



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 2.73 acres bound by the south side of South College Street, west side of East Martin Luther King Jr. Boulevard, north side of South Brevard Street, and east side of East Brooklyn Village Avenue.  
(Council District 1 - Anderson)

**PETITIONER**

401 S. College St. NC, 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:

**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 Regional Activity Center.

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:

- This rezoning would allow the redevelopment of the site with flexibility provided by the requested optional provisions.
- The existing courtyard in the rezoning boundary that resides between the current structures and adjacent Charlotte Convention Center would be improved through this rezoning with elements such public art, seating options, landscaping, and various pedestrian amenities.
- The proposal would improve the area's pedscape and further the 2040 Comprehensive Plan's connectivity goals through a commitment to construct Rail Trail amenities along the abutting LYNX Blue Line as well as improvements to accessible ramps and the reservation of space for a future bus stop.
- Development under the UMUD zoning district would be

consistent with the dense land uses and site design elements outlined in the Regional Activity Center Place Type.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

Motion/Second: Lansdell / Sealey  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Winiker asked for the status of the remaining outstanding issue. CDOT responded that the issue is just a technical error to clear up. The Zoning Committee voted to suspend the rules to ask petitioner’s agent if the outstanding issue will be addressed. The petitioner’s agent confirmed that the issue would be remedied in the revised site plan.

Chairperson Welton asked for clarity on the optional provision regarding street wall provisions. Staff responded that this is for flexibility in the design standards for temporary walls.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902