



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street.  
(Council District 1 - Anderson)

**PETITIONER**

Mecklenburg County

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**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 (2022)* calls for 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:

- The modifications presented in this petition to the previously approved conditional plan are minor and would not significantly change the nature of development that was originally approved in petition 2021-163.
- A site plan amendment is being sought for this site in order to accommodate a revised construction sequence which necessitated a vehicular access point along East 7th Street.
- Additional pedestrian connectivity is provided through this site plan amendment, furthering the mobility goals of the Regional Activity Center Place Type as well as the 2040 Comprehensive Plan.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

- 5: Safe & Equitable Mobility
- 4: Trail & Transit Oriented Development
- 6: Healthy, Safe & Active Communities

Motion/Second: Winiker / Lansdell  
 Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: Russell  
 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 emphasized that this site plan amendment is only related to the new access proposed into Development Area B. Chairperson Welton commented that after the item was discussed in a previous Zoning Committee meeting, the petitioner team met with Zoning Committee members to talk through their concerns with pedestrian safety and questions regarding the administrative amendment. As a result of those conversations, the petitioner team agreed to add retractable bollards to access points to the site where permissible by CDOT. The addition of the bollards to the site plan were a step forward in pedestrian safety.

Commissioner Winiker added that the petitioner team seemed dedicated to making a safe space for pedestrians and they were open to solutions for pedestrian safety and have done a good job to facilitate a better street design.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902