



Zoning Committee

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<b>REQUEST</b>	Current Zoning: O-6(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed-use development, optional)
<b>LOCATION</b>	Approximately 2.5 acres located on the west side of North Tryon Street, south of East W.T. Harris Boulevard. (Council District 4 - Phipps)
<b>PETITIONER</b>	RI Charlotte Property, LP

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**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:

This petition is found to be consistent with the *University City Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office, civic/institutional, retail and hotel uses.

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

- The requested hotel use is consistent with the adopted area plan; and
- The existing hotel use complements the existing office and retail development, and is an appropriate element in the mix of uses on and around the site along the North Tryon corridor; and
- Existing drive aisle fronting North Tryon Street will be replaced with landscaping, and some parking spaces will be relocated farther away from the front of building(s) and North Tryon Street; and
- Zoning change will eliminate the current nonconformities that resulted from the expansion of North Tryon Street and construction of the CATS/Lynx Blue Line extension.

Motion/Second: Majeed / McClung

Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan

Nays: None

Absent: McMillan

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. There were no outstanding issues and staff recommended approval.

There was no further discussion of this petition.

**Planner**

Sonja Sanders (704) 336-8327