

COMMUNITY MEETING REPORT
Petitioner: The Charlotte-Mecklenburg Hospital Authority
Rezoning Petition No. 2025-135

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Virtual Community Meeting, and information on how to access the Virtual Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on January 21, 2026. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Virtual Community Meeting was held on Wednesday, February 4, 2026, at 6:30 p.m. The Virtual Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Virtual Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Virtual Community Meeting were Bennett Thompson, Jeff Schroder, and Eugene Wright of the Petitioner; Nathan Tidd of Kimley Horn; Michelle McNutt and Daniel Miguez of HDR, Inc.; and John Carmichael and Aaron Houck of Robinson Bradshaw & Hinson, P.A. Charlotte City Council Member and District 4 Representative Reneé Johnson was also present.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives used a PowerPoint presentation during the Virtual Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Virtual Community Meeting. He stated that this is the official Community Meeting relating to Rezoning Petition No. 2025-135 and introduced himself and the Petitioner's representatives.

Mr. Carmichael provided the current schedule of events for this rezoning request:

- Monday, March 16, 2026, at 5:00 p.m.—Public Hearing before Charlotte City Council and the Zoning Committee;
- Tuesday, April 7, 2026, at 5:30 p.m.—Zoning Committee Work Session; and
- Monday, April 20, 2026, at 5:00 p.m.—City Council Decision.

Mr. Carmichael explained that these dates mark the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Carmichael shared a map of the site and stated that the site contains 41.260 acres and is located on the northeast corner of the intersection of North Tryon Street and W.T. Harris Boulevard. He shared an aerial photograph of the site and the surrounding area, with the site outlined in green.

University Place is located across North Tryon Street from the site. UNCC is located to the east and partially to the north of the site. There is an existing hospital facility on the site. Mr. Carmichael shared a zoomed-in aerial photograph of the site, and he shared a photograph taken from North Tryon Street of the site and the existing hospital facility.

Mr. Carmichael shared a map depicting the current zoning of the site and the surrounding parcels. He stated that the site is currently zoned IC-1, a campus zoning district. The surrounding parcels to the east of the site owned by UNCC are also zoned IC-1. To the west and south of the site are parcels located in a variety of mostly commercial zoning districts.

Mr. Carmichael stated that the Petitioner is requesting that the site be rezoned to the IC-2(EX) zoning district to accommodate the expansion of the hospital facilities on the site. The rezoning request, if approved, would increase the maximum allowed building height on the site. The rezoning request is a Tier 1 conditional rezoning request, which means there is not a site plan associated with the rezoning request, just written development standards.

Mr. Carmichael stated that the “(EX)” means that the requested zoning district is an exception zoning district. In exception zoning districts, the petitioner can seek exceptions from certain development standards or requirements in the IC-2 zoning district in exchange for providing certain public benefits. Mr. Carmichael stated that the reason the Petitioner is seeking an (EX) zoning district is to seek relief from some of the more urban development standards found in the IC-2 zoning district that are not found in the IC-1 zoning district. For example, the IC-2 zoning district requires buildings to be closer to the street, which does not work well for a hospital that needs parking and circulation in front of the hospital facilities. In general, some of the urban development standards do not work for a hospital use such as the hospital located on this site.

Mr. Carmichael shared a Table from the UDO that provides the maximum building height requirements in the IC-1 and IC-2 zoning districts. He stated that the maximum building height in the IC-1 zoning district is 50 feet—80 feet with a height bonus. In the IC-2 zoning district, the maximum building height is 120 feet—250 feet with a height bonus. He stated that a 50-foot building height maximum does not accommodate a hospital use very well because hospitals have high floor to floor requirements.

Mr. Carmichael shared the adopted 2040 Policy Map for the site and surrounding area. The adopted 2040 Policy Map places the site in the Campus Place Type, and the proposed revised 2040 Policy Map keeps the site in the Campus Place Type. This rezoning request is consistent with the adopted and proposed revised 2040 Policy Map.

Mr. Carmichael stated that the (EX) zoning designation requires the Petitioner to provide public benefits in order to obtain exceptions from the requirements of the UDO. The public benefits proposed by the Petitioner as a part of the rezoning request are (1) providing a trailhead connection from the site to the existing fitness trail on the UNCC campus, (2) installing a micro-transit stop on the site with curb space for rideshare, a bus waiting pad and a landing pad for wheelchairs and (3) improving an existing bus stop located along the site’s frontage on North Tryon Street by adding a new bus stop waiting pad and a shelter. The trailhead connection would include seating, a trail map, signage and lighting.

Mr. Carmichael stated that the purpose of the rezoning request is to get flexibility on building height and the purpose of the (EX) aspect of the rezoning request is to get relief from the more urban development standards in the IC-2 zoning request.

Mr. Carmichael stated that there were some conversations about exploring a text amendment to accommodate the increased building height. He stated that the text amendment approach was abandoned.

Mr. Carmichael stated that the first phase of any improvements on the site would be an addition to the bed tower. He shared an aerial photograph of the site to show the intended location of the bed tower addition. The location is near the existing bed tower.

The Virtual Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- Council Member Johnson asked about the height of the existing hospital building on the site. Eugene Wright stated that the current bed tower is 6 stories in height, and he stated that the plan is to keep the new bed tower consistent with that height. Mr. Carmichael stated that under the old zoning ordinance, the hospital could be taller than 50 feet but with the conversion to the UDO's IC-1 zoning district, the 50-foot building height maximum was imposed and caused the need for the rezoning. Nathan Tidd stated that the existing hospital building has a maximum height between 90 and 100 feet.
- Council Member Johnson expressed appreciation for the plans to add access to the fitness trail and the micro-transit facilities.
- Council Member Johnson asked how much acreage the rezoning request covers and whether there are plans for the former library building near the hospital. Mr. Carmichael stated that the site is about 41 acres in size, and Bennett Thompson confirmed that the former library building is on the site. Nathan Tidd stated that there is no planned expansion of the library site and stated that the plans are focused on a new bed tower on the site. Mr. Thompson stated that the Petitioner is looking at potential uses for the former library site.

There were no further questions or comments.

Mr. Carmichael stated that the attendees could contact him if they have additional questions or comments.

Mr. Carmichael thanked the attendees for attending the meeting, and the meeting adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Virtual Community Meeting.

Respectfully submitted this 9th day of February 2026.

The Charlotte-Mecklenburg Hospital Authority, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Exhibit A-1

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

THANK YOU!

2025-135	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-135	04721108	UNIVERSITY FINANCIAL PROPERTIES LLC			C/O BANK OF AMERICA	PO BOX 32547		CHARLOTTE	NC	28232	8551 N TRYON ST CHARLOTTE NC	28262
2025-135	04727103	ONE UNIVERSITY SPE LLC				54 MARINA RD STE 302		LAKE WYLIE	SC	29710-8867	8780 J M KEYNES DR CHARLOTTE NC	28262
2025-135	04727104	8800 JMK LLC				1 FNB BLVD FAC/ONE		HERMITAGE	PA	16148	8800 J M KEYNES DR CHARLOTTE NC	28262
2025-135	04727105	SCHULZ & SCHULZ INVESTMENTS LLC				PO BOX 7612		NORTH ARLING VA	VA	22207	8760 J M KEYNES DR CHARLOTTE NC	28262
2025-135	04727199	WELLS FARGO BANK				PO BOX 2609		CARLSBAD	CA	92018	J M KEYNES DR CHARLOTTE NC	28262
2025-135	04727201	MCDONALDS CORPORATION				110 N CARPENTER ST	ATTN DEPT 027	CHICAGO	IL	60607	8900 J M KEYNES DR CHARLOTTE NC	28262
2025-135	04727202	HALL APPLE LLC			ATTN: MIKE ASH	305 VERSAILLES DR		CARY	NC	27511	8926 J M KEYNES DR CHARLOTTE NC	28262
2025-135	04727210	CH RETAIL FUND II/CHARLOTTE THE POINT LLC				3819 MAPLE AV		DALLAS	TX	75219	8944 J M KEYNES DR CHARLOTTE NC	28262
2025-135	04931102A	UNIVERSITY OF NORTH	CAROLINA AT CHARLOTTE			9201 UNIVERSITY CITY BLVD		CHARLOTTE	NC	28223	9101 UNIVERSITY CITY BV CHARLOTTE NC	28262
2025-135	04931102B	BELLSOUTH TELECOMMUNICATIONS	INC			PO BOX 7207		BEDMINSTER	NJ	07921	9141 UNIVERSITY CITY BV CHARLOTTE NC	28262
2025-135	04931108	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				P O BOX 32861		CHARLOTTE	NC	28232-2861	8800 N TRYON ST CHARLOTTE NC	28262
2025-135	04931111	FOUNDATION OF THE UNIVERSITY OF NC	AT CHARLOTTE INC			9201 UNIVERSITY CITY BV		CHARLOTTE	NC	28223-001	ROBERT D SNYDER RD CHARLOTTE NC	28262
2025-135	04931122A	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022		CHARLOTTE	NC	28236	101 E W T HARRIS BV CHARLOTTE NC	28262
2025-135	04931122B	HR OF CAROLINAS LLC				PO BOX 92129		SOUTHLAKE	TX	76092	101 E W T HARRIS BV CHARLOTTE NC	28262
2025-135	04931124	BOARD OF TRUSTEES OF THE ENDOWMENT FUND OI				9201 UNIVERSITY CITY BV		CHARLOTTE	NC	28223	9000 ROBERT D SNYDER RD CHARLOTTE NC	28262
2025-135	04933129	FD SPECIAL OPPORTUNITIES V LLC				118 TURNPIKE RD STE 300		SOUTHBOROUK MA	MA	01772	440 E MCCULLOUGH DR CHARLOTTE NC	28262
2025-135	04933604	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816	E MCCULLOUGH DR CHARLOTTE NC	28262
2025-135	04933605	FD SPECIAL OPPORTUNITIES V LLC				118 TURNPIKE RD STE 300		SOUTHBOROUK MA	MA	01772	230 E W T HARRIS BV CHARLOTTE NC	28262
2025-135	04933606	8600 CHARLOTTE PROPERTIES LLC				300 WILMOT RD		DEERFIELD	IL	60015	8538 N TRYON ST CHARLOTTE NC	28262

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2025-135	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2025-135	Back Creek II Homeowners Associ	Felicia	Thompkins	8640 UNIVERSITY CITY BV, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	Back Creek II Homeowners Associ	Gregory	Phipps	8640 UNIVERSITY CITY BV, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	Bennington Place Homeowners Ass	D.	Flynt	8551 N TRYON ST, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	Brookside Lane Business Watch	Barry	Gemberling	217 BROOKSIDE LANE, CHARLOTTE, NC, 28221			CHARLOTTE NC		28221
2025-135	College Downs Community Associa	Cheri	Strickland	8840 UNIVERSITY CITY BLVD, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	College Downs Community Associa	Glenda	Martin	9013 NOTTOWAY DR, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	College Downs Community Associa	Meg	Morgan	9001 NOTTOWAY DRIVE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	Crab Orchard Neighborhood Assoc	Challise	Cantleberry	736 BROOKE NICOLE PLACE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	General's Point	Jill	Stephenson	6702 IRON BRIGADE LANE, CHARLOTTE, NC, 28269			CHARLOTTE NC		28269
2025-135	Gold Star Management Ltd	David	Jordon	9041 J M KEYNES DR, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	Heatherstone Condominiums	Linda	Webb	9327 MEADOW VISTA ROAD, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	Lakeshore Village Condominiums	Nakisha	Hall	9039 J M KEYNES DRIVE, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	Lakeshore Village Condominiums	Pamela	Isacks	9029 J M KEYNES, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	Monroe Road Advocates (MORA)	Kelley	Fluharty	8211 UNIVERSITY RIDGE DR, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	Other	Starrline	Funderburg	516 BARTON CREEK DRIVE, CHARLOTTE, NC, 28262	M		CHARLOTTE NC		28262
2025-135	Other	Tiyana	Brown	8211 UNIVERSITY RIDGE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	Shady Hills Community Associati	Elliott	Glover	808 CAROLYN LN, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-135	Tryon and Mallard Creek	Clay	Sanders	9615 ASHLEY LAKE CT, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	UCITY Family Zone	Darlene	Heater	8801 JM KEYNES DRIVE, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	UNC Charlotte	Kathryn	Horne	9201 UNIVRSITY CITY BLVD., CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2025-135	UNC Charlotte	Richard	Laliberte	9151 CAMERON BLVD., CHARLOTTE, NC, 28223			CHARLOTTE NC		28223
2025-135	University Center	Robert	Mcelhaney	6107 LEWIS ST, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	University City Partners	Darlene	Heater	8801 JM KEYNES DRIVE, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2025-135	University Park	Kelly	Alexander	9201 UNIVERSITY CITY BV, CHARLOTTE, NC, 28223			CHARLOTTE NC		28223

Exhibit A-2

**NOTICE TO INTERESTED PARTIES
OF VIRTUAL COMMUNITY MEETING**

Subject: Virtual Community Meeting – **Rezoning Petition No. 2025-135** filed by The Charlotte-Mecklenburg Hospital Authority to request the rezoning of an approximately 41.26-acre site located on the northeast corner of the intersection of North Tryon Street and East W.T. Harris Boulevard (see enclosed map)

Date and Time of Meeting: Wednesday, February 4, 2026, at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting The Charlotte-Mecklenburg Hospital Authority (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 41.26-acre site located on the northeast corner of the intersection of North Tryon Street and East W.T. Harris Boulevard (see enclosed map) from the IC-1 zoning district to the IC-2(EX) zoning district. The purpose of this rezoning request is to accommodate the expansion of the hospital facilities on the site.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, February 4, 2026, at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@rbh.com to receive an electronic invitation and link to the virtual Community Meeting (please include “Atrium/North Tryon Street Site Rezoning” in the subject or body of the email). If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@rbh.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Reneé Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: January 21, 2026

2025-135: The Charlotte-Mecklenburg Hospital Authority

Parcel(s):

04931108

Current Zoning:

IC-1 (Institutional Campus-1)

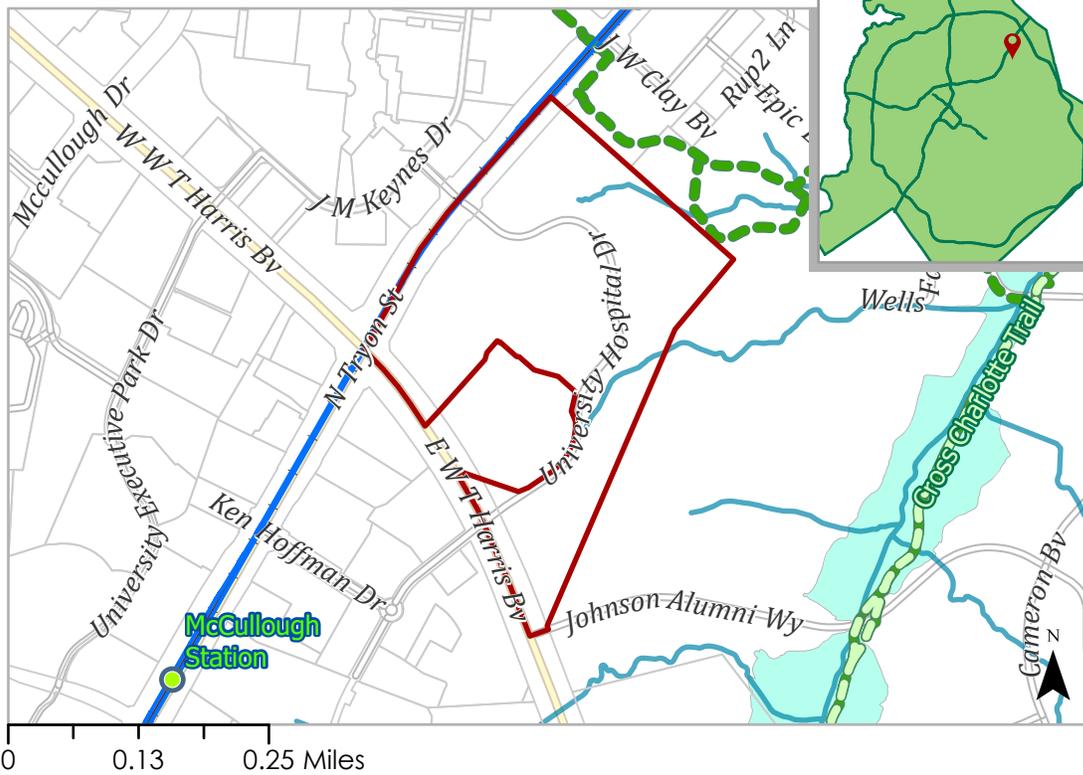
Requested Zoning:

IC-1(EX) (Institutional Campus-1, Exception)

Size:

Approximately 41.260 acres

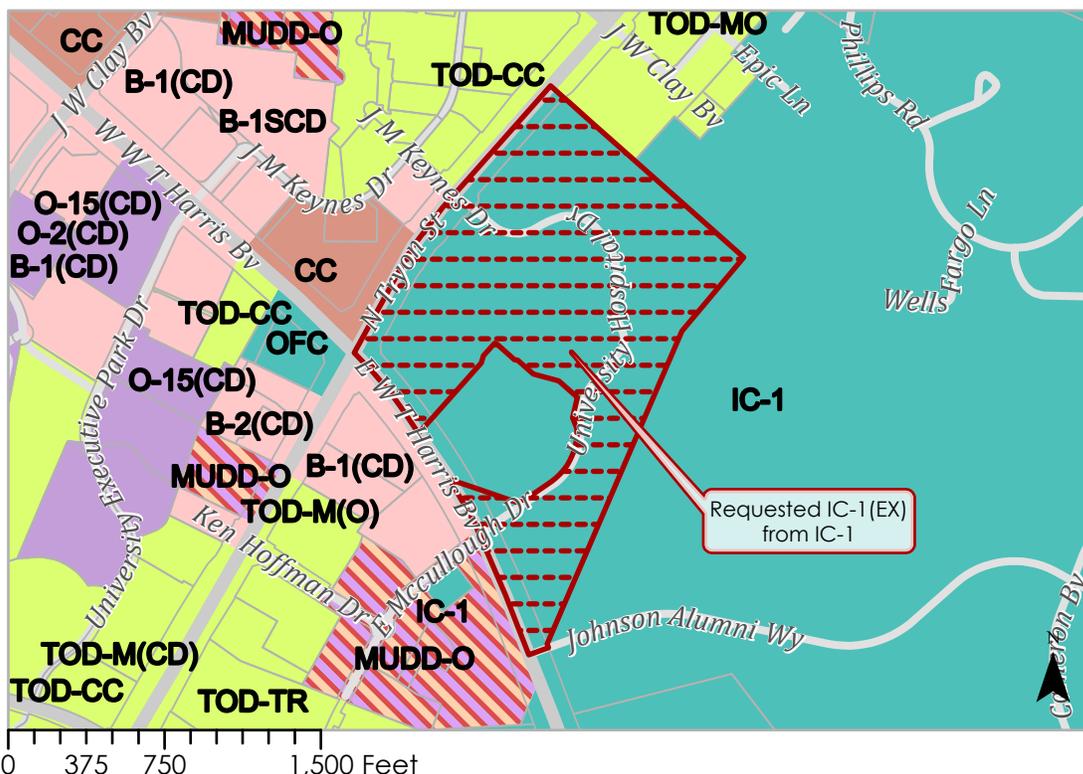
Location of Requested Rezoning



Rezoning Area

- 2025-135
 - Inside City Limits
 - Parcel
 - LYNX Blue Line Station
 - Cross Charlotte Trail
 - LYNX Blue Line
 - Greenway
 - Railway
 - Streams
 - FEMA Flood Plain
- City Council District:**
- 4-Reneé Johnson

Existing Zoning & Rezoning Request



Zoning Classification

- Campus
- Office
- Business
- Commercial Center
- Mixed Use
- Transit-Oriented
- Requested IC-1(EX) from IC-1

Exhibit B

Attendee Report

Report generated time 2/5/2026 11:38

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registrants	# Cancelled registrants	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
Virtual Community Meeting — Rezoning Petition No. 2025-135	956 5410 8874	2/4/2026 18:02		54	5	0	3	13	3 Yes

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Aaron Houck	ahouck@robinsonbradshaw.com	2/4/2026 18:13		2/4/2026 18:55	42 No	United States

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	John Carmichael	jcarmichael@robinsonbradshaw.com	2/4/2026 18:02		2/4/2026 18:55	54 No	United States
Yes	Jeff Schroder	jeffrey.schroder@advocatehealth.org	2/4/2026 18:26		2/4/2026 18:54	28 Yes	United States
Yes	Bennett Thompson	bennett.thompson@advocatehealth.org	2/4/2026 18:31		2/4/2026 18:40	10 Yes	United States
Yes	Bennett Thompson	bennett.thompson@advocatehealth.org	2/4/2026 18:40		2/4/2026 18:49	9 Yes	United States
Yes	Eugene Wright	eugene.wright@advocatehealth.org	2/4/2026 18:30		2/4/2026 18:54	24 Yes	United States
Yes	Daniel Miguez (Michelle McNutt)	michelle.mcnutt@hdrinc.com	2/4/2026 18:16		2/4/2026 18:54	38 Yes	United States
Yes	Michelle McNutt	michelle.mcnutt@hdrinc.com	2/4/2026 18:19		2/4/2026 18:54	35 Yes	United States
Yes	Nathan Tidd	nathan.tidd@kimley-horn.com	2/4/2026 18:26		2/4/2026 18:54	28 Yes	United States

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
No	Pam	Pam	Isacks	pam.isacks@gmail.com	1/28/2026 22:56	approved	--	--	--	--	
Yes	E N	E	N	eric@Ferrisdevelopment.com	1/29/2026 9:37	approved	2/4/2026 18:30	2/4/2026 18:32		3 Yes	United States
Yes	E N	E	N	eric@Ferrisdevelopment.com			2/4/2026 18:33	2/4/2026 18:48		16 Yes	United States
No	R	R	O	ryan@Ferrisdevelopment.com	1/29/2026 9:37	approved	--	--	--	--	
Yes	Renee Johnson	Renee	Johnson	renee.johnson@charlottenc.gov	2/2/2026 15:20	approved	2/4/2026 18:30	2/4/2026 18:48		19 Yes	United States
Yes	Robbie Shortt	Robbie	Shortt	robbie.shortt@advocatehealth.org	2/4/2026 18:39	approved	2/4/2026 18:40	2/4/2026 18:54		14 Yes	United States

Exhibit C

ROBINSON
BRADSHAW

Rezoning Petition No. 2025-135

The Charlotte-Mecklenburg Hospital Authority, Petitioner

Community Meeting
February 4, 2026

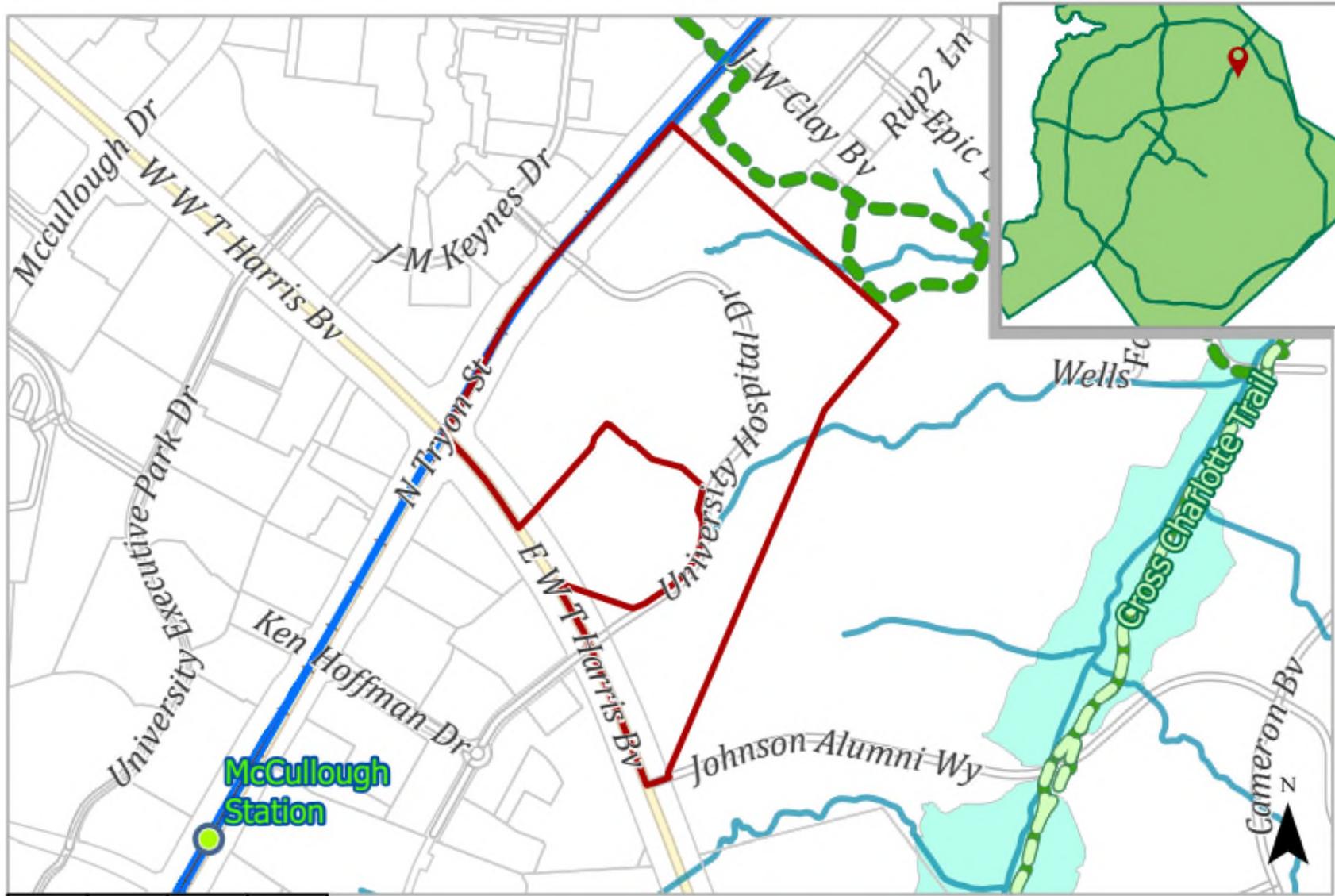
Team

- Bennett Thompson, The Charlotte-Mecklenburg Hospital Authority
- John Rawsthorne, The Charlotte-Mecklenburg Hospital Authority
- Jeff Schroder, The Charlotte-Mecklenburg Hospital Authority
- Eugene Wright, The Charlotte-Mecklenburg Hospital Authority
- Nathan Tidd, Kimley Horn
- Michelle McNutt, HDR, Inc.
- Macy Jones, Meadows and Ohly
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

Current Rezoning Schedule

- Public Hearing: Monday, March 16, 2026, at 5:00 p.m.
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, April 7, 2026, at 5:30 p.m.
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, April 20, 2026, at 5:00 p.m.
at the Charlotte-Mecklenburg
Government Center

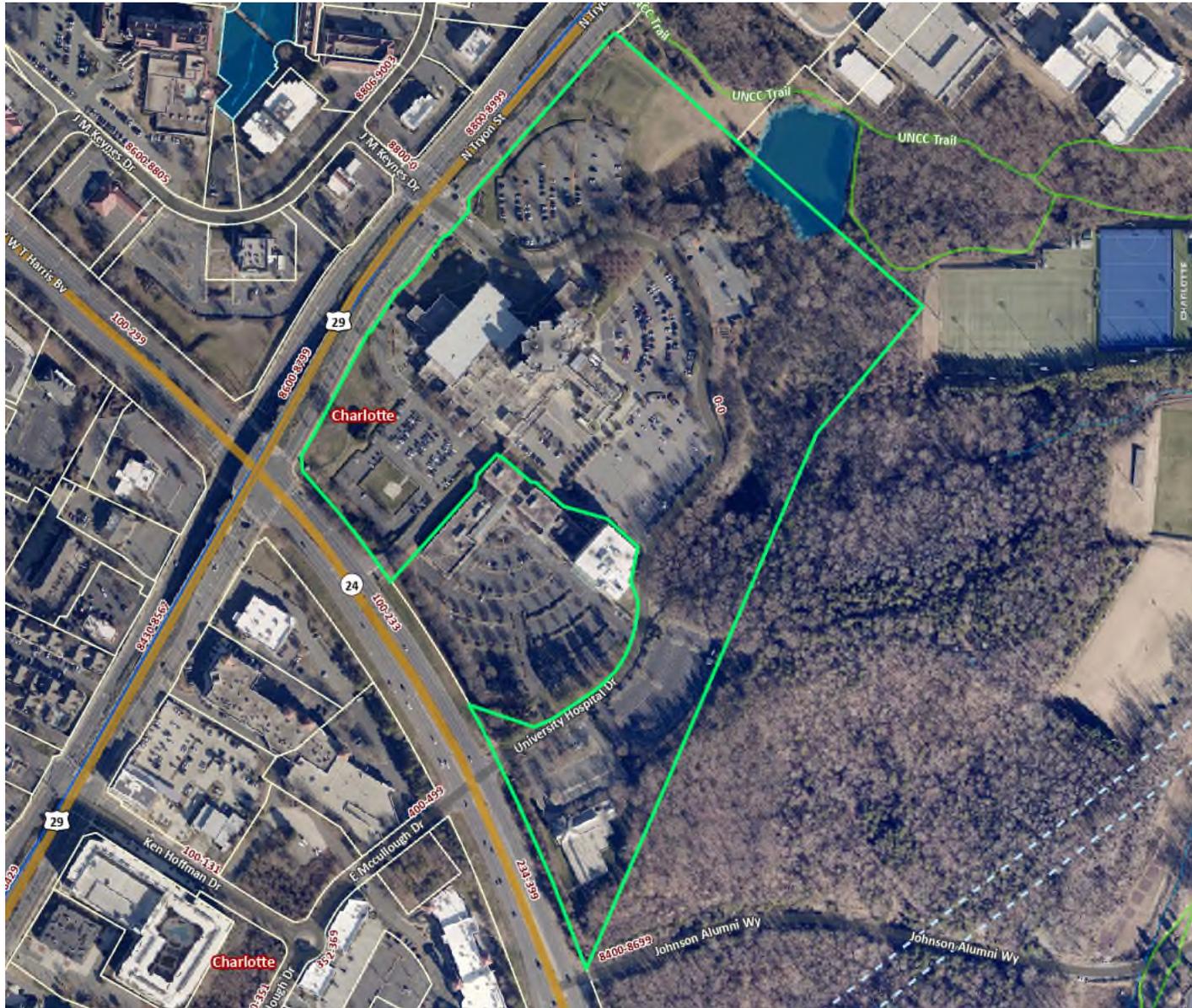
Site – 41.260 Acres



Site



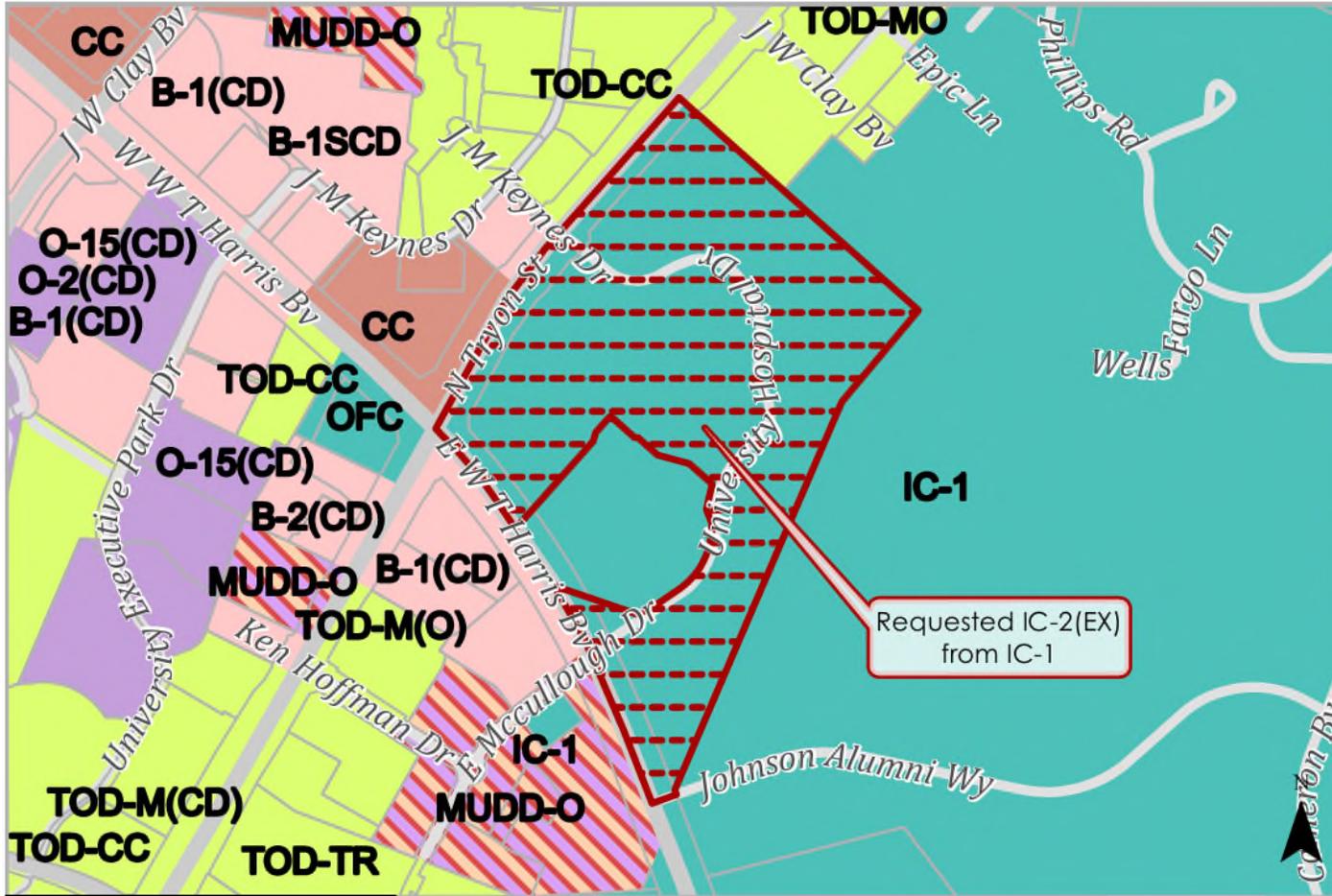
Site



Site



Zoning of the Site and Surrounding Parcels



Zoning Classification

- Campus
- Office
- Business
- Commercial Center
- Mixed Use Transit-
- Oriented
- Requested IC-1(EX)
from IC-1

Rezoning Request

Requesting that the site be rezoned from the IC-1 zoning district to the IC-2(EX) zoning district to accommodate the expansion of the hospital facilities on the site

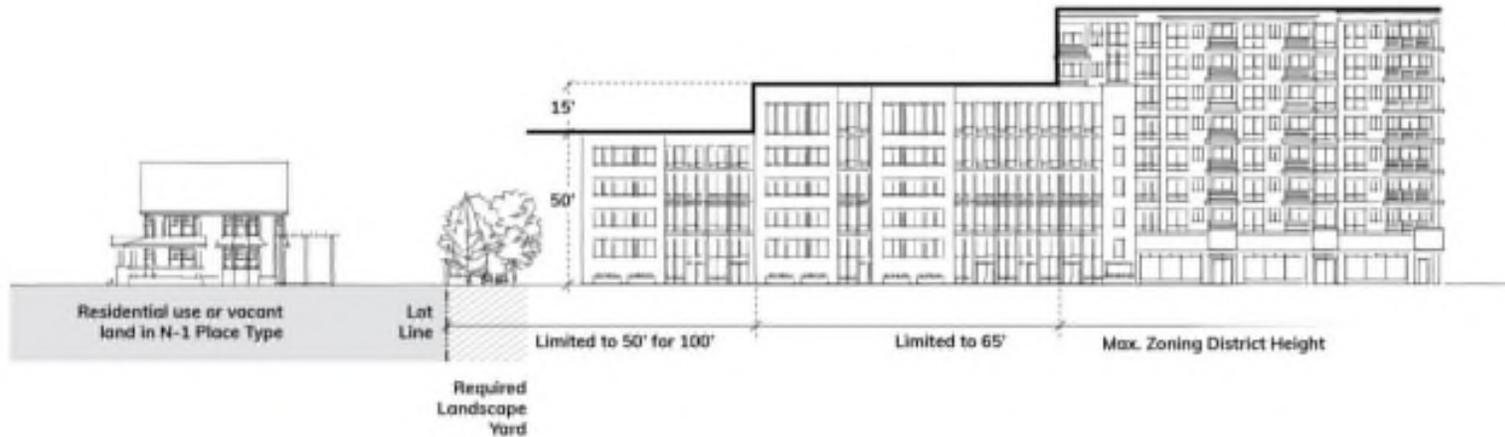
The approval of the rezoning request would increase the allowed maximum building height on the site

Tier 1 conditional rezoning request (no site plan required, just development standards)

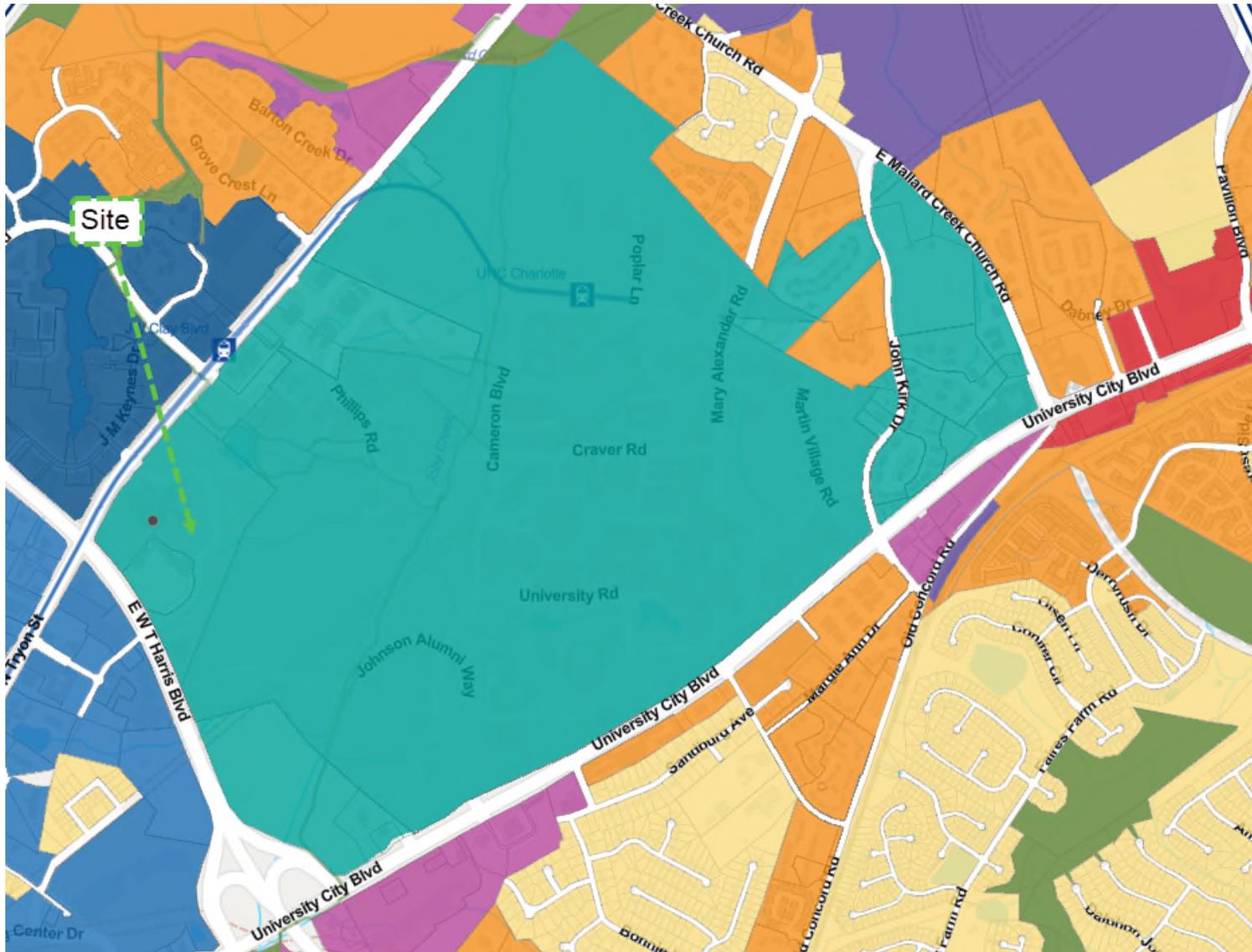
Table 7-3: Campus Zoning Districts Building Height Standards

		IC-1	IC-2	OFC	OG	RC
A	Maximum Building Height (feet) ^{1, 2}	50	120	50	50	120
B	Maximum Height with Bonus (feet) (Section 16.3) ^{1, 2}	80	250	80	80	250

- 1 The height and location of structures may be restricted by the limitations set forth in the Code of Federal Regulations (CFR) Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace. A notice of proposed construction FAA Form 7460-1 must be filed with the FAA for construction or alteration that impacts any of the imaginary surfaces as defined in 14 CFR Part 77, or is more than 200 feet in height above the ground at its site at least 45 days prior to construction. The Aviation Department Planning Division may serve as a point of contact for information regarding building notification requirements and obstruction evaluation
- 2 The maximum building height of any structure within 200 feet from the lot line of residential uses or vacant land in a Neighborhood 1 Place Type is limited as follows: Portions of a structure within the first 100 feet are limited to a maximum height of 50 feet. Portions of a structure located between 100 and 200 feet are limited to a maximum height of 65 feet. Beyond 200 feet, the building height is limited by the maximum height of the zoning district. Building heights for all portions of a structure shall be measured from the average grade established for the whole building. This limitation does not apply to public parks of three acres or greater within a Neighborhood 1 Place Type, nor to an area of two or fewer parcels totaling no more than three acres within a Neighborhood 1 Place Type.



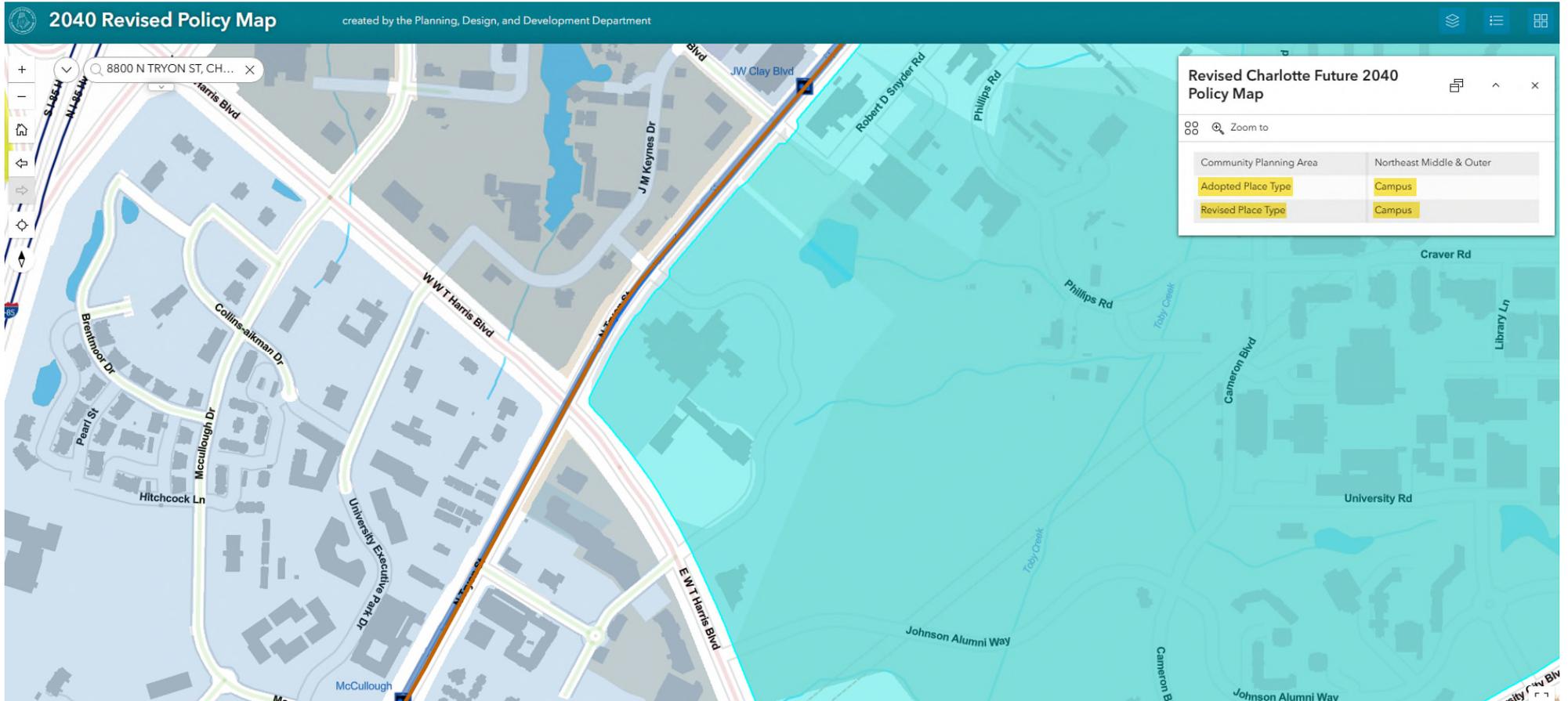
2040 Policy Map

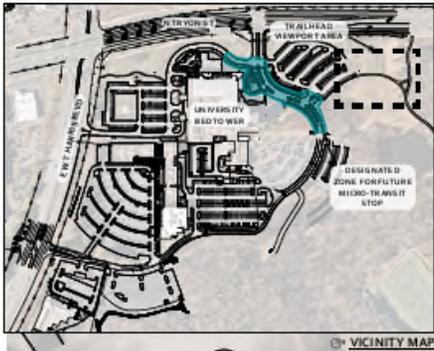


Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

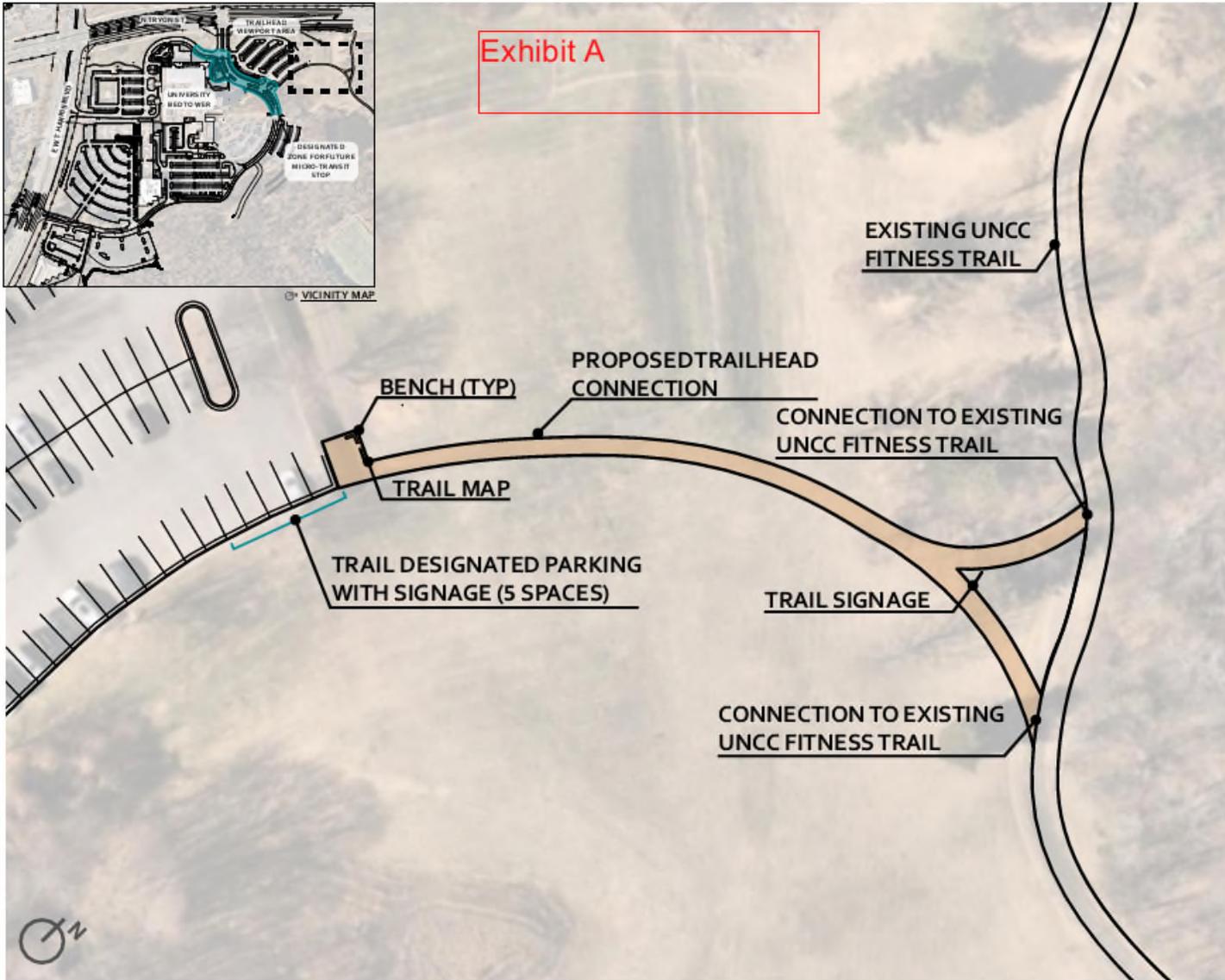
Revised 2040 Policy Map





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Exhibit A



Bench Seating



Trail Map



Trail Signage



Trail Lighting

PUBLIC AMENITY IMPROVEMENT - UNCC FITNESS TRAIL HEAD CONNECTION
 Atrium Health University Campus - Charlotte, North Carolina





Questions