



Zoning Committee

REQUEST

Current Zoning: MUDD-O PED (mixed use development, optional, pedestrian overlay), B-2 PED (general business, pedestrian overlay), B-1 PED (neighborhood business, pedestrian overlay), MUDD(CD) PED (mixed use development, conditional, pedestrian overlay), and O-2 PED (office, pedestrian overlay)

Proposed Zoning: MUDD-O PED with 5 year vested rights (mixed use development district, optional, pedestrian overlay)

LOCATION

Approximately 14.28 acres located on the south side of South McDowell Street, east of East Morehead Street, and west of Interstate 277.

(Council District 1 - Egleston)

PETITIONER

The Charlotte-Mecklenburg Hospital Authority

**ZONING
COMMITTEE
ACTION/
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

The petition is found to be **consistent** with the adopted *Midtown Morehead Cherry Area plan* (2012) recommendation of residential/office/retail for a portion of the site and **inconsistent** with the plan recommendation of residential/office for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends the overall uses of residential, office, and retail and envisions a mix of uses across the rezoning area.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail for most of the site. While the plan recommendation for retail does not continue to the southern portion of the site, retail uses would be compatible with the surrounding existing development.
- The petition is within the pedestrian overlay which encourages more intense development and redevelopment along existing business corridors including E. Morehead and S. McDowell.
- Numerous transportation improvements along the adjacent rights-of-ways will improve the walkability of this area and access around the uptown I-277 loop.

- The redevelopment of the site could facilitate the creation of a vibrant center with a mix of uses ranging from education, retail, hospitality, residential, and office.

The approval of this petition will revise the adopted future land use as specified by the *Midtown Morehead Cherry Area Plan*, from residential/office to residential/office/retail for a portion of the site.

Motion/Second: Welton / Chirinos
 Yeas: Blumenthal, Chirinos, Rhodes, Spencer, Welton and Samuel
 Nays: None
 Absent: Ham
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is both consistent and inconsistent with the adopted area plan.

Commissioner Spencer inquired about traffic calming measures included with the petition, including possible reduction in speed limits in the area, and overall Vision Zero initiatives. CDOT provided an overview of traffic calming, including a possible road diet, and mentioned that speed limit reductions could be analyzed in the future.

Commissioner Welton inquired about new traffic signals added as a result of the project, and conveyed they could be useful in slowing and calming traffic that Commissioner Spencer shared concerns about.

Chairwoman Samuel asked about a note added regarding traffic calming being added upon the petitioner's ability to obtain approvals from the appropriate authorities. CDOT staff clarified that during permit review, various departments would evaluate the off-site improvements and coordinate with the community and ensure they are aligned with the desired outcomes.

There was no further discussion of this petition.

PLANNER

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