



Zoning Committee

REQUEST

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

LOCATION

Approximately 0.82 acres located at the corner of North Tryon Street and West 4th Street.
(Council District 2 - Harlow)

PETITIONER

WeWork Companies, Inc.

**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*, based on the information from the staff analysis and the public hearing and because:

- While this plan does not make a specific land use recommendation for the site, it recognizes Center City's continuing role as the central economic engine and diversified employment hub of the region.

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 increase the allowed exterior signage for an existing uptown building; and
- One sign area, equal to 650 square feet, is proposed for one side of the top parapet (a low protective wall that rises above the roof) of the existing high-rise building; and
- The proposed signage will have limited impact due to its location above the ground-floor and since the building is 90 feet tall in comparison to the building and is consistent with similar signage approved for other UMUD-O requests in the Uptown area varying from 330 to 650 square feet; and
- All other signage will conform to the UMUD zoning district standards.

Motion/Second: Gussman / Watkins

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.

One Commissioner had a question about the update to the Sign Ordinance. Staff responded that a staff team is currently working on developing new text to update the Zoning Ordinance.

Another Commissioner asked if the optional sign request was consistent with another recent request in the area. Staff responded that the requested sign face area was similar to the other request.

There was no further discussion of this petition.

PLANNER

Solomon Fortune (704) 336-8326