

**THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY, PETITIONER
REZONING PETITION NO. 2025-114
TIER 1 DEVELOPMENT STANDARDS**

February 19, 2026

Development Data Table

--Acreage:	± 0.555 acres
--Tax Parcel No.:	153-023-41 (the “Site”)
--Existing Zoning:	N2-B
--Proposed Zoning:	OG (CD)
--Existing Uses:	Vacant
--Proposed/Permitted Use:	See Note B Below

- 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**”). The regulations established under the Ordinance for the OG zoning district shall govern the development and use of the Site.
- B. **Permitted Uses/Development Limitations.** Subject to the limitations set out below, the Site may only be devoted to a therapy park and open space area that will be associated with the healthcare institution located on the immediately adjacent parcel of land designated as Tax Parcel No. 153-011-24 (the “**Healthcare Institution**”). For zoning purposes, the therapy park and open space area shall be considered to be a private outdoor recreation facility and shall meet the relevant prescribed conditions for a private outdoor recreation facility set out in Section 15.4 of the Ordinance.
- (1) No buildings may be located on the Site.
 - (2) The only improvements permitted on the Site shall be the improvements set out below.
 - (a) Pedestrian improvements and various walking surfaces such as, but not limited to, paved walkways, natural surface walkways and trails, bridges, stairs, boardwalks, raised walking surfaces and other therapeutic walking surfaces.
 - (b) Seating elements such as, but not limited to, benches and other outdoor seating.
 - (c) Shade structures such as, but not limited to, pergolas and vegetated trellis structures.
 - (d) Raised garden beds.

- (e) Landscaping and hardscape.
 - (f) Fences or walls. At the option of Petitioner, the Site may be enclosed with a fence or wall.
 - (g) Lighting (subject to Section D below).
 - (h) Art.
- C. **Landscape Yard.** A minimum 25-foot-wide Type B Landscape Yard that meets the requirements of Article 20 of the Ordinance shall be established along the southern and northern boundaries of the Site. Petitioner may install, at its option, a fence or wall within the Type B Landscape Yard that meets the requirements of Article 20 of the Ordinance.
- D. **Lighting.** Lighting installed on the Site will be limited to pedestrian and pathway lighting as necessary and appropriate to accommodate safe levels of lighting for pedestrian movements through the Site and security monitoring, as well as landscape lighting. Lighting will be “dark skies” compliant.
- E. **Security.** Security cameras and associated poles and blue phone security systems may be installed on the Site and integrated with the security system on the adjacent Healthcare Institution.
- F. **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.
- G. **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.