



Zoning Committee Recommendation

Rezoning Petition 2025-052

December 2, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: OG (General Office)

LOCATION

Approximately 0.81 acres located south of South Tryon Street, west of Steelescrot Parkway, and north of Steele Creek Road. (Council District 3 - Brown)

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* (2022) 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:

- The proposal brings the site into alignment with the *2040 Policy Map* recommendation for the Campus Place Type, which supports office, institutional, and civic buildings designed to serve as employment and service destinations within established community areas.
- The proposed district aligns with the intent of the Campus Place Type by accommodating medical, administrative, and professional office uses that complement adjacent health facilities and institutional development already present in the Steele Creek area.
- The site's location along South Tryon Street, a major roadway, provides accessibility to the property.
- The site is surrounded by a blend of institutional, office, and residential districts, including medical offices and commercial uses to the east and south, multi-family residential development to the north, and Neighborhood 1 housing further to the west, making the proposal of this petition compatible with the existing transition

between residential and non-residential uses on South Tryon Street.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Millen / Shaw

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

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*.

There was no further discussion of this petition.

PLANNER

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