



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-114

March 3, 2026

REQUEST

Current Zoning: N2-B (Neighborhood 2-B)
Proposed Zoning: OG(CD) (General Office, conditional)

LOCATION

Approximately 0.56 acres located east of Lombardy Circle, north of East Boulevard, and west of South Kings Drive.

(Council District 1 - Anderson)

PETITIONER

The Charlotte-Mecklenburg Hospital Authority

**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:

To Approve:

This petition is **consistent** with the goals and policies of the *South Inner Area Plan* based on the information from the staff analysis and the public hearing.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is designated as the Campus Place Type on the *2040 Policy Map*. The proposed rezoning to the OG(CD) (General Office, Conditional) district will align the site's zoning with this Place Type designation.
- The plan includes a 25-foot-wide Type B Landscape Yard along the southern and northern boundaries to buffer and mitigate potential impacts on adjacent residential properties.
- The proposed therapy park, part of the larger hospital campus, will provide enhanced and amenitized open space adjacent to the Little Sugar Creek Greenway, supporting the *2040 Comprehensive Plan* goals to integrate natural and built environments.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 7: Integrated Natural & Built Environments may be facilitated by proposing a new amenitized open space for the medical uses on site.

Motion/Second: Millen / McDonald

Yeas: Millen, McDonald, Gaston, Shaw, Caprioli, and Welton

Nays: None
Absent: Stuart
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairperson Welton asked why the proposed therapy structures were removed from the plan. Staff stated that the petitioner did not provide a reason for their removal.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571