

REZONING LEGEND	
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	BUILD-TO-ZONE
	BUILDING ENVELOPE
	PARKING ENVELOPE
	PUBLIC POCKET PARK
	PRIVATE OPEN SPACE
	PROPOSED BUS STOP

SITE DATA TABLE	
ZONING SUMMARY	
EXISTING ZONING	TOD-UC (TRANSIT-ORIENTED DISTRICT URBAN CENTER)
PROPOSED ZONING	CAC-1 (EX) (COMMUNITY ACTIVITY CENTER)
TAX PARCEL ID	08106501, 08106502, 08106503, 08106507, 08106509, 08106510
ADDRESS	1113 N DAVIDSON STREET
SITE AREA	3.08 ACRES
PROPOSED USE	SEE DEVELOPMENT STANDARDS

FRONTAGE SETBACKS (PER CHARLOTTE UDO TABLE 11-1)	
N DAVIDSON STREET SETBACK (2-3 LANE AVENUE)	20'
PARKWOOD AVENUE SETBACK (2-3 LANE AVENUE)	20'
BELMONT AVENUE SETBACK (SECONDARY)	16'
N CALDWELL STREET SETBACK (SECONDARY)	16'

BUILDING HEIGHT REQUIREMENTS (PER CHARLOTTE UDO TABLE 11-2)	
MINIMUM BUILDING HEIGHT	N/A
MAXIMUM BUILDING HEIGHT	80'

OPEN SPACE REQUIREMENTS (PER CHARLOTTE UDO TABLE 11-8)	
REQUIRED OPEN SPACE	MINIMUM OF 10% ON-SITE OPEN SPACE 134,121 SF * 10% = 13,412 SF MINIMUM 3,353 SF OF WHICH MUST BE PUBLIC OPEN SPACE (25% OF REQUIRED OPEN SPACE)
OPEN SPACE PROVIDED	PRIVATE OPEN SPACE: 40,000 SF PUBLIC OPEN SPACE: 4,000 SF TOTAL OPEN SPACE: 44,000 SF

PARKING REQUIREMENTS (PER CHARLOTTE UDO TABLE 19-1)	
MINIMUM REQUIRED PARKING (TIER 2, PUBLIC HEALTH AND SOCIAL SERVICES USES - HEALTHCARE INSTITUTION)	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
MAXIMUM PARKING (TIER 2, PUBLIC HEALTH AND SOCIAL SERVICES USES - HEALTHCARE INSTITUTION)	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
OFF-STREET PARKING PROVIDED	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
REQUIRED BICYCLE PARKING (PUBLIC HEALTH AND SOCIAL SERVICES USES - HEALTHCARE INSTITUTION)	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
REQUIRED 1/2 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

NO.	REVISIONS	DATE	BY

Kimley

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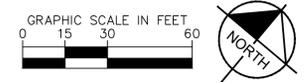
PRELIMINARY

KH PROJECT	015031151	SCALE	AS SHOWN	DESIGNED BY	OTH	DRAWN BY	OTH	CHECKED BY	KJM
DATE									

REZONING SITE PLAN

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

SHEET NUMBER
RZ-1



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DEVELOPMENT STANDARDS

January 15, 2025

I. GENERAL PROVISIONS

- A. Site. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Charlotte-Mecklenburg Hospital Authority (the "Petitioner") for an approximately 3.08-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. 081-065-01, 081-065-10, 081-065-09, 081-065-02, 081-065-03 and 081-065-07.
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").
C. Graphics and Alterations. The schematic depictions of the use, 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.

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. 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

- A. Subject to the limitations set out below, the Site may be devoted to a freestanding emergency department (hereinafter referred to as 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 CAC-1 zoning district and any incidental and accessory uses relating thereto that are permitted in the CAC-1 zoning district.
B. Notwithstanding the terms of paragraph 2.A above, the following uses shall be prohibited on the Site:
(1) Vehicle Dealership: Enclosed.
(2) Vehicle Fueling Facility.
(3) Vehicle Rental: Outdoor.
(4) Vehicle Repair Facility: Minor.
(5) Movie Studio.

3. DEVELOPMENT LIMITATIONS RELATING ONLY TO A HEALTHCARE INSTITUTION

- A. In the event that a healthcare institution is developed on the Site, the limitations set out below shall apply to such development.
(1) A maximum of one principal building may be constructed on the Site.
(2) The principal building to be constructed on the Site shall be located within the building envelope depicted on the Rezoning Plan.
(3) Parking and vehicular maneuvering and vehicular circulation areas shall be located within the parking envelope depicted on the Rezoning Plan. Parking and vehicular maneuvering and vehicular circulation areas may also be located within the building envelope depicted on the Rezoning Plan.
(4) The maximum size of a building devoted to a healthcare institution shall be 16,000 square feet of gross floor area.

4. DEVELOPMENT OF THE SITE WITH A PERMITTED USE OTHER THAN A HEALTHCARE INSTITUTION

- A. In the event that the Site is developed with or devoted to a permitted use or uses other than a healthcare institution, the development of the Site shall be governed solely by the terms and provisions of the Ordinance and not the terms and provisions of these Development Standards or the Rezoning Plan.

5. EX DISTRICT MODIFICATIONS TO THE ORDINANCE REGULATIONS

- A. Pursuant to Section 37.2.C.3.b of the Ordinance, the modifications to the Ordinance regulations set out below shall only apply to the development of the Site for a healthcare institution use. In the event that the Site is developed for a permitted use or uses other than a healthcare institution, then the modifications to the Ordinance regulations set out below shall not apply to the development of the Site.
(1) Modify the applicable frontage build to zone requirements set out in Section 11.3.B, Table 11-1.B of the Ordinance from 0 to 35 feet to 0 to 150 feet.
(2) Modify the maximum blank wall area requirements set out in Section 11.3.D, Table 11-3.D of the Ordinance from 20 feet to 90 feet.
(3) Modify the ground floor transparency requirements set out in Section 11.3.E, Table 11-4.B of the Ordinance from 50 percent to 10 percent.
(4) Modify the requirements set out in Section 11.3.G, Table 11-6 of the Ordinance to require only one ground floor frontage entrance that may be located on either the Belmont Avenue frontage or the North Davidson Street frontage, and only one prominent entrance, which shall be the foregoing ground floor entrance.
(5) Modify the requirements of the Ordinance to allow parking and vehicular maneuvering and vehicular circulation areas to be located between the principal building and Belmont Avenue and North Davidson Street.

6. EX DISTRICT PUBLIC BENEFITS

- A. As provided in Section 37.2.C.3.d of the Ordinance, a CAC-1 (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 CAC-1 (EX) zoning district provides the public amenity and city improvements public benefits described below.
(1) With respect to a public amenity, Petitioner shall install and maintain a publicly accessible pocket park at the southeasterly corner of the Site adjacent to the 12-foot-wide multi-use path along the Site's frontage on North Davidson Street in the location generally depicted on the Rezoning Plan (the "Pocket Park"). A public access easement shall be provided on the Pocket Park site to allow the public to utilize the Pocket Park. The Pocket Park shall have a minimum size of 4,000 square feet and it shall contain, at a minimum, the following improvements: hardscape, landscaping, seating elements and shade structures.
(2) With respect to city improvements, Petitioner shall install a bus stop waiting pad along the Site's frontage on North Davidson Street. The actual location of the bus stop waiting pad along the Site's frontage on North Davidson Street shall be coordinated with CATS during the permitting process.
B. In the event that the Site is not developed for a healthcare institution, then Petitioner shall not be required to install the Pocket Park or the bus stop waiting pad referenced above.

7. 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").

8. STREETSCAPE

- A. 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 North Davidson Street as generally depicted on the Rezoning Plan.
B. A minimum 8-foot-wide amenity zone and a minimum 8-foot-wide sidewalk shall be installed along the Site's frontage on Belmont Avenue as generally depicted on the Rezoning Plan.

9. OPEN SPACE

- A. Development of the Site shall comply with the open space and green area requirements of the Ordinance.

10. 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.

Table with columns: No., REVISIONS, DATE, BY

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PRELIMINARY

Table with columns: KH PROJECT, DATE, SCALE, AS SHOWN, DESIGNED BY, OTH, DRAWN BY, OTH, CHECKED BY, KJM

DEVELOPMENT STANDARDS

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

SHEET NUMBER RZ-2



Know what's below. Call before you dig.