

Petition 2025-135 by The Charlotte-Mecklenburg Hospital Authority

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Campus Place Type.

Therefore, 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:

- Developments such as Healthcare Institutions and their associated facilities result in unique zoning scenarios that challenge typical ordinance regulations and prompt innovative solutions to contend with regulatory limitations. Exception (EX) conditional rezonings are a mechanism by which quantitative and some qualitative zoning and streetscape standards may be modified in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden.
- This petition would allow the site to be redeveloped and updated to better utilize the property and enhance the use of a site that serves as a medical hub and an important focal point for the surrounding community.
- The EX provisions requested allow for the existing structures to continue to be used and for renovations to occur on the site that cannot be accommodated under IC-1.
- The petition commits to several public benefits in exchange for requested EX provisions including the installation of a trailhead connection, a commitment to providing a micro-transit area, and improving a bus stop with a waiting pad and shelter.
- The site is located directly along the LYNX Blue Line and CATS bus route 22 providing patients, staff, and visitors with walkable, transit-accessible mobility options.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 4: Trail & Transit Oriented Development may be facilitated by installing a trail head connection to the University of North Carolina at Charlotte Fitness Trail and updating the existing bus shelter and pad.
 - 5: Safe & Equitable Mobility. The petition could help support this goal by updating the existing bus shelter and pad, providing a micro-transit area on site, and dedicated curb space for ride share.
 - 6: Healthy, Safe & Active Communities may be facilitated by providing a micro-transit area on the site including dedicated curb space for ride share.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Campus Place Type.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)