



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-175

March 2, 2021

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**REQUEST**

Current Zoning: UMUD (uptown mixed use district)  
Proposed Zoning: UMUD-O (uptown mixed use district, optional)

**LOCATION**

Approximately 1.96 acres located along the north side of Hill Street, the northwest side of Church Street, and the south side of Mint Street.  
(Council District 2 - Graham)

**PETITIONER**

Lincoln Harris

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**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 *Charlotte Center City 2020 Vision Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the *Charlotte Center City 2020 Vision Plan* (2011). While this plan does not make a specific land use recommendation for the site, it encourages future development contribute to the overall viability and livability of Center City.

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 petition proposes an optional request to allow signs to be mounted to building curtain walls/windows for an uptown building under construction.
- The proposed signage will accommodate an additional identifying element for a major structure in uptown.
- The proposed signage will blend with the overall architecture of the building and will not obstruct internal views for the signs proposed on the glass surfaces.

Motion/Second: Blumenthal / Barbee  
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, explaining the optional requests for a building under construction to allow wall signs on some of the windows and on parapet walls as depicted on the plan. Staff noted the zoning ordinance states signage is not allowed over architectural features. However, after further assessment and discussion with the applicant, staff feels the signage is appropriate and is not a detriment. It was mentioned the building was designed with this type of signage in mind. The proposed signage will not obscure views on upper stories of the building. Staff mentioned there remain a few minor technical revisions related to refining the language in the optional requests.

There was no additional discussion of this petition.

**PLANNER**

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