

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY, PETITIONER
REZONING PETITION NO. 2025-135
TIER 1 DEVELOPMENT STANDARDS
May 8, 2026

Development Data Table

--Acreage:	± 41.260 acres
--Tax Parcel No.:	049-311-08 (the "Site")
--Existing Zoning:	IC-1
--Proposed Zoning:	IC-2(EX)
--Existing Use:	Healthcare Institution
--Proposed Permitted Uses:	Healthcare institution and any uses permitted by right, permitted by right with prescribed conditions, permitted with a conditional zoning and permitted with a conditional zoning with prescribed conditions in the IC-2 zoning district and any incidental and accessory uses relating thereto that are permitted in the IC-2 zoning district

- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "**Ordinance**"). Subject to the EX-District modifications set out below in Section E of the Development Standards, the regulations established under the Ordinance for the IC-2 (Institutional Campus - 2) zoning district shall govern the development and use of the Site.

- B. **Permitted Uses.** The Site may be devoted to a healthcare institution and to any uses permitted by right, permitted by right with prescribed conditions, permitted with a conditional zoning and permitted with a conditional zoning with prescribed conditions in the IC-2 zoning district and any incidental and accessory uses relating thereto that are permitted in the IC-2 zoning district.

- C. **Maximum Building Height.** The maximum height of any buildings located on the Site shall be governed by the terms of the Ordinance.

- D. **Existing Buildings, Structures and Improvements.** The existing buildings, structures, parking facilities and any other existing improvements on the Site may remain in place and continue to be utilized. To the extent that any existing buildings, structures, parking facilities and any other existing improvements on the Site do not comply with any requirement(s) of the IC-2 zoning district, the Ordinance or these Development Standards, Petitioner shall not be required to bring any such existing buildings, structures, parking facilities and any other existing improvements on the Site or any portions thereof into compliance with the IC-2 zoning district, the Ordinance or these Development Standards.

E. EX District Modifications to the Ordinance Regulations. Pursuant to Section 37.2.C.3.b of the Ordinance, the modifications to the Ordinance regulations set out below shall apply to any development and use of the Site, including any expansions, modifications or renovations of existing improvements on the Site. The modifications to the Ordinance regulations set out below are also set out in the table attached to these Development Standards.

- (1) Modify the applicable frontage build to zone requirements set out in Section 7.3.C, Table 7-2.B of the Ordinance from 0 to 20 feet to 0 to 600 feet.
- (2) Modify the applicable minimum frontage build to zone, build-to percentage requirements for structures set out in Section 7.3.C, Table 7-2.C of the Ordinance from 80 percent/60 percent to 50 percent.
- (3) Modify the applicable minimum building length as a percentage of lot width along a frontage requirements set out in Section 7.3.E, Table 7-4.A of the Ordinance from 60 percent/40 percent to 20 percent.
- (4) Modify the maximum building length along a frontage requirement set out in Section 7.3.E, Table 7-4.B of the Ordinance from 500 feet to 900 feet.
- (5) Modify the maximum building length along a frontage with additional design elements requirement set out in Section 7.3.E, Table 7-4.C of the Ordinance from 700 feet to 1,100 feet.
- (6) Modify the minimum ground floor height requirements set out in Section 7.3.E, Table 7-4.F of the Ordinance from 16 feet to 15 feet.
- (7) Modify the applicable maximum spacing for required prominent entrances requirements set out in Section 7.3.E, Table 7-4.G of the Ordinance from 250 feet to 650 feet.
- (8) Modify the requirements of the Ordinance to allow surface parking, driveways, vehicular circulation and vehicular maneuvering areas to be located between the buildings and improvements located on the Site and the adjacent public and private streets.
- (9) Modify the maximum parking requirement for medical office uses on the Site set out in Table 19.1 of the Ordinance from 1 parking space per 250 square feet of gross floor area to 1 parking space per 200 square feet of gross floor area. For a healthcare institution on the Site, modify the maximum parking requirement to 5 parking spaces per patient room or 5 spaces per 1,000 square feet of gross floor area, whichever allows more parking.

F. EX District Public Benefits. As provided in Section 37.2.C.3.d of the Ordinance, an IC-2 (EX) zoning district is required to provide public benefits. Public benefits shall include one or more actions from at least two of the following categories: (1) sustainability, (2) public amenity and (3) city improvements. This IC-2 (EX) zoning district provides the public amenity and city improvements public benefits described below.

- (1) With respect to a public amenity, Petitioner shall install a trail head connection to the University of North Carolina at Charlotte Fitness Trail that will contain bench seating, a trail map, signage and trail lighting. Attached hereto as Exhibit A is an exhibit that depicts the location and general design of the trail head.
 - (2) With respect to the city improvements, Petitioner shall install the improvements set out below.
 - (a) A micro-transit area on the Site in the location generally depicted on Exhibit A that will include dedicated curb space for ride share, a waiting pad consistent with CATS detail 60.01B (attached hereto as Exhibit B) and a landing pad for wheelchairs. The design details of the on-site micro-transit area will be coordinated with CATS during the permitting process for a new building constructed on the Site.
 - (b) A bus stop waiting pad and shelter at the existing bus stop located along the Site’s frontage on North Tryon Street. The bus stop waiting pad shall be constructed in accordance with CATS detail 60.03D (attached hereto as Exhibit C).
 - (3) The public amenity improvement and the city improvements described above shall be completed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.
- G. Vested Rights.** Pursuant to Section 37.6 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Petition, 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.
- H. Environmental.** The Petitioner shall comply with the applicable provisions of the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- I. Amendments.** Future amendments to 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.
- J. Binding Effect of the Rezoning Documents and Definitions.**
- (1) If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards 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.
 - (2) 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.



EX Provisions Table

Zoning Standard	Article Reference	IC-2 Ordinance Requirement	IC-2 EX Provision Proposal
Frontage Build-To-Zone	Section 7.3.C, Table 7-2.B	0' to 20'	0' to 600"
Minimum Frontage Build to Zone, Build-To Percentage for Structures	Section 7.3.C, Table 7-2.C	60% to 80% dependent on frontage type	50% for all frontages
Minimum Building Length as a Percentage of Lot Width Along a Frontage	Section 7.3.E, Table 7-4.A	60%	20%
Maximum Building Length Along a Frontage	Section 7.3.E, Table 7-4.B	500'	900'
Maximum Building Length Along a Frontage with Additional Design Elements	Section 7.3.E, Table 7-4.C	700'	1,100'
Minimum Ground Floor Height Requirement	Section 7.3.E, Table 7-4.F	16'	15'
Maximum Spacing for Required Prominent Entrances	Section 7.3.E, Table 7-4.G	250'	650'
Maximum Parking Requirement for Medical Office Uses	Table 19.1	1 parking space per 250 square feet	1 parking space per 200 square feet
Maximum Parking Requirement for a Healthcare Institution	Table 19.1	5 parking spaces per patient room	5 parking spaces per patient room or 5 parking spaces per 1,000 square feet, whichever allows more parking
			Allow surface parking, driveways, vehicular circulation and vehicular maneuvering areas to be located between the buildings and improvements located on the site and the adjacent public and private streets

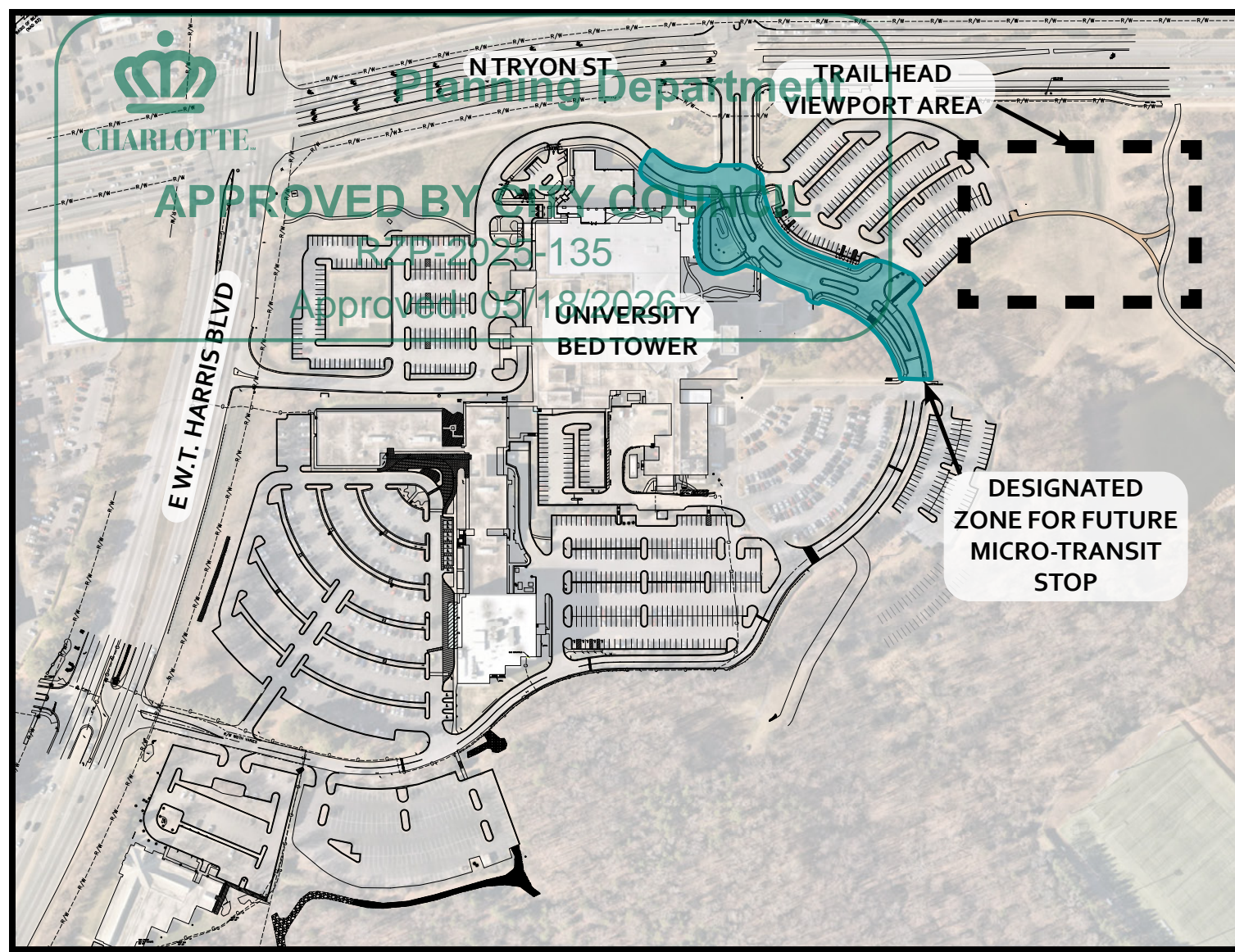
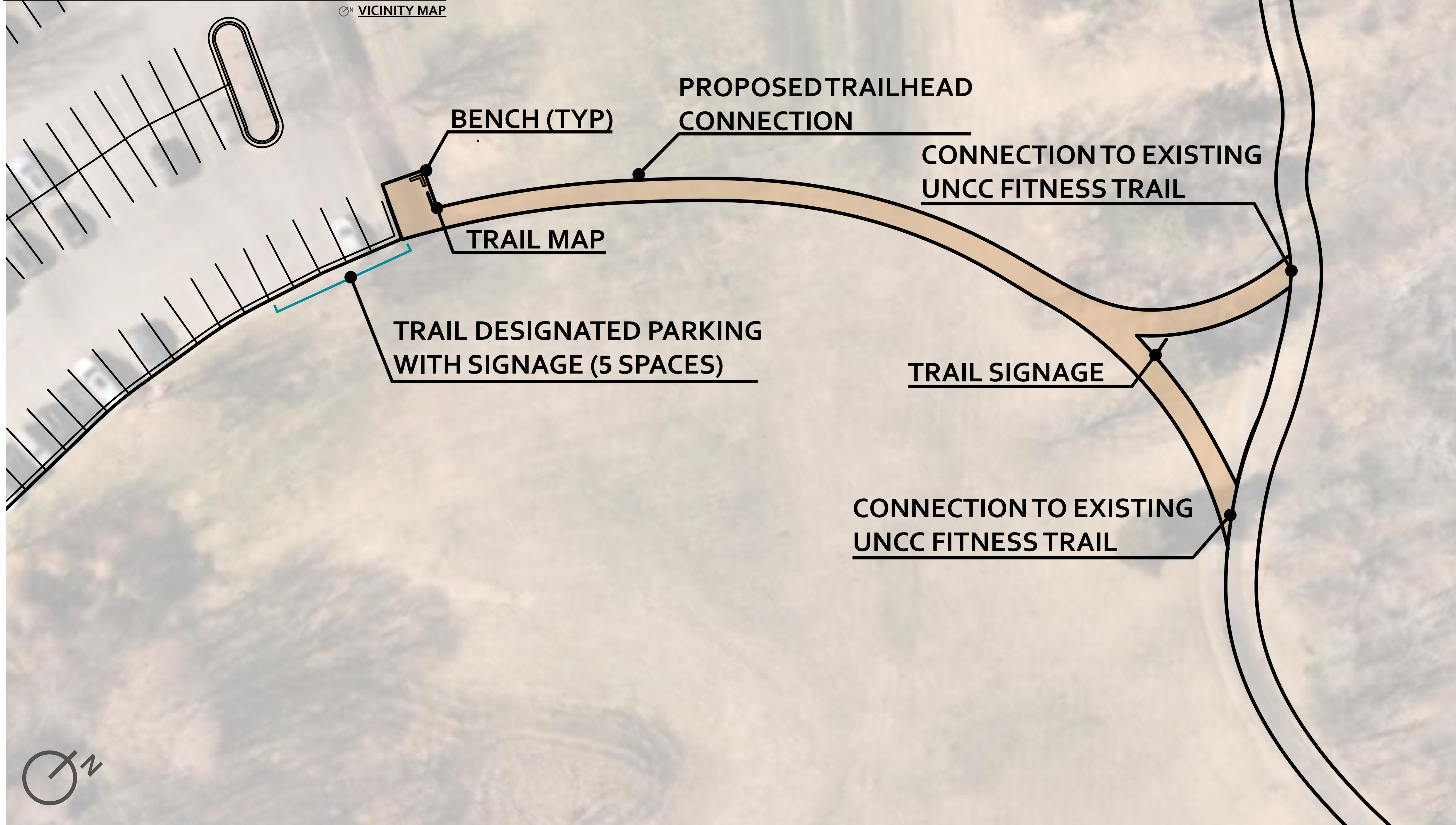


Exhibit A



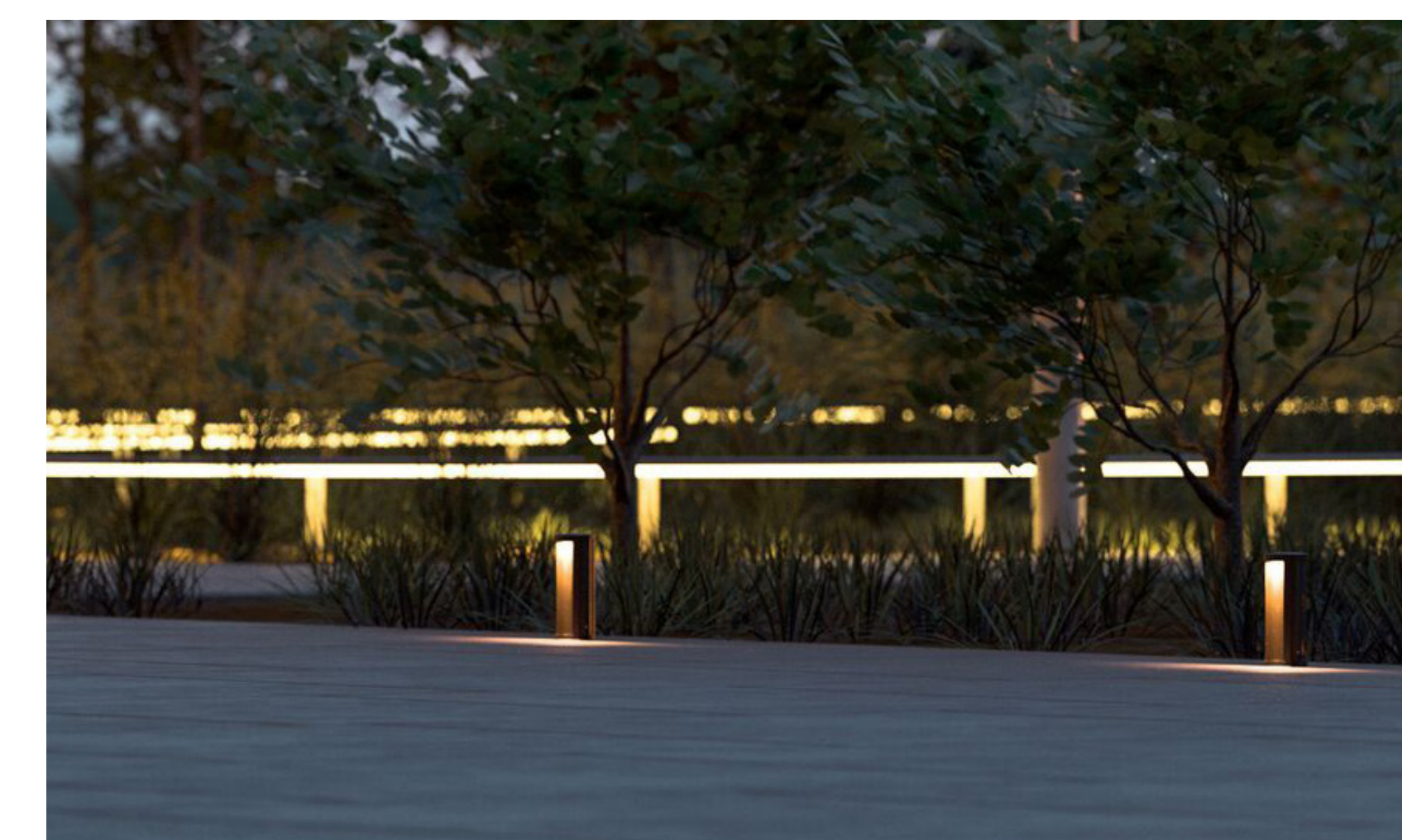
Bench Seating



Trail Map



Trail Signage



Trail Lighting

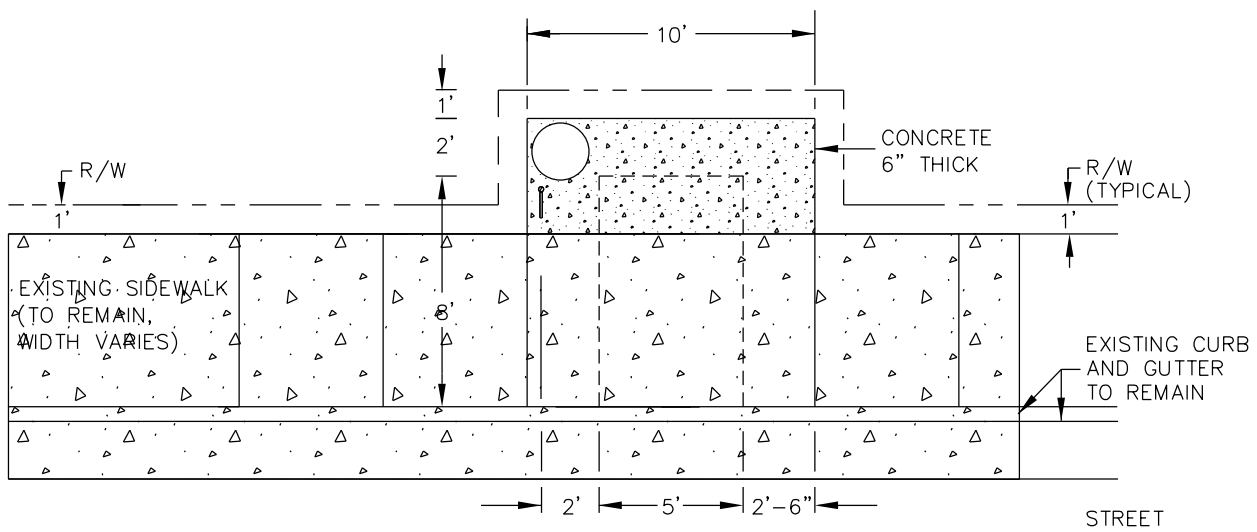
Exhibit B

LEGEND

- BOARDING AND ALIGHTING AREA
- BUS SIGN
- EXISTING CONCRETE
- CONCRETE SLAB 6" THICK
- TRASH RECEPTACLE

NOTES

1. DIMENSIONS REPRESENT MINIMUM STANDARDS. VARIATIONS MUST BE APPROVED THROUGH CATS AND CDOT PROJECT MANAGER.
2. IN AREAS OF RESTRICTED R/W, SIDEWALK AND PAD MAY BE REDUCED TO A MINIMUM OF 8'. THE 6" CONCRETE SLAB AND THE EXISTING SIDEWALK ADJACENT TO NEW BOARDING AND ALIGHTING AREA MUST MATCH SLOPE (1.5%, MAX. 2%) OF BOARDING AND ALIGHTING AREA.
3. SEE SHEET NO. 60.07A, 60.07B AND 60.07C FOR ADDITIONAL DETAILS AND NOTES.



PLAN VIEW
NTS

REVISIONS		
NO.	DATE	DESCRIPTION

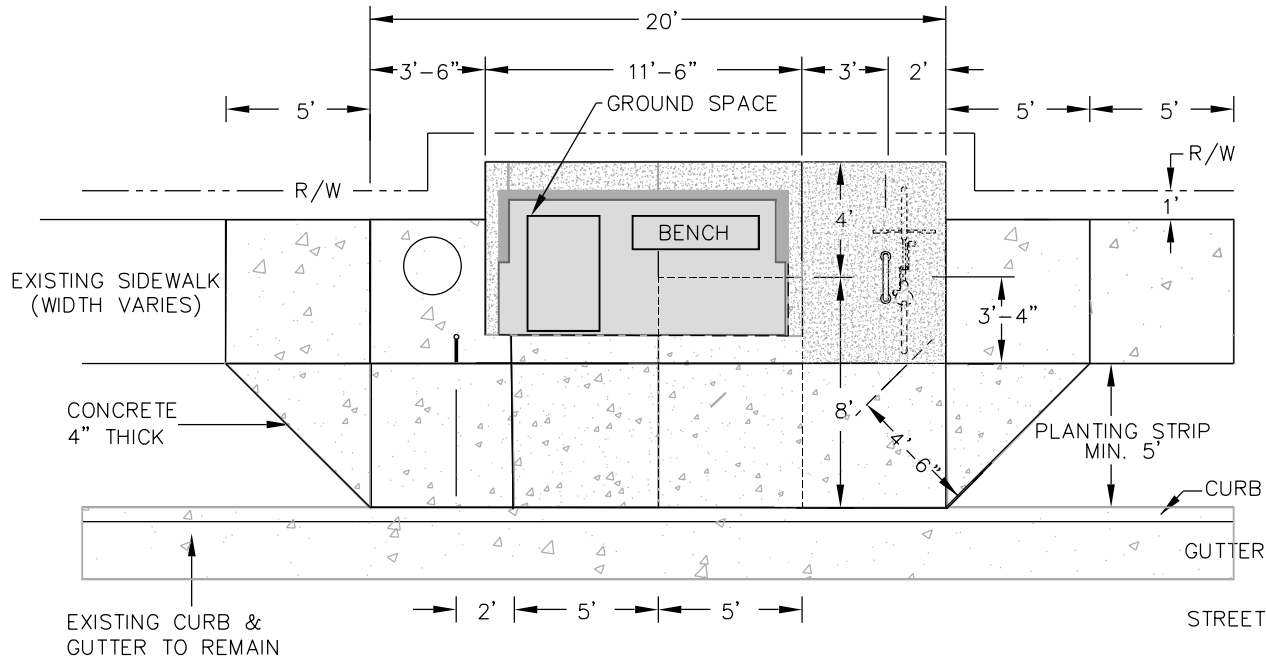
APPROVED DATE _____



**BUS STOP ONLY
WITHOUT PLANTING STRIP**

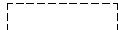
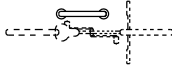

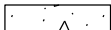
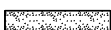


STD. NO.	REV.
60.01B	

Exhibit C



PLAN VIEW
NTS

LEGEND

- BOARDING AND ALIGHTING AREA 
- BIKE RACK 
- BUS SIGN 
- CONCRETE SLAB 4" THICK 
- CONCRETE SLAB 6" THICK 
- SHELTER 
- TRASH RECEPTACLE 

NOTES

1. DIMENSIONS REPRESENT MINIMUM STANDARDS, VARIATIONS MUST BE APPROVED THROUGH CATS AND CDOT PROJECT MANAGER.
2. WIDTH OF EXISTING SIDEWALK PLUS PLANTING STRIP MUST EQUAL 8' WIDE. IF WIDTH IS LESS THAN 8', EXISTING SIDEWALK MUST BE REPLACED WITH WIDER SIDEWALK TO OBTAIN 8' WIDTH.
3. SEE SHEET NO. 60.07A, 60.07B AND 60.07C FOR ADDITIONAL DETAILS AND NOTES.

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED DATE _____



**BUS STOP WITH 5' X 10' SHELTER
WITH PLANTING STRIP**

STD. NO.	REV.
60.03D	