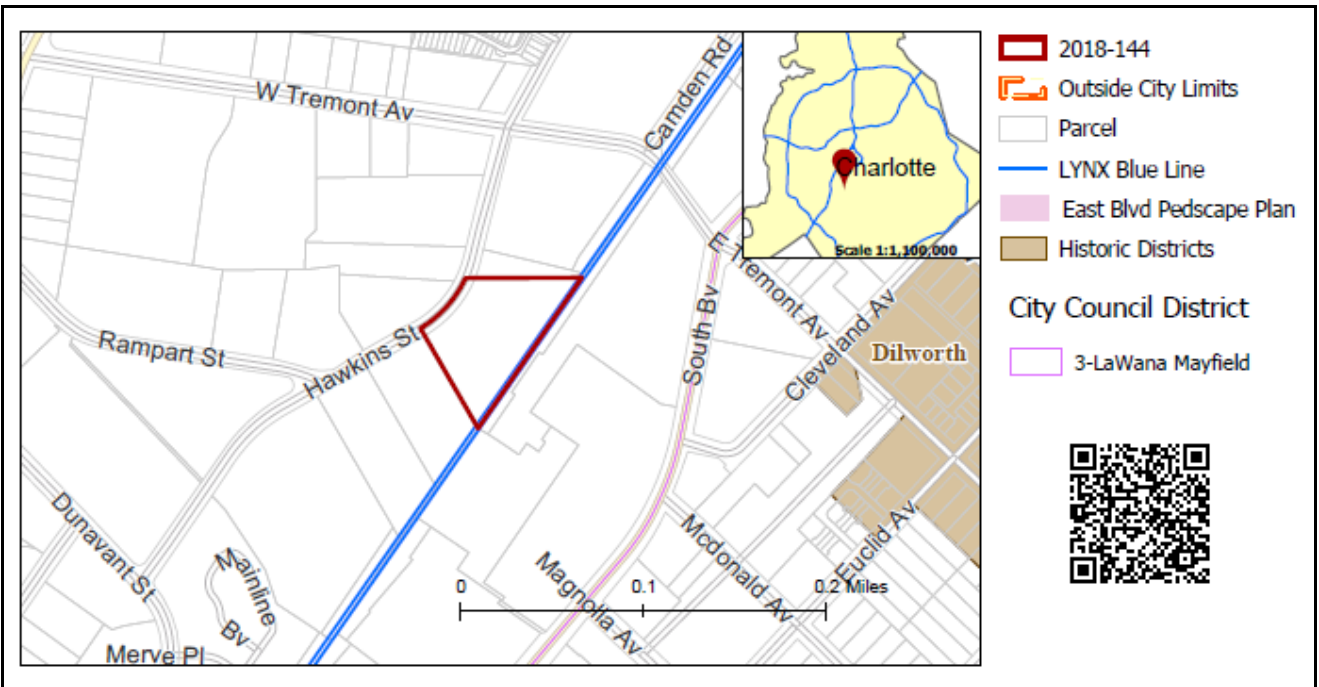


**REQUEST**

Current Zoning: MUDD-O (mixed use development, optional)  
Proposed Zoning: TOD-M(O) (transit oriented development - mixed-use, optional)

**LOCATION**

Approximately 2.21 acres located on the east side of Hawkins Street, south of West Tremont Avenue.  
(Council District 3 - Mayfield)



**SUMMARY OF PETITION**

The petition proposes to allow the redevelopment of the commercial building and surface parking for all uses in the TOD-M (transit oriented development – mixed-use district).

**PROPERTY OWNER**

2151 Hawkins, LLC

**PETITIONER**

Portman Holdings

**AGENT/REPRESENTATIVE**

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 12

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *South End Transit Station Area Plan* and the *South End Vision Plan* land use recommendations for transit supportive development.

Rationale for Recommendation

- The subject site is within a ¼ mile walk of the East/West Transit Station on the LYNX Blue Line.
- The petition will include a mixture of uses, with a minimum of two land uses permitted by ordinance standards, consistent with the *South End Vision Plan* recommendation to expand the mix of uses in the district.

- The optional request to construct a 250-foot building will allow a building that is 130 feet higher than what is allowed by ordinance standards. However, the site is separated from single family neighborhoods by some distance and will not have a negative impact on established neighborhoods.
- The petition will enhance the pedestrian environment along the rail corridor by widening the 12-foot rail trail to 16 feet and installing trees in tree grates.
- The petition eliminates existing parking between the building and the street and consolidates two primary driveways into one driveway. The proposed development also includes ground floor active uses on all public streets and open space areas along the multi-use path. Together, these improvements will significantly enhance the pedestrian environment on the subject site.

## PLANNING STAFF REVIEW

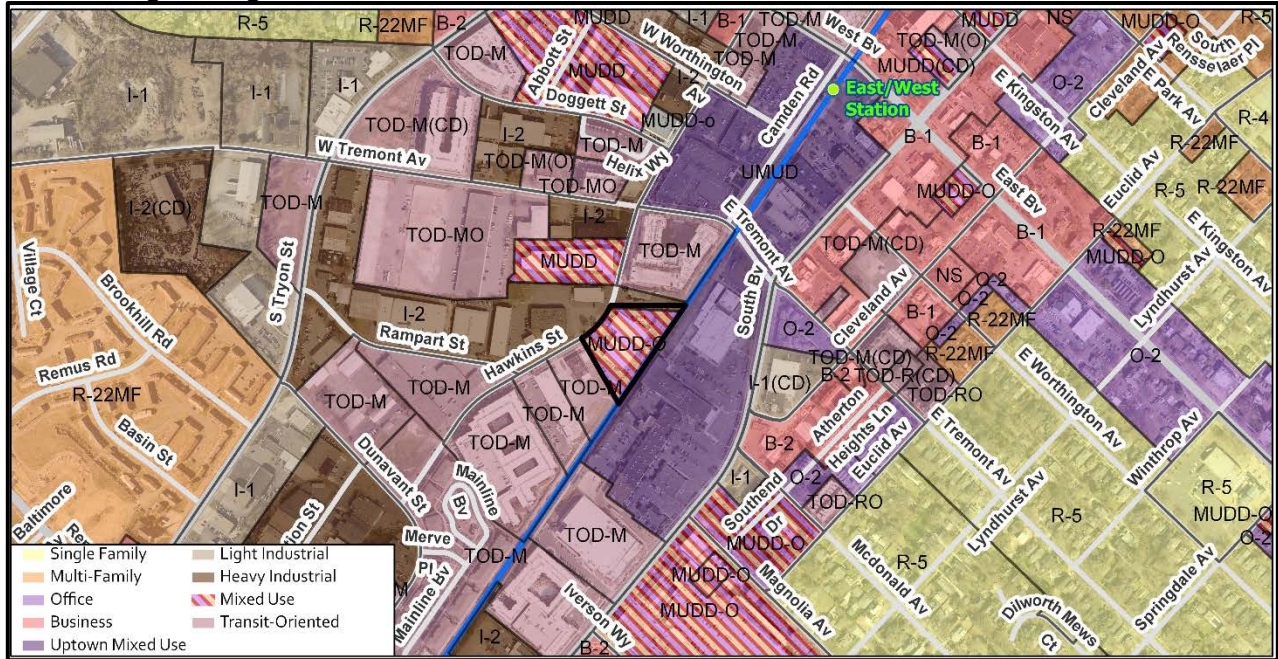
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Single development area with all uses in the TOD-M district allowed.
- 16-foot setback from curb line along Hawkins Street, including ten-foot sidewalk and trees in grates.
- 16-foot multi-use path along the CATS Blue line right-of-way.
- Area of potential right-of-way swap along the transit corridor for CATS Blue.
- 10,000-square foot open space areas along the proposed multi-use path.
- Only 85 percent of the building will be allowed for office uses.
- Only 50 percent of the building can be 250 feet tall, the remaining will be 120 feet.
- Provides transportation improvements along the adjacent public streets:
  - Signal improvements at the intersection of East/ West Tremont Avenue.
  - Right-of-way dedication along Hawkins Street.
  - Contribution to intersection improvements at the intersection of Hawkins and Rampart Street.
  - Pedestrian and receiving ramps at various intersections along the site.
- Provides the following architectural treatments:
  - Buildings longer than 150 feet will be architecturally divided.
  - Diagram with proposed step backs.
  - No building will exceed 250 feet in block face without a break or variation of the façade.
  - Proposed buildings will not be longer than 400 feet.
  - First floor commercial will be clearly defined with visual delineation.
  - Facades over 50 feet will be divided into shorter segments by architectural features.
  - Building elevations will be designed with vertical bays or articulated architectural features.
  - Buildings will have no blank wall greater than 20 feet in length or height.
  - Blank walls greater than 20 feet will be treated with architectural features.
  - High quality, durable finish materials such as face brick, stone, and metal panels shall be used on the first-floor street facade of buildings.
  - Storefront windows shall be large glazed panels. Windows shall fill most of the height of the first floor or base floor to at least 10 feet above grade.
  - Active ground floor uses will occupy 50 percent of the site's linear frontage along Hawkins Street and 80 percent along the Blue Line Rail corridor.
  - Along Hawkins Street and the rail line the first floor of each building will have a minimum transparency of 60%.
  - The upper floors (above the ground floor) of the proposed buildings within will have a minimum transparency of 25%.
  - The minimum ground floor height for active ground floor uses with frontage on the Hawkins Street and the rail line public streets will be a minimum of 16 feet.
  - The minimum active ground floor use space depth will be twenty (20) feet along Hawkins Street and rail line.
  - The following standards will apply to any above ground parking structures constructed on the site:
    - Façade openings will be vertically and horizontally aligned and will be designed such that all parked motorized vehicles, and associated parking area lighting, on all levels, are screened.
    - Screening will be a minimum height of three feet with architectural features.
    - The upper floors of a parking structure will be treated with specific architectural features.

- Optional provisions for the following allowances:
  - Additional building height in excess of the TOD (transit oriented development) maximum height. The development area will be approximately ~~275~~ 250 feet tall and the allowable TOD height for this property is 120 feet. The closest single-family zoning is 1,143 feet away and is located on Euclid Avenue in the nearby Dilworth neighborhood. This represents a height optional request of ~~455~~ 130 feet.
  - To allow delivery trucks to maneuver within the Hawkins Street right-of-way to access the loading dock.

- Existing Zoning and Land Use



- The surrounding properties are zoned I-2 (general industrial), UMUD (uptown mixed-use development district) and TOD-M (transit oriented development – mixed use) and are developed with office, retail, warehouse, restaurant and entertainment uses.



The subject property is developed with an office use.





The subject property is bordered to the east by the Charlotte Rail Trail and the LYNX Blue Line.



The property to the west along Hawkins Street is developed with a warehouse use.



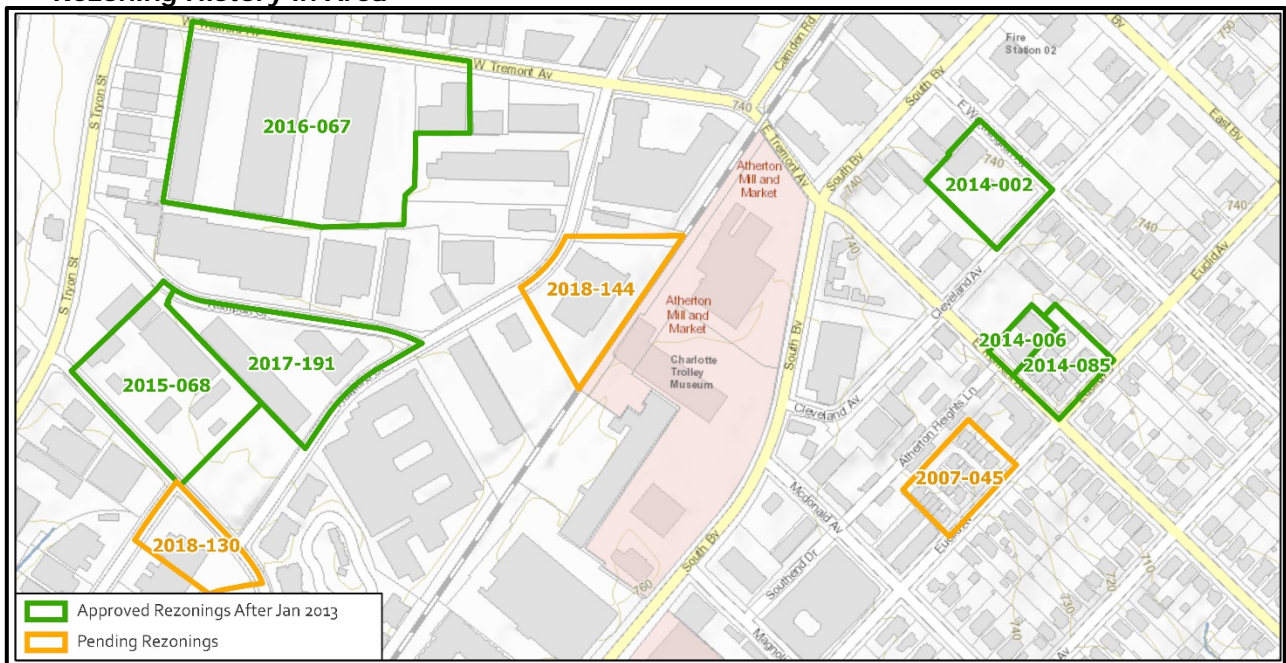
The property to the south along Hawkins Street is developed with a brewery.





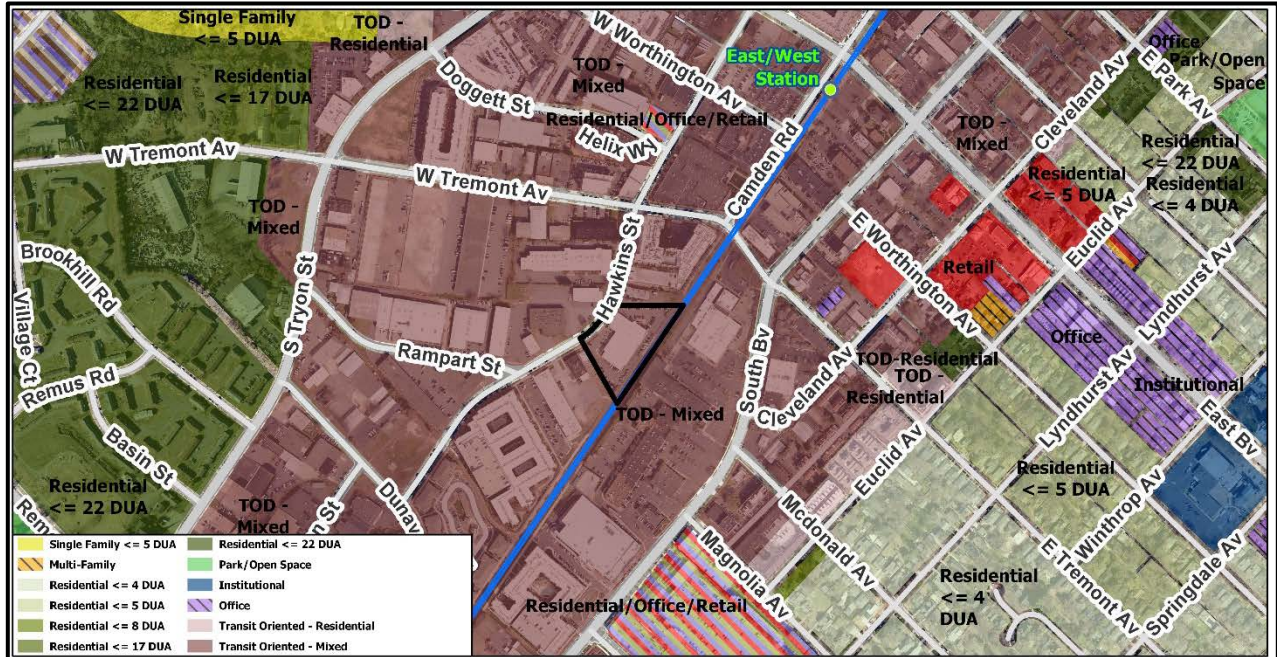
The properties to the north along Hawkins Street are developed with apartments/office uses.

- Rezoning History in Area**



- There have been numerous other rezonings to TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development – mixed-use, optional), and TOD-M (CD) (transit oriented development – mixed-use, conditional) in the area to support transit supportive uses.

- **Public Plans and Policies**



- The *South End Vision Plan* (2018) recommends mixed-use transit supportive uses and design guidelines for the subject site.
- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a local road and fronts the light rail. The site plan commits to improvements to Hawkins Street by improving the streetscape and building a 16-foot-wide rail trail multi-use path along the site's frontage to the light rail. Furthermore, the site plan commits to providing funds for future intersection improvements at Rampart Street and Hawkins Street.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 500 trips per day (based on 28,329 square feet of office use).
      - Entitlement: Too many uses to determine
    - Proposed Zoning: Too many uses to determine

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Hawkins Street and sanitary sewer system infrastructure via an existing eight-inch gravity sewer main located along Hawkins Street.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.



## OUTSTANDING ISSUES

### Site and Building Design

1. ~~On first and second pages of the site plan, the text that states "possible open space between building and multi-use path" is directed to the multi-use path and should be redirected to the proposed open space area. Also, on these pages, provide details on the six-foot transition area.~~ **Addressed.**
2. ~~On page 2, provide a legend for the different gray-toned areas to clarify how the drawing on this page is different from the drawing on the first page.~~ **Addressed**
3. ~~In the Site Development Data Table, for urban open space, commit to the amount of urban open space shown on the site plan. This is significantly more than required by the ordinance and a key factor for staff support of the petition.~~ **Addressed**
4. ~~Modify Note 6.a.2 to read: buildings shall be vertically proportioned so that the height of each ground floor bay shall be taller than it is wide.~~ **Addressed**
5. ~~Revise Note 5.c to state that trees in grates shall be provided along the light rail line if approved by CATS. Also, add spacing distance for trees.~~ **Addressed**
6. ~~Modify note Note 5.d under Streetscape to include "and shown as area of potential light rail right-of-way swap area". Add a requirement that Public Open Space shall be a minimum of 8 feet wide on each side. Also, provide greater commitments for the public open space improvements along the rail trail.~~ **Addressed**
7. ~~For the massing diagram, include massing detail of the surrounding adjacent buildings and label street frontages and the rail trail. Also, indicate which areas of the building are for structured parking and which are for occupiable space.~~ **Addressed**
8. ~~For Architectural Standards, add a note committing to two-foot building modulation at least every 60 feet.~~ **Addressed**
9. ~~Delete Note 6.a.4 as the frontage along Hawkins street is less than 400 feet in length.~~ **Addressed**
10. ~~For Note 6.b.1, add "through cornices, corbeling, molding, stringcourses, recessing, architectural lighting and other sculpturing of the base."~~ **Addressed**
11. ~~For Note 6.c.1, along the light rail line, commit to 90% of building frontage as active use.~~ **Addressed**
12. ~~For Note 6.c.5, revise to a minimum floor to floor dimension of 22 feet.~~ **Addressed**
13. ~~For Note 6.c.8.a, add the following: "Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building, including use of similar building materials and a similar rhythm of window openings."~~ **Addressed**

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

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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