



Zoning Committee

REQUEST	Current Zoning: UMUD (uptown mixed use) and UMUD-O (uptown mixed use, optional) Proposed Zoning: UMUD-O, (uptown mixed use, optional) and UMUD-O, SPA (uptown mixed use, optional, site plan amendment)
LOCATION	Approximately 3.50 acres bounded by East Stonewall Street, South Tryon Street, South College Street right-of-way and East Hill Street. (Council District 1 - Egleston)
PETITIONER	Crescent Communities, LLC

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

- The plan recognizes Center City as the central economic engine and diversified employment hub of the region, and encourages enhancement of the pedestrian environment through use of visual improvements as one means to identify, support, and retain retail and business activities.

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 subject property will complete the Tryon Mall on the southern side of Tryon Street; and
- Petition 2014-079 approved the use of several optional provisions for the development; and
- This petition proposes one additional optional request to cantilever the building over the Stonewall streetscape area which will enhance the pedestrian experience.

Motion/Second: Nelson / Spencer

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.

One Commissioner had a question about the optional request for the encroachment into the setback, the amount of square footage that added to the project, and the public good returned for the request. Staff replied that the encroachment allowed for innovative design for the proposed building. The encroachment allows for outdoor dining area, plaza amenity area, and low wall which will enhance the pedestrian environment.

The Committee asked questions about the various setbacks approved in the initial rezoning and how this new request impacted the setback encroachment on the public space recommended in the streetscape plan. Staff noted this request is not for the ground floor of the building, and the building on the first floor has been set back even further than the required distance enhancing the public space. There was no further discussion of this petition.

Planner

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