



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-163

October 6, 2020

REQUEST

Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O SPA (mixed used development, optional, site plan amendment)

LOCATION

Approximately 23.75 acres located at the west corner intersection of North Tryon Street and West Mallard Creek Church Road.
(Council District 4 - Johnson)

PETITIONER

Novant Health

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Northeast Area Plan* (2000) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail 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 *Northeast District Plan* (2000) calls for a variety of job types in the district in order to retain a strong employment base. This petition proposes general and medical office uses, health institutions, emergency rooms, surgery centers, and clinic on this site, providing medical jobs as well as medical services in this area of Charlotte.
- This petition commits to maintaining connectivity on the existing and proposed public network by providing a direct pedestrian connection between the proposed buildings and N. Tryon Street, the proposed public street B, and W. Mallard Creek Church Road, to the sidewalks along each respective street.
- The petition commits to providing urban open space, a minimum 8-foot wide planting strip, and a 12-foot multi-use path along the Site's frontage on N. Tryon Street and W. Mallard Creek Church Road.

Motion/Second: Barbee / Kelly

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225