



Zoning Committee Recommendation

Rezoning Petition 2025-135

April 7, 2026

REQUEST

Current Zoning: IC-1 (Institutional Campus-1)
Proposed Zoning: IC-2(EX) (Institutional Campus-2, Exception)

LOCATION

Approximately 41.26 acres located south of North Tryon Street,
east of East W.T. Harris Boulevard, and north of Johnson Alumni
Way.
(Council District 4 - Johnson)

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 found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Campus Place Type.

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:

- Developments such as Healthcare Institutions and their associated facilities result in unique zoning scenarios that challenge typical ordinance regulations and prompt innovative solutions to contend with regulatory limitations. Exception (EX) conditional rezonings are a mechanism by which quantitative and some qualitative zoning and streetscape standards may be modified in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden.
- This petition would allow the site to be redeveloped and updated to better utilize the property and enhance the use of a site that serves as a medical hub and an important focal point for the surrounding community.
- The EX provisions requested allow for the existing

structures to continue to be used and for renovations to occur on the site that cannot be accommodated under IC-1.

- The petition commits to several public benefits in exchange for requested EX provisions including the installation of a trailhead connection, a commitment to providing a micro-transit area, and improving a bus stop with a waiting pad and shelter.
- The site is located directly along the LYNX Blue Line and CATS bus route 22 providing patients, staff, and visitors with walkable, transit-accessible mobility options.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 4: Trail & Transit Oriented Development may be facilitated by installing a trail head connection to the University of North Carolina at Charlotte Fitness Trail and updating the existing bus shelter and pad.
 - 5: Safe & Equitable Mobility. The petition could help support this goal by updating the existing bus shelter and pad, providing a micro-transit area on site, and dedicated curb space for ride share.
 - 6: Healthy, Safe & Active Communities may be facilitated by providing a micro-transit area on the site including dedicated curb space for ride share.

Motion/Second: Gaston / Millen

Yeas: Welton, Caprioli, Gaston, Millen, Shaw, Stuart

Nays: None

Absent: McDonald

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 clarified that the petitioner was upfitting the existing bus stop and adding a shelter on North Tryon Street.

There was no further discussion of this petition.

PLANNER

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