

Petition 2025-052 by The Charlotte-Mecklenburg Hospital Authority

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

To Deny:

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.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)