

REZONING LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ROW LINE
	BUILDING SETBACK LINE
	BUILD-TO-ZONE
	FUTURE RIGHT-OF-WAY
	SIDEWALK UTILITY EASEMENT
	COMMUNITY BUFFER
	LIMIT OF COMMERCIAL USES LINE
	BUILDING HEIGHT ENVELOPE A (MAXIMUM HEIGHT 35')
	BUILDING HEIGHT ENVELOPE B (MAXIMUM HEIGHT 65')
	BUILDING HEIGHT ENVELOPE C (MAXIMUM HEIGHT 120' (MAXIMUM HEIGHT 150' WITH BONUS))
	PUBLIC OPEN SPACE
	PRIVATE OPEN SPACE

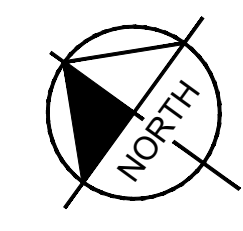
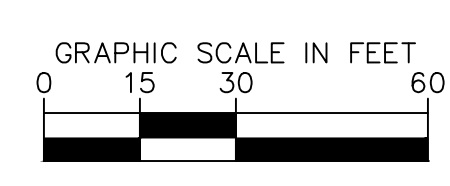
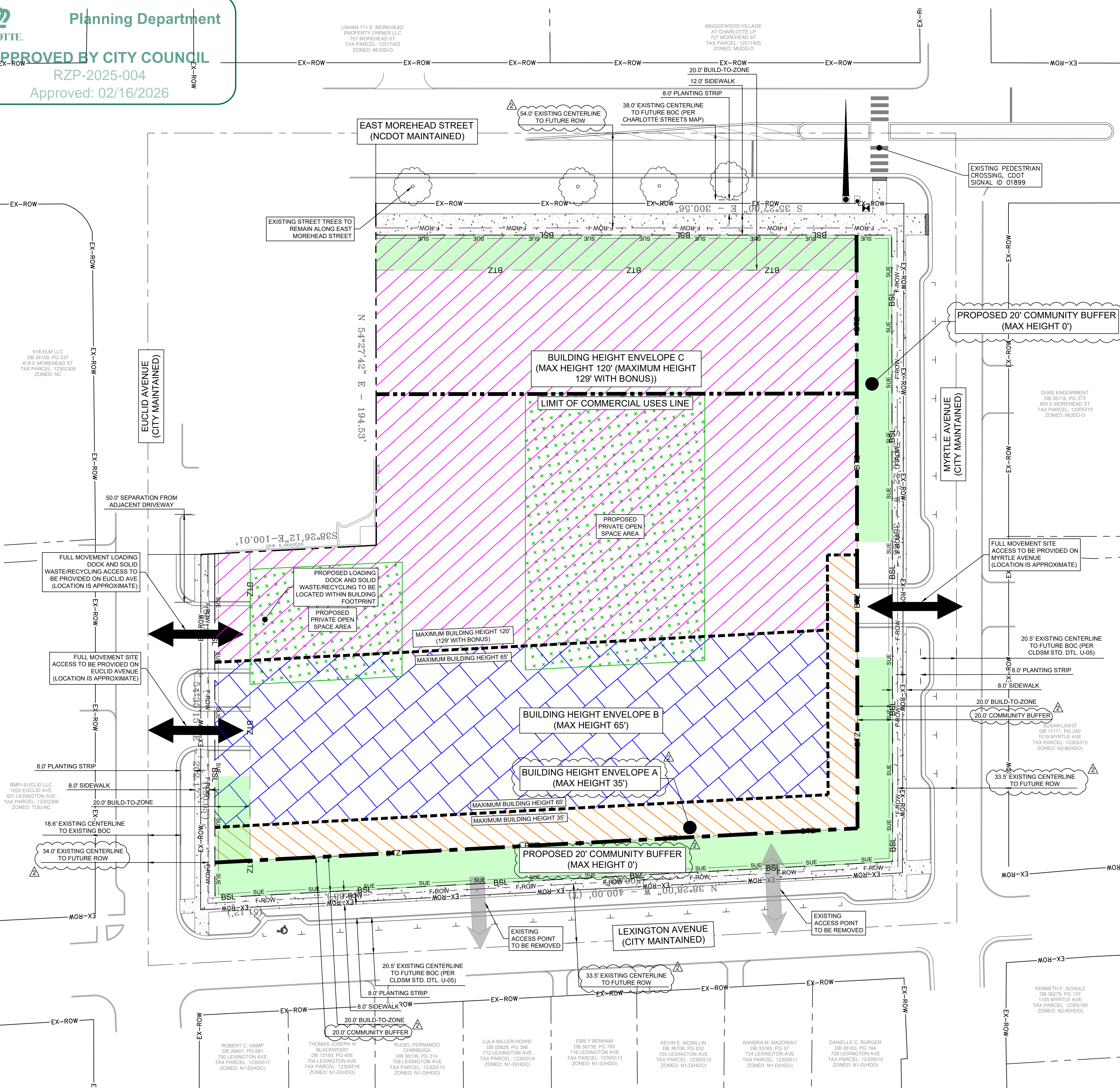
SITE DATA TABLE	
ZONING SUMMARY	
EXISTING ZONING	NC (NEIGHBORHOOD CENTER)
PROPOSED ZONING	CAC-2 (CD) (COMMUNITY ACTIVITY CENTER)
TAX PARCEL ID	12305403, 12305402
ADDRESS	720 E. MOREHEAD STREET
SITE AREA	3.14 ACRES
PROPOSED USE	MULTI-FAMILY STACKED DWELLING UNITS AND GROUND FLOOR COMMERCIAL USES
MAXIMUM DENSITY	390 DWELLING UNITS AND 10,000 SQUARE FEET OF COMMERCIAL USES
FRONTAGE SETBACKS (PER CHARLOTTE UDO TABLE 11-1)	
E. MOREHEAD STREET SETBACK (4+ LANE AVENUE)	20'
EUCLID AVENUE SETBACK (2 LANE AVENUE)	20'
LEXINGTON AVENUE SETBACK (SECONDARY)	16'
MYRTLE AVENUE SETBACK (SECONDARY)	16'
BUILD-TO-ZONE (MEASURED FROM SETBACK LINE)	0'-20'
MINIMUM BUILD TO PERCENTAGE (E. MOREHEAD ST. AND EUCLID AVE.)	80%
MINIMUM BUILD TO PERCENTAGE (LEXINGTON AVE. MYRTLE AVE.)	60%

BUILDING HEIGHT REQUIREMENTS	
(PER CHARLOTTE UDO TABLE 11-2)	
MINIMUM BUILDING HEIGHT	24'
MAXIMUM BUILDING HEIGHT	SEE DEVELOPMENT STANDARDS
OPEN SPACE REQUIREMENTS (PER CHARLOTTE UDO TABLE 11-8)	
REQUIRED OPEN SPACE	MINIMUM OF 10% ON-SITE OPEN SPACE 136,778 SF * 10% = 13,677 SF
REQUIRED OPEN SPACE FOR BONUS	MINIMUM 3,420 SF OF WHICH MUST BE PUBLIC OPEN SPACE (25% OF REQUIRED OPEN SPACE) ADDITIONAL 5% PUBLIC OPEN SPACE BEYOND REQUIRED 136,778 SF * 5% = 6,838 SF
OPEN SPACE PROVIDED	TOTAL PUBLIC OPEN SPACE REQUIRED FOR BONUS: 10,258 SF PRIVATE OPEN SPACE: 10,500 SF PUBLIC OPEN SPACE: 10,500 SF TOTAL OPEN SPACE: 21,000 SF
PARKING REQUIREMENTS (PER CHARLOTTE UDO TABLE 19-1)	
MINIMUM REQUIRED PARKING (TIER 3, DWELLING MULTI-FAMILY STACKED) * APPLIES WHEN WITHIN 400' WALKING DISTANCE OF A NEIGHBORHOOD 1 PLACE TYPE	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
MAXIMUM PARKING (TIER 3, DWELLING - MULTI-FAMILY STACKED)	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
ON-STREET PARKING PROVIDED	23 SPACES
REQUIRED BICYCLE PARKING (DWELLING - MULTI-FAMILY STACKED)	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
REQUIRED 3/4 LONG-TERM BICYCLE SPACES	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
REQUIRED LOADING SPACES	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
REQUIRED SOLID WASTE	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
REQUIRED RECYCLING	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS

RZP-2025-004

REZONING SITE PLAN
RZP-2025-004

Plotted By: Resendez, Tyler Sheet Set: RENAME TO PROJECT DESCRIPTION Layout: C301 - SITE OVERALL January 22, 2026 11:55:51 am K:\CHL_P\25015031_Carolinas Healthcare System\151720 E Morehead02 - DWG\Rezoning\RZ-1.dwg



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1. GENERAL PROVISIONS

A. **SITE** THESE DEVELOPMENT STANDARDS AND THE REZONING SITE PLAN AND OTHER GRAPHICS SET FORTH ON SHEETS RZ-1.0 AND RZ-2.0 FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY (THE "PETITIONER") FOR AN APPROXIMATELY 3.14-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 123-054-02 AND 123-054-03.

B. **ZONING DISTRICT/ORDINANCE.** THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CAC-2 (COMMUNITY ACTIVITY CENTER 2) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 37 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

(1) MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 37 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. **NUMBER OF PRINCIPAL BUILDINGS.** A MAXIMUM OF ONE PRINCIPAL BUILDING MAY BE CONSTRUCTED ON THE SITE.

E. **BUILDING AND PARKING ENVELOPE.** THE BUILDING AND PARKING ENVELOPE FOR THE SITE IS THE ENTIRE SITE LESS THE APPLICABLE SETBACKS AS DEPICTED ON THE REZONING PLAN. THE PRINCIPAL BUILDING SHALL BE LOCATED WITHIN THE BUILDING AND PARKING ENVELOPE.

F. **VESTED RIGHTS.** PURSUANT TO SECTION 37.6 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

G. **AMENDMENTS.** FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATIONS OF THESE USES), TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE CAC-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, STRUCTURED PARKING:

- (1) MULTI-FAMILY STACKED DWELLING UNITS.
- (2) ART GALLERY.
- (3) ART OR FITNESS STUDIO.
- (4) MEDICAL/DENTAL OFFICE.
- (5) OFFICE.
- (6) PERSONAL SERVICE ESTABLISHMENT.
- (7) RESTAURANT/BAR.
- (8) RETAIL GOODS ESTABLISHMENT.
- (9) RETAIL GOODS SHOWROOM.
- B. A MAXIMUM OF 399 MULTI-FAMILY STACKED DWELLING UNITS MAY BE DEVELOPED ON THE SITE.

C. A MINIMUM OF 20% OF THE DWELLING UNITS ACTUALLY CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED TO HOUSEHOLDS EARNING BETWEEN 30% AND 80% INCLUSIVE OF THE AREA MEDIAN INCOME (AMI) AS OUTLINED IN THE UDO ADMINISTRATION MANUAL FOR A PERIOD OF NOT LESS THAN 30 YEARS FROM THE DATE OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING (THE "INCOME RESTRICTED UNITS").

D. A MINIMUM OF 25% OF THE INCOME RESTRICTED UNITS SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED TO HOUSEHOLDS EARNING 30% OF THE AREA MEDIAN INCOME (AMI) AS OUTLINED IN THE UDO ADMINISTRATION MANUAL FOR A PERIOD OF NOT LESS THAN 30 YEARS FROM THE DATE OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING.

E. A MAXIMUM OF 10,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES SET OUT ABOVE IN PARAGRAPHS 2.A.(2) - 2.A.(9) (THE "PERMITTED NON-RESIDENTIAL USES") MAY BE DEVELOPED ON THE SITE.

F. PERMITTED NON-RESIDENTIAL USES SHALL ONLY BE LOCATED ON THE GROUND FLOOR OF THE BUILDING TO BE CONSTRUCTED ON THE SITE, AND PERMITTED NON-RESIDENTIAL USES MAY ONLY BE LOCATED BETWEEN EAST MOREHEAD STREET AND THE LINE ON THE REZONING PLAN DESIGNATED AS THE "LIMIT OF COMMERCIAL USES LINE." FOR PURPOSES OF THIS PARAGRAPH 2.F., A LEASING AND MANAGEMENT OFFICE, A CLUBHOUSE AND AMENITIES FOR USE BY THE RESIDENTS OF THE MULTI-FAMILY STACKED DWELLING UNITS SHALL NOT BE CONSIDERED TO BE PERMITTED NON-RESIDENTIAL USES.

G. FOR PURPOSES OF THESE DEVELOPMENT LIMITATIONS AND THE DEVELOPMENT STANDARDS IN GENERAL, THE TERM "GROSS FLOOR AREA" SHALL MEAN THE SUM OF THE GROSS HORIZONTAL AREAS OF ALL FLOORS OF THE STRUCTURE AS MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS OR FROM THE CENTERLINE OF WALLS SEPARATING TWO BUILDINGS. GFA DOES NOT INCLUDE ANY AREAS USED EXCLUSIVELY FOR SURFACE PARKING LOTS OR PARKING STRUCTURES OR BUILDING OR EQUIPMENT ACCESS, STAIRWAYS, ELEVATOR SHAFTS, AND MAINTENANCE CRAWSPACE. ACTIVE USE SPACE WITHIN A PARKING STRUCTURE COUNTS TOWARD GFA.

3. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, CHANGES IN BUILDING AND PARKING LAYOUTS AND SITE CONSTRAINTS AND TO ACCOMMODATE ANY MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO EAST MOREHEAD STREET AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 54 FEET FROM THE EXISTING CENTERLINE OF EAST MOREHEAD STREET, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

C. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO EUCLID AVENUE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 34 FEET FROM THE EXISTING CENTERLINE OF EUCLID AVENUE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO MYRTLE AVENUE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 33.5 FEET FROM THE EXISTING CENTERLINE OF MYRTLE AVENUE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

E. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO LEXINGTON AVENUE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 33.5 FEET FROM THE EXISTING CENTERLINE OF LEXINGTON AVENUE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

F. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

G. ALL NONSTANDARD CURB AND GUTTER LOCATED ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL BE REPLACED WITH 2-FOOT, 4-INCH CURB AND GUTTER.

H. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

I. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

J. DEVELOPMENT OF THE SITE WILL COMPLY WITH THE CTR REQUIREMENTS TO BE FINALIZED DURING THE PERMITTING PROCESS.

K. SUBJECT TO THE APPROVAL OF CDOT, NCDOT AND ANY OTHER APPLICABLE GOVERNMENTAL AUTHORITIES AND THE AVAILABILITY OF EXISTING RIGHT OF WAY, PETITIONER SHALL RELOCATE THE CURB LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST MOREHEAD STREET AND MYRTLE AVENUE (NEXT TO TAX PARCEL NO. 123-053-10) TO IMPROVE THE RIGHT-TURN RADIUS. IF PETITIONER CANNOT OBTAIN ALL APPROVALS OR PERMITS OR THERE IS NOT EXISTING RIGHT OF WAY TO ACCOMMODATE THIS IMPROVEMENT, PETITIONER SHALL HAVE NO OBLIGATION TO RELOCATE THE CURB.

L. ON-STREET PARKING MAY NOT BE UTILIZED TO MEET THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE. THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE SHALL BE MET BY WAY OF ON-SITE PARKING.

M. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THIS SECTION 3 OF THE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE.

4. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT OF THAT PORTION OF THE BUILDING TO BE LOCATED WITHIN BUILDING HEIGHT ENVELOPE A SHALL BE 35 FEET.

B. THE MAXIMUM HEIGHT OF THAT PORTION OF THE BUILDING TO BE LOCATED WITHIN BUILDING HEIGHT ENVELOPE B SHALL BE 65 FEET.

C. THE BASE MAXIMUM HEIGHT OF THAT PORTION OF THE BUILDING TO BE LOCATED WITHIN BUILDING HEIGHT ENVELOPE C SHALL BE 120 FEET, AND THE MAXIMUM HEIGHT SHALL BE 129 FEET WITH A BONUS PURSUANT TO SECTION 16.3 OF THE ORDINANCE.

D. SET OUT ON THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF THE LOWER THREE LEVELS OF THE EAST MOREHEAD STREET, MYRTLE AVENUE AND LEXINGTON AVENUE FACADES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE. THE PURPOSES OF THE CONCEPTUAL SCHEMATIC IMAGES OF THE LOWER THREE LEVELS OF THE EAST MOREHEAD STREET, MYRTLE AVENUE AND LEXINGTON AVENUE FACADES OF THE BUILDING ARE TO DEPICT THE LEVEL OF ACTIVATION AND THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN INTENT AND CHARACTER OF THE LOWER THREE LEVELS OF THESE THREE BUILDING FACADES.

CHANGES AND ALTERATIONS TO THE LOWER THREE LEVELS OF THESE THREE BUILDING FACADES THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN INTENT AND CHARACTER SHALL BE PERMITTED.

5. STREETSCAPE/LANDSCAPING

A. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 8-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON MYRTLE AVENUE, EUCLID AVENUE AND LEXINGTON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 12-FOOT-WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON EAST MOREHEAD STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

C. SUBJECT TO THE APPROVAL OF THE CITY OF CHARLOTTE URBAN FORESTRY DEPARTMENT, THE MINIMUM CALIPER OF THE STREET TREES TO BE PLANTED ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL BE 4 INCHES AT THE TIME OF INSTALLATION.

D. A MINIMUM 20-FOOT-WIDE OPEN SPACE AREA DESIGNATED AS A "COMMUNITY BUFFER" ON THE REZONING PLAN SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S FRONTAGES ON MYRTLE AVENUE AND LEXINGTON AVENUE AS DEPICTED ON SHEETS RZ-1 AND RZ-3 OF THE REZONING PLAN. FOR PURPOSES OF THIS PARAGRAPH 5.D, THE TERM "BUFFER" IS NOT A TERM OF ART, SUCH THAT THE COMMUNITY BUFFER SHALL NOT BE REQUIRED TO MEET ANY BUFFER OR LANDSCAPE YARD REQUIREMENTS OF THE ORDINANCE. VARIABLE WIDTH OPEN SPACE AREAS SHALL BE PROVIDED ALONG THOSE PORTIONS OF THE SITE'S FRONTAGES ON EAST MOREHEAD STREET AND EUCLID AVENUE AS DEPICTED ON SHEETS RZ-1 AND RZ-3 OF THE REZONING PLAN.

6. OPEN SPACE/GREEN AREA

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.

7. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.

8. LIGHTING

A. SUBJECT TO THE APPROVAL OF DUKE ENERGY AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES, DECORATIVE, FREESTANDING, PEDESTRIAN SCALE POLE LIGHTS SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON EAST MOREHEAD STREET.

9. STREET ADDRESS

A. DURING THE PERMITTING PROCESS, PETITIONER WILL REQUEST THAT THE BUILDING TO BE CONSTRUCTED ON THE SITE HAVE AN EAST MOREHEAD STREET ADDRESS. AFTER SUCH REQUEST IS SUBMITTED, MECKLENBURG COUNTY WILL DETERMINE, IN ITS SOLE DISCRETION, THE ADDRESS OF THE BUILDING.

10. CONSTRUCTION COMMITMENTS

A. CONSTRUCTION ACTIVITIES SHALL NOT BE CONDUCTED ON THE SITE ON SUNDAYS PRIOR TO 10 AM.

B. A CONSTRUCTION ENTRANCE TO THE SITE SHALL NOT BE LOCATED ON LEXINGTON AVENUE.

C. CONSTRUCTION TRAFFIC SHALL NOT UTILIZE THAT PORTION OF LEXINGTON AVENUE LOCATED SOUTH OF EUCLID AVENUE. CONSTRUCTION TRAFFIC MAY UTILIZE THAT PORTION OF LEXINGTON AVENUE LOCATED BETWEEN SOUTH BOULEVARD AND EUCLID AVENUE. A CONSTRUCTION VEHICLE SHALL NOT BE CONSIDERED TO BE UTILIZING LEXINGTON AVENUE IF IT CROSSES LEXINGTON AVENUE ON EUCLID AVENUE OR IF IT CROSSES LEXINGTON AVENUE ON MYRTLE AVENUE.

11. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



REVISIONS	DATE	BY
REVISED PER CITY COMMENTS	01/22/2026	TJR
REVISED PER CITY COMMENTS	11/10/2025	TJR
REVISED PER CITY COMMENTS	08/11/2025	AR


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RZP-2025-004
 August 01, 2025

KH PROJECT	DATE	SCALE	AS SHOWN	TUR	TUR	KMS
015031151	01/22/2026	AS SHOWN	TUR	TUR		

DEVELOPMENT STANDARDS RZP-2025-004

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY
 PETITIONER
 CITY OF CHARLOTTE NORTH CAROLINA
SHEET NUMBER RZ-2





Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-004

Approved: 02/16/2026



Street Sections

720 E Morehead Street, Charlotte, North Carolina



Street Sections

720 E Morehead Street, Charlotte, North Carolina



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RZP-2025-004

KH PROJECT	015031151
DATE	01/22/2026
SCALE	AS SHOWN
DESIGNED BY	TJR
DRAWN BY	TJR
CHECKED BY	KMS

TYPICAL SECTIONS
RZP-2025-004

THE CHARLOTTE-
MECKLENBURG
HOSPITAL AUTHORITY
PETITIONER
CITY OF CHARLOTTE
NORTH CAROLINA

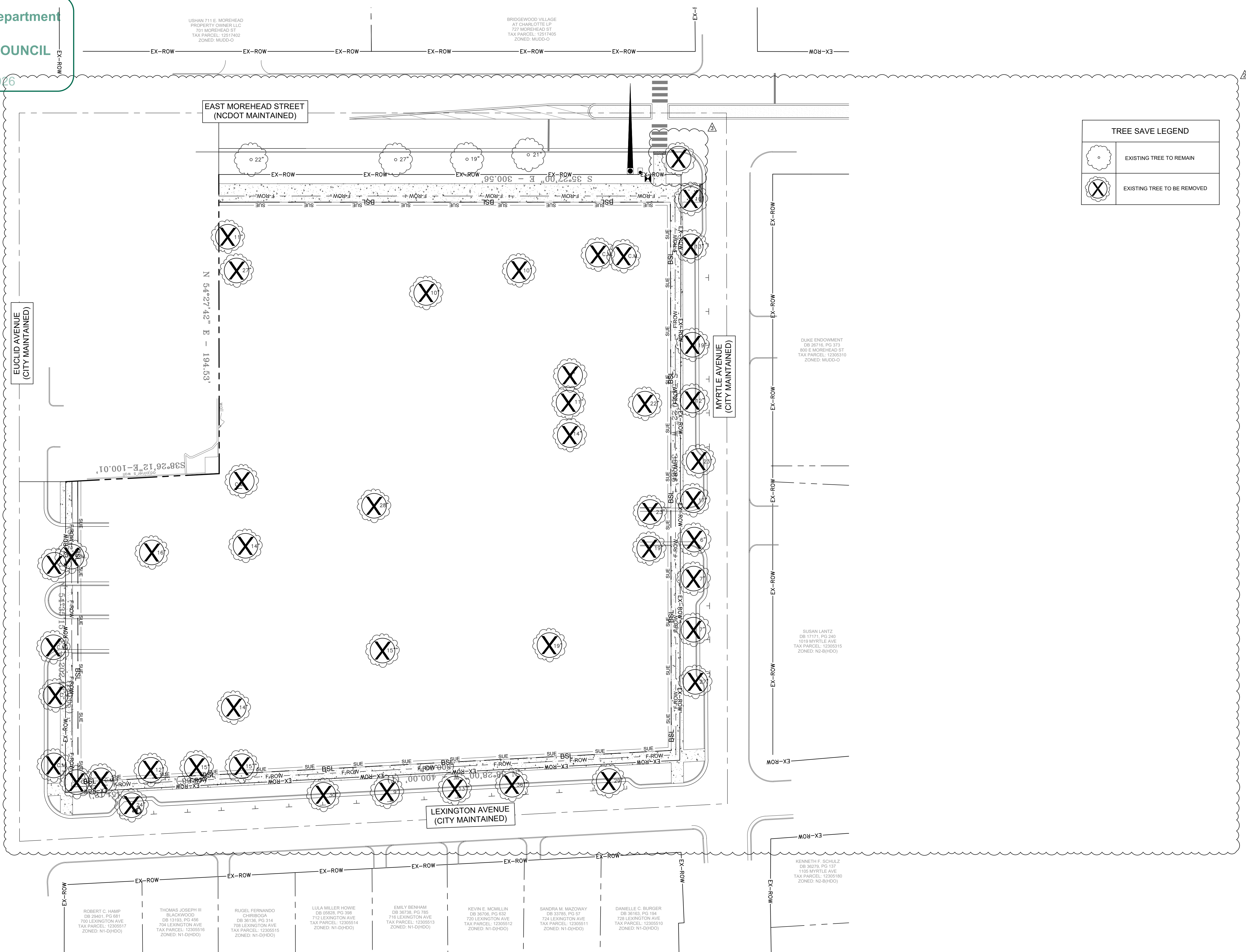


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SHEET NUMBER
RZ-3

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	01/22/2026	TJR
2	REVISED PER CITY COMMENTS	11/10/2025	TJR
3	REVISED PER CITY COMMENTS	08/11/2025	AR

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Plotted By: Resendez, Tyler. Sheet Set: RENAME TO PROJECT DESCRIPTION. Layout: C301 - SITE OVERALL (4). January 22, 2026 11:56:01 am K:\C\H\ PRJ\015031 Carolina Healthcare System\151720 E Morehead\02 - DWG\Resizing\RZ-1.dwg

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	01/22/2026	TJR
2	REVISED PER CITY COMMENTS	11/10/2025	TJR
3	REVISED PER CITY COMMENTS	08/11/2025	AR

Kimley **Horn**

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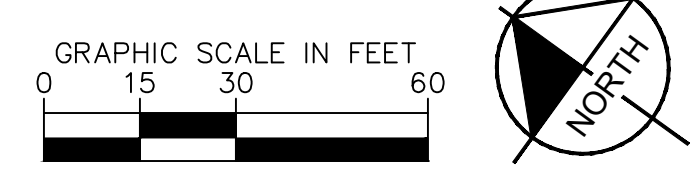
RZP-2025-004

KH PROJECT	015031151
DATE	01/22/2026
SCALE	AS SHOWN
DESIGNED BY	TJR
DRAWN BY	TJR
CHECKED BY	KMS

TREE SAVE PLAN
RZP-2025-004

**THE CHARLOTTE-
 MECKLENBURG
 HOSPITAL AUTHORITY**
 PETITIONER
 CITY OF CHARLOTTE
 NORTH CAROLINA

SHEET NUMBER
RZ-4



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