



Zoning Committee

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**REQUEST**

Current Zoning: O-2 (office), INST (institutional) and MUDD-O (mixed use development, optional)

**LOCATION**

Proposed Zoning: TOD-MO (transit oriented development - mixed-use)

Approximately 3.02 acres located off Ken Hoffman Drive, east of North Tryon Street, south of W.T. Harris Boulevard.  
(Council District 4 - Phipps)

**PETITIONER**

City of Charlotte

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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 *University City Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends a mixture of residential, office, retail, and civic/ institutional 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 government building/office use is consistent with the adopted area plan; and
- The proposed building location on the corner of N. Tryon Street and Ken Hoffman Drive creates a cohesive corridor that provides a feeling of continuous building activation and comfortable pedestrian oriented environment along N. Tryon Street; and
- The site is located within a ¼ mile walk distance of the McCullough transit station. The proposed government building/office use is an appropriate element in the mix of uses on and around the site along the North Tryon corridor; and
- Urban open space is provided along both street frontages and will enhance the public realm by providing an open-air area improved with seating, plantings and/or other amenities accessible and open to the public; and
- Elevations are provided, which indicate the building will be constructed with predominately masonry materials, consistent with area plan design standards; and

- The building is designed to avoid a continuous building wall and breaks up visual mass and bulk.

Motion/Second: Samuel / McClung

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

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**

Sonja Sanders (704) 336-8327