



Zoning Committee

---

---

**REQUEST**

Current Zoning: O-2 (office), O-6(CD) (office, conditional), B-1 (neighborhood business), B-2 (general business), B-1 PED (neighborhood business, pedestrian overlay), B-2 PED (general business, pedestrian overlay), R-6 (single family residential), and R-22MF (multi-family residential)  
Proposed Zoning: MUDD-O (mixed use development, optional) with 5-year vested rights

**LOCATION**

Approximately 70.53 acres bounded by Scott Avenue, East Morehead Street, and Little Sugar Creek.  
(Council District 1 - Egleston)

**PETITIONER**

The Charlotte-Mecklenburg Hospital Authority

---

**ZONING COMMITTEE  
ACTION/  
STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

The petition is found to be consistent with the *Midtown Morehead Cherry Area Plan* and the *Dilworth Land Use and Streetscape Plan*, and inconsistent with the *Dilworth Land Use and Streetscape Plan*, based on the information from the staff analysis and the public hearing and because:

- Portions of the site are consistent with the Midtown Morehead Cherry Area Plan recommendations for multifamily residential/office/retail, residential/office and residential/office/retail; portions of the site are consistent with the Dilworth Land Use and Streetscape Plan recommendation for institutional, and greenway. Remaining portions of the site are inconsistent with the Dilworth Land Use and Streetscape Plan recommendation for residential up to 5 units per acre for some portions, residential up to 22 dwelling units per acre for other portions, and greenway for a portion.

Therefore we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The development proposes the updating and expansion of an existing hospital campus and associated uses.
- The development commits to several transportation improvements to support connectivity and multi-modal activities.

- The project commits to several greenway and open space improvements, including reconstruction of a portion of Little Sugar Creek Greenway.
- The project proposes a walkability plan to support improved internal circulation and enhanced external connections.
- The project proposes a 30-foot landscape buffer and/or 50-foot building setback along property lines abutting existing residential development.
- The project proposes a 10-foot landscape buffer and/or 30-foot building setback along property lines adjacent to existing residential development.
- The project proposes to step down the building height to a maximum 40 feet adjacent to existing residential development.
- The uses are generally consistent with what exists in the larger, general area.

The approval of this petition will revise the adopted future land use as specified by the *Dilworth Land Use and Streetscape Plan*, from residential up to 5 units per acre and residential up to 22 units per acre to mixed use residential/office. The *Dilworth Land Use and Streetscape Plan* recommends institutional, greenway, residential up to 5 units per acre, and residential up to 22 dwelling units per acre on portions of the site.

Motion/Second: Watkins / Wiggins

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: Spencer

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted changes that have occurred since the public hearing. Staff recommended approval of the petition subject to addressing outstanding issues pertaining to Park and Recreation, noting the petitioner was currently working with County staff on these items.

A Commissioner expressed concerns regarding alternative solutions for emergency care as related to Florence Crittenton Home. A Commissioner expressed support for the project, identifying a needed rehabilitation facility. The Commissioner noted this is a large infill development and asked about the requested 5-year vested rights. Staff responded that the 5-year vested rights locks the development into ordinances in place for 5 years. Staff noted UDO update would not necessarily apply to this project.

One Commissioner mentioned involvement with fundraising activities associated with the Hospital but the City Attorney's Office determined there was no conflict.

Another Commissioner expressed having had concerns about parking conditions but that after a conversation with agent was comfortable there would be adequate parking.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Spencer did not feel comfortable supporting the petition without having information on school impacts.

**PLANNER**

Claire Lyte-Graham (704) 336-3782