

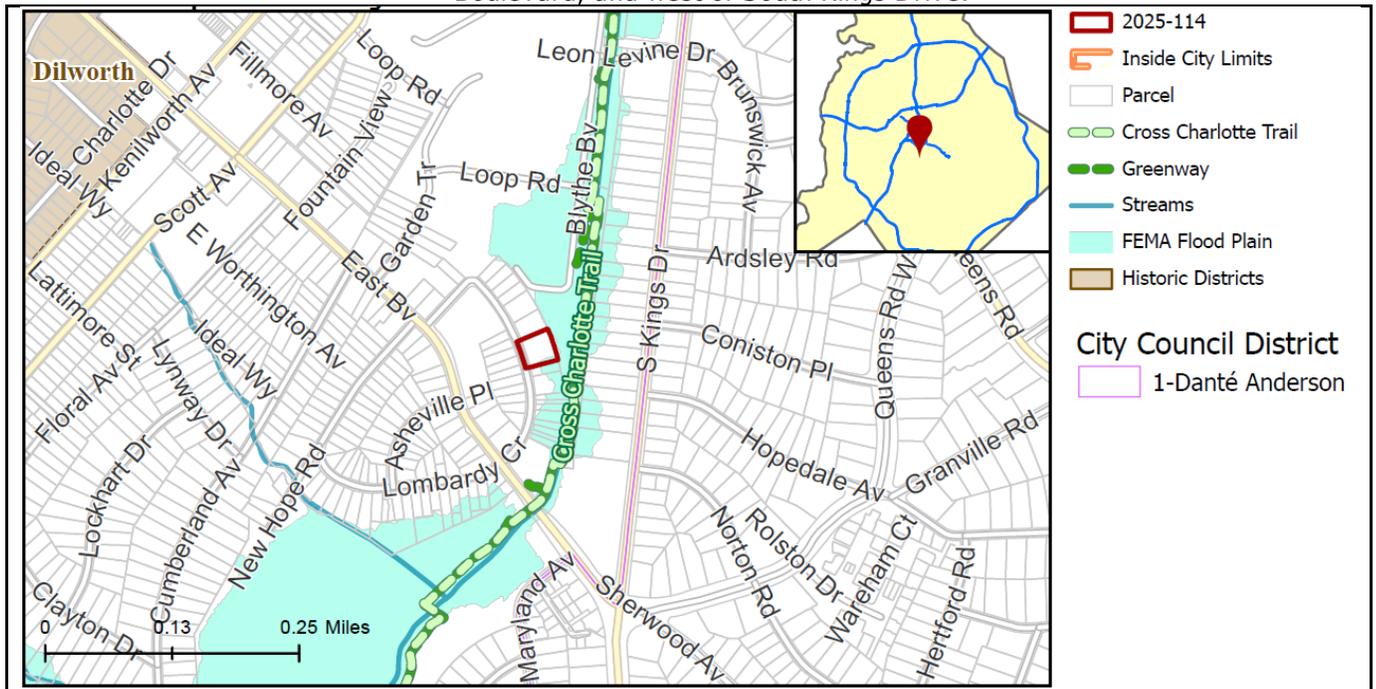
REQUEST

Current Zoning: N2-B (Neighborhood 2-B)
Proposed Zoning: OG(CD) (General Office, conditional)

LOCATION

Address: 1644 Lombardy Circle Charlotte, NC 28203

Approximately 0.56 acres located east of Lombardy Circle, north of East Boulevard, and west of South Kings Drive.



SUMMARY OF PETITION

The petition proposes a private outdoor recreation facility associated with the adjacent healthcare institution. The site is currently vacant.

PROPERTY OWNER

The Charlotte-Mecklenburg Hospital Authority

PETITIONER

The Charlotte-Mecklenburg Hospital Authority

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

The community meeting was held on November 20, 2025 and 7 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposed development of an approximately half-acre site near Atrium Health Campus into a therapy park with walking surfaces, therapeutic structures, and landscaping, while addressing concerns about parking, construction traffic, public access, and project timeline.

The full meeting report is available online.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Inner Area Plan*.

Rationale for Recommendation

- The site is designated as the Campus Place Type on the *2040 Policy Map*. The proposed rezoning to the OG(CD) (General Office, Conditional) district will align the site’s zoning with this Place Type designation.
- The plan includes a 25-foot-wide Type B Landscape Yard along the southern and northern boundaries to buffer and mitigate potential impacts on adjacent residential properties.
- The proposed therapy park, part of the larger hospital campus, will provide enhanced and amenitized open space adjacent to the Little Sugar Creek Greenway, supporting the *2040 Comprehensive Plan* goals to integrate natural and built environments.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 7: Integrated Natural & Built Environments may be facilitated by proposing a new amenitized open space for the medical uses on site.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

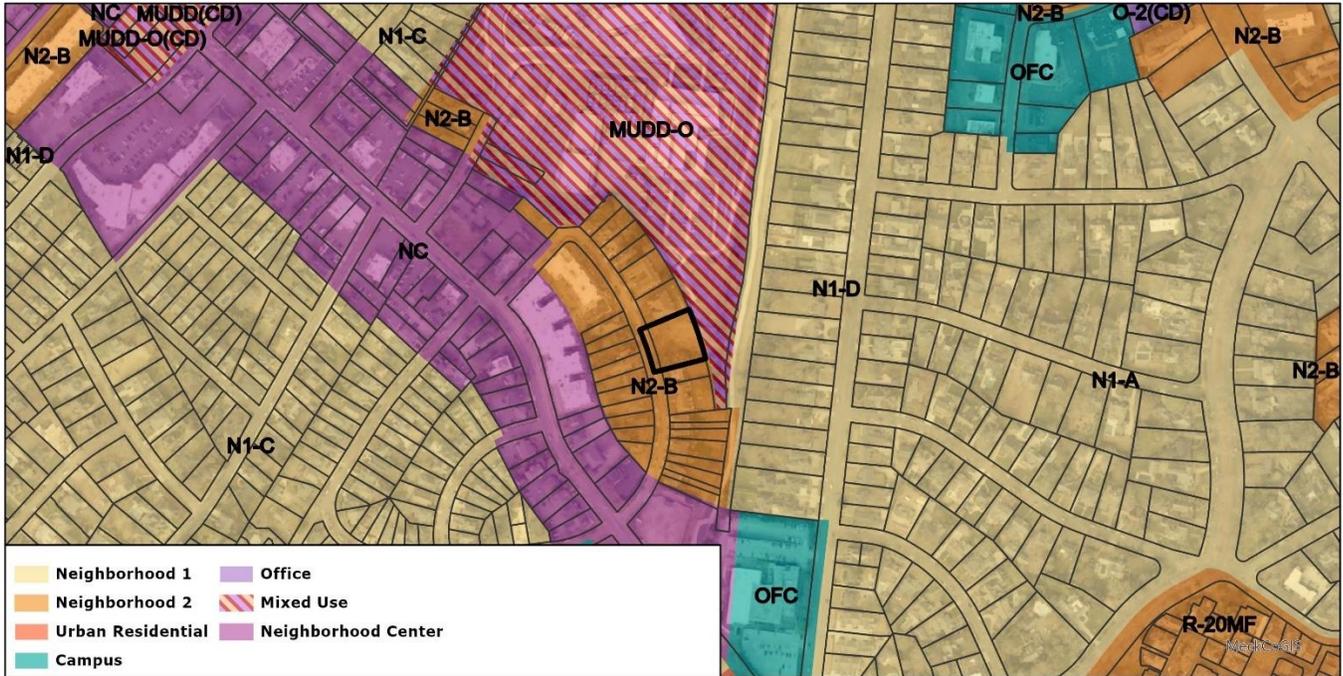
- Existing Zoning:
 - N2-B: This district is intended for the development of multi-family attached or stacked dwellings, either as standalone buildings or as components of multi-dwelling developments
- Proposed Zoning:
 - OG: This district is intended to accommodate areas of general office development that are predominantly supplemental to, or supportive of, institutional campuses as well as standalone office uses unrelated to institutions. The district is typically located along arterials within proximity of institutional campuses but may be appropriate within a predominantly commercial context, especially in instances of standalone office uses. OG developments accommodate automobile access; however, the zoning standards encourage pedestrian networks.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

• **Proposed Request Details**

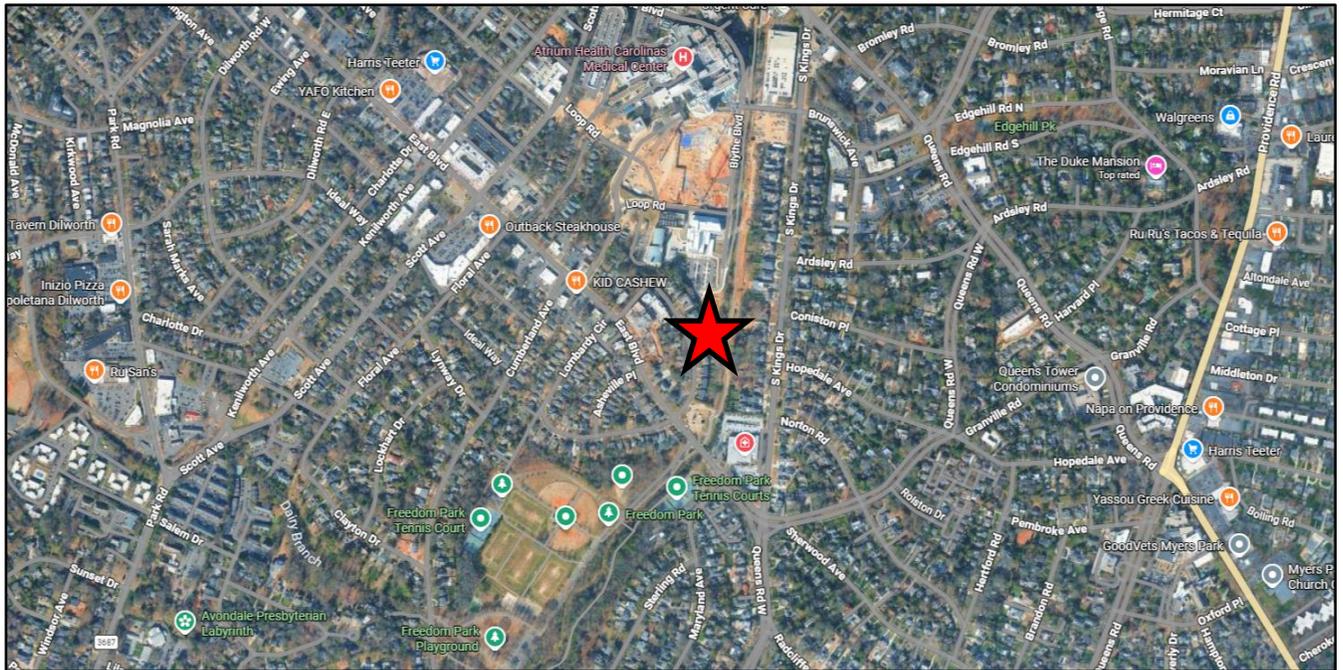
The site plan accompanying this petition contains the following provisions:

- Permits the development of a therapy park and open space associated with the adjacent healthcare institution (located on Tax Parcel Number 153-011-24).
 - The UDO considers the proposed use a Private Outdoor Recreation Facility and shall comply with the prescribed conditions of Article 15.4 of the UDO.
- No buildings are permitted on the site.
- A minimum 25-foot-wide Type B Landscape Yard will be installed along the southern and northern property boundaries in accordance with Article 20 of the UDO and may include a fence or wall.
- Proposed site improvements include: pedestrian features, therapeutic structures and equipment, seating and shade elements, raised garden beds, landscaping, fences or walls, lighting, and art installations.

• **Site Context and Imagery**



The site is zoned N2-B (Neighborhood 2-B). It is adjacent to properties along Lombardy Circle zoned N2-B. To the east and north, the site abuts a healthcare institution zoned MUDD(O) (Mixed-Use Development District, Optional).



The site (indicated by the red star above) is located on the northeast side of Lombardy Circle, one block east of East Boulevard. It is adjacent to the Little Sugar Creek Greenway, approximately 1/8-mile north of Freedom Park. The site is about 1/4-mile west of Kings Drive and 1/2-mile east of Scott Avenue. Currently undeveloped, it abuts the Atrium Health campus to the east and north and is located in a rapidly developing area featuring new mid-rise residential buildings and institutional uses.



View of the site looking east from Lombardy Circle. The site is currently undeveloped.



View from the site looking north on Lombardy Circle. There is a mix of single family, small multi-family, and new mid-rise multi-family residential buildings along Lombardy Circle.



View looking west from the site. The west side of Lombardy Circle in the vicinity of the site is developed with single family dwellings.



View looking southeast from the intersection of Lombardy Circle and East Boulevard. At the left of the image is a mid-rise multi-family residential building that is adjacent to the subject site. East Boulevard contains a mix of multi-family residential, office, and retail uses.



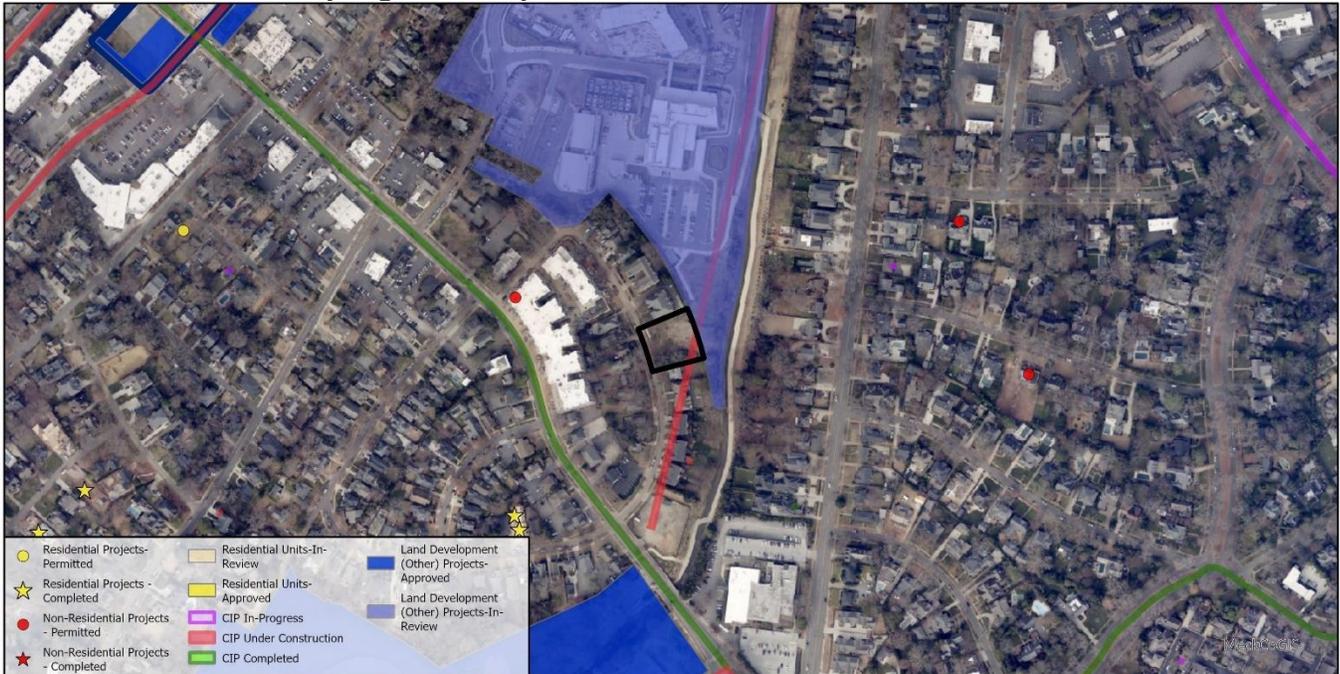
View of the Atrium Health campus from Leon Levine Drive and Blythe Boulevard. The subject site abuts the Atrium Health Campus and is associated with the campus.

• Rezoning History in Area



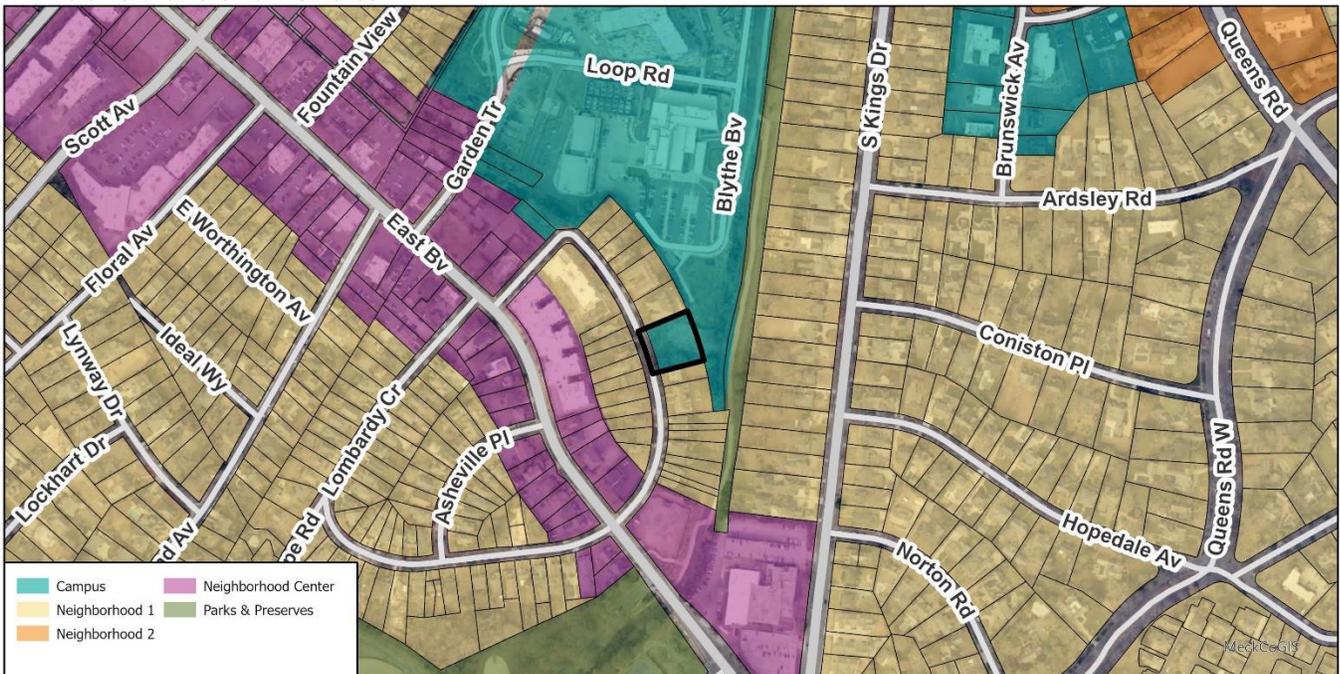
Petition Number	Summary of Petition	Status
2019-114	Rezoned 69.27 acres from O-2 (Office), O-6(CD) (Office, conditional), B-1 (Neighborhood Business), B-2 (General Business), B-1 PED (Neighborhood Business, Pedestrian Overlay), B-2 PED (General Business, Pedestrian Overlay), R-6 (Single Family Residential), and R-22MF (Multi-Family Residential) to MUDD-O (Mixed Use Development, optional) with 5-year vested rights for the construction of a new hospital bed tower, a new rehabilitation hospital and the future renovation and expansion of Atrium’s facilities on the site.	Various permits approved for phased development of Atrium Health Campus including: LDUR-2022-00038 – Greenway Improvements: Construction Complete. LDGP-2022-00042 – Bed Tower: New bed tower with utilities, surface parking, and stormwater conveyance. Stage: Construction in Progress. LDUMUDD-2021-00069 –Construction of new bed tower: Construction in Progress. LDUMUDD-2021-00025 – Infrastructure realignment of Loop Road and Garden Terrace, new intersections, cul-de-sac: Construction in Progress. LDUMUDD-2021-00021 – Parking Improvements: Construction Complete. LDUMUDD-2020-00063 – Greenway Improvements: Construction Complete. LDUMUDD-2020-00060 – Infrastructure improvements to Dickson Tower drop-off, Blythe Road, new Medical Center Dr. bridge and realignment, stormwater and utilities: Construction in Progress. LDUMUDD-2020-00048 – New Carolina’s Rehab Facility: Construction Complete.
2020-052	Rezoned 1.0 acre from NS PED (Neighborhood Services, Pedestrian Overlay) to MUDD(O) PED (Mixed Use Development, optional, Pedestrian Overlay) for the construction of a mixed-use structure containing residential, office, and retail.	LDUMUDD-2021-00077 – construction of a multi-family building: approved, construction not started.
2022-037	Rezoned 0.28 acre from NS PED (Neighborhood Services, Pedestrian Overlay) to B-1 PED (Neighborhood Business, Pedestrian Overlay) for any use permitted in the B-1 PED zoning district.	LDGP-2024-00014 – construction of a multi-family apartment building: approved, construction not started.

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *South Inner Area Plan* and accompanying *2040 Policy Map* recommends the Campus Place Type. The proposed rezoning is in alignment with the adopted Campus Place Type.
 - Campuses are a relatively cohesive group of buildings and public spaces that are typically all serving one institution such as a university, hospital, or office park.
 - This site is within the South Inner Area Plan. The rezoning petition may help facilitate the *Comprehensive Plan* goal 7 given its commitment to providing a new amenitized open space for the medical uses on site.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Lombardy Circle, a City-maintained local street, north of East Boulevard, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current: Vacant
 - Existing Use: N/A trips per day (based on vacant site).
 - Existing Zoning Entitlements: 114 trips per day (based on 6 dwelling units).
 - Proposed Zoning: N/A trips per day (based on private open space associated with hospital campus).

- **Storm Water Services**

- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Water**

- Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Lombardy Cir. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Lombardy Cir.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
 - No comments submitted.

- **Charlotte Area Transit System**

- **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.