



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 2.58 acres located on Carnegie Boulevard, near Torp Landing Boulevard and Charmeck Palisades Drive, west of Barclay Downs Drive.  
(Council District 6 - Bokhari)

**PETITIONER**

Lincoln Harris, LLC

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

- The plan recommends mixed use, as amended by a prior rezoning for the larger area of which the subject property is a part.

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 vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses; and
- In addition, the *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development; and
- The proposed rezoning is consistent with the vision articulated in the area plan and in the *Centers, Corridors and Wedges Growth Framework*, and is consistent with the overall mix of uses programmed in the larger development anticipated in the prior approved rezoning petition; and
- The site plan for this proposal includes a vertical mix of uses and provides active uses on the ground floor oriented to the sidewalk network; and
- The site plan also provides for variations in sidewalk placement and setbacks to preserve existing mature trees and to accommodate elements of the proposed SouthPark Cultural Loop project.

Motion/Second: McClung / Gussman  
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.

A commissioner asked about the relationship of the building height with other development in the area. Staff stated that the petitioner had provided a depiction of the building in relation to the adjoining Capital Towers building. Capital Towers has a maximum height is 194 feet including the dome, and its main roof is 149 feet. The proposed building would have a maximum height of 180 feet with the main roof at 160 feet.

The commissioner also asked about the location of the loading and service area. Staff responded that it is accessed from Torp Landing Boulevard, but would be internal to the structure.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311