

Rezoning Petition No. 2023-016

The Charlotte-Mecklenburg Hospital Authority, Petitioner

Community Meeting

November 8, 2023

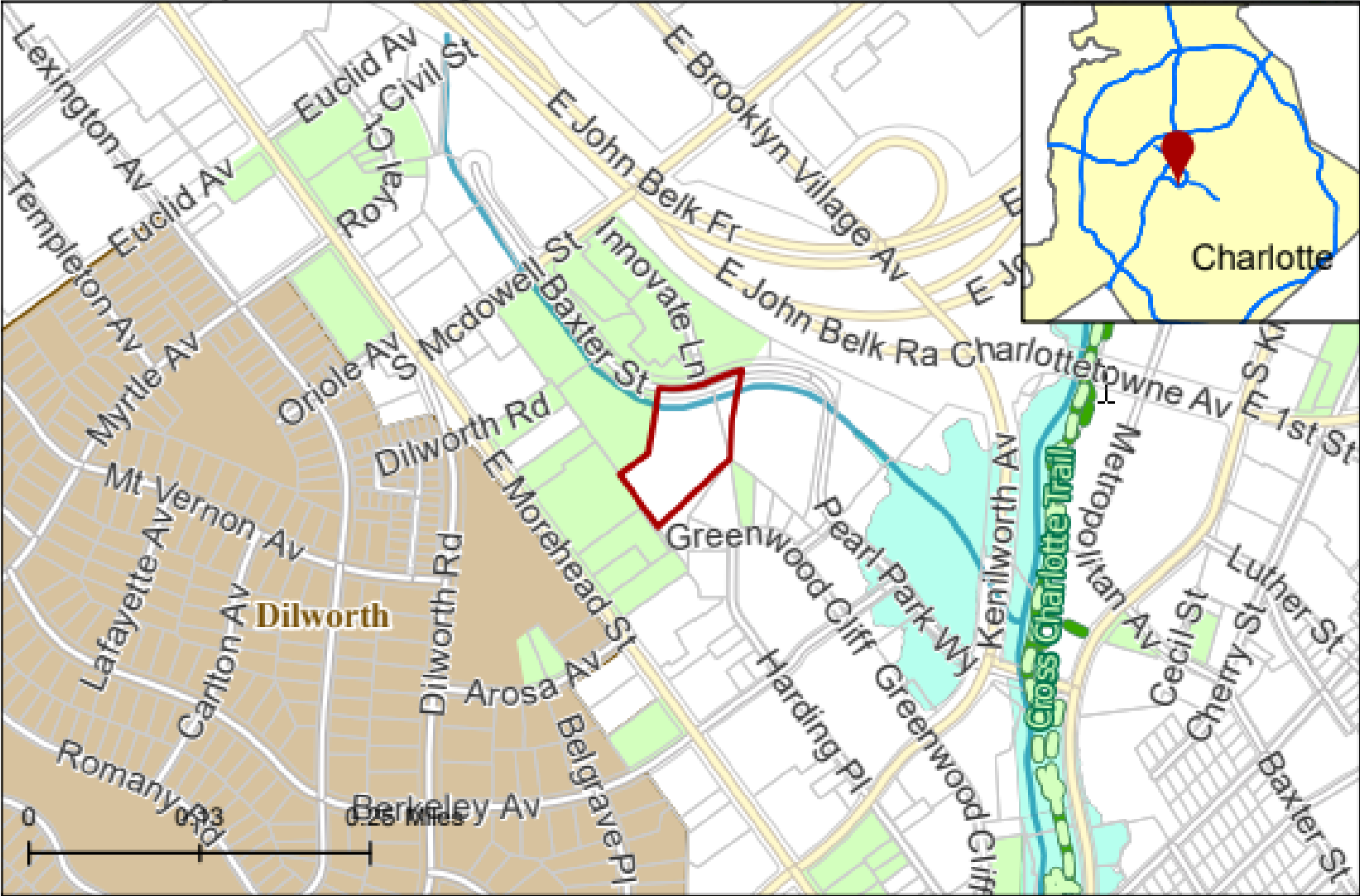
Team

- Bennett Thompson, The Charlotte-Mecklenburg Hospital Authority
- Dennis Miller, Wexford Science & Technology
- Ryan Lewis, Kimley Horn & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

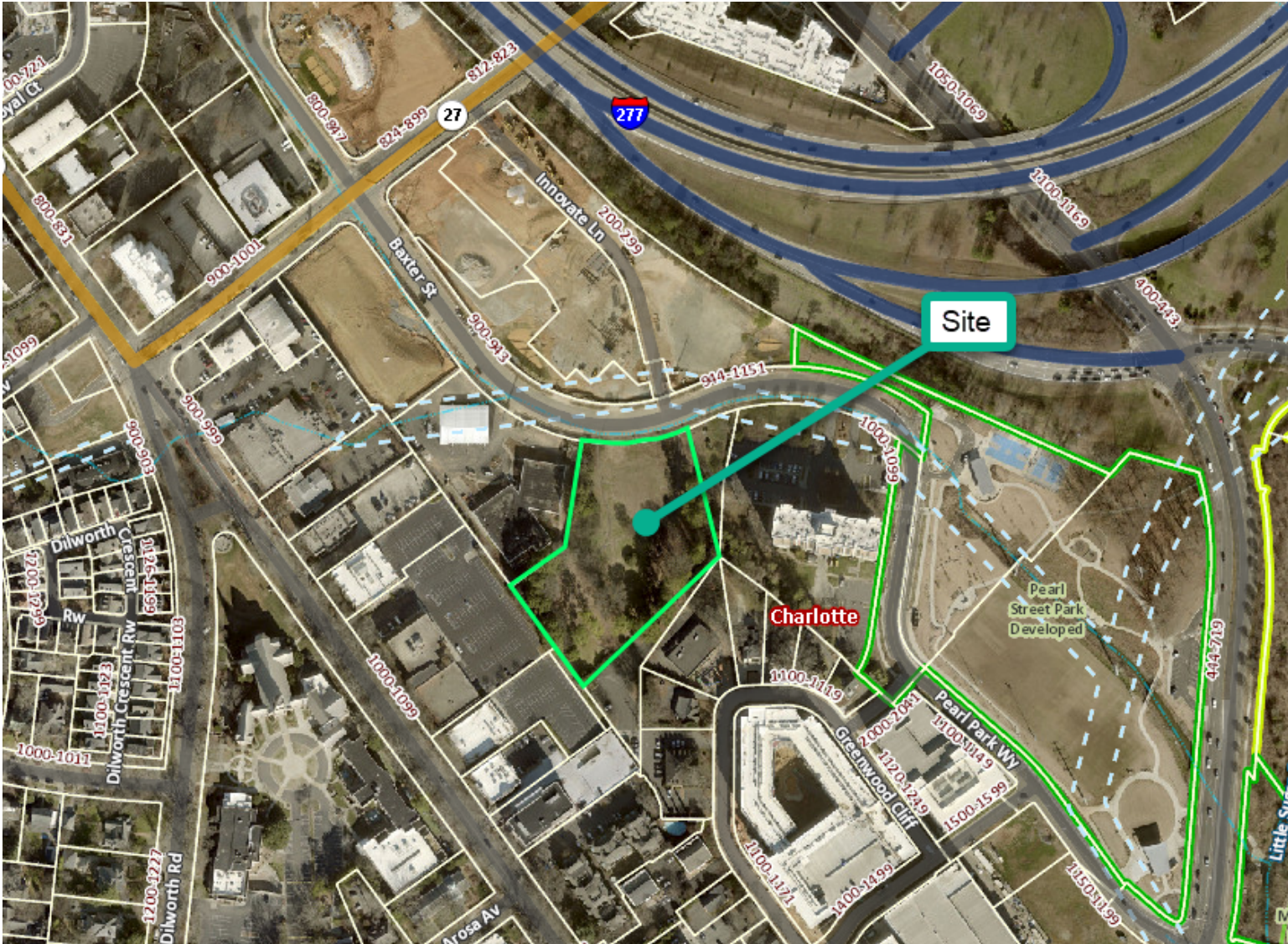
Current Rezoning Schedule

- Public Hearing: Tuesday, January 16, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, January 30, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

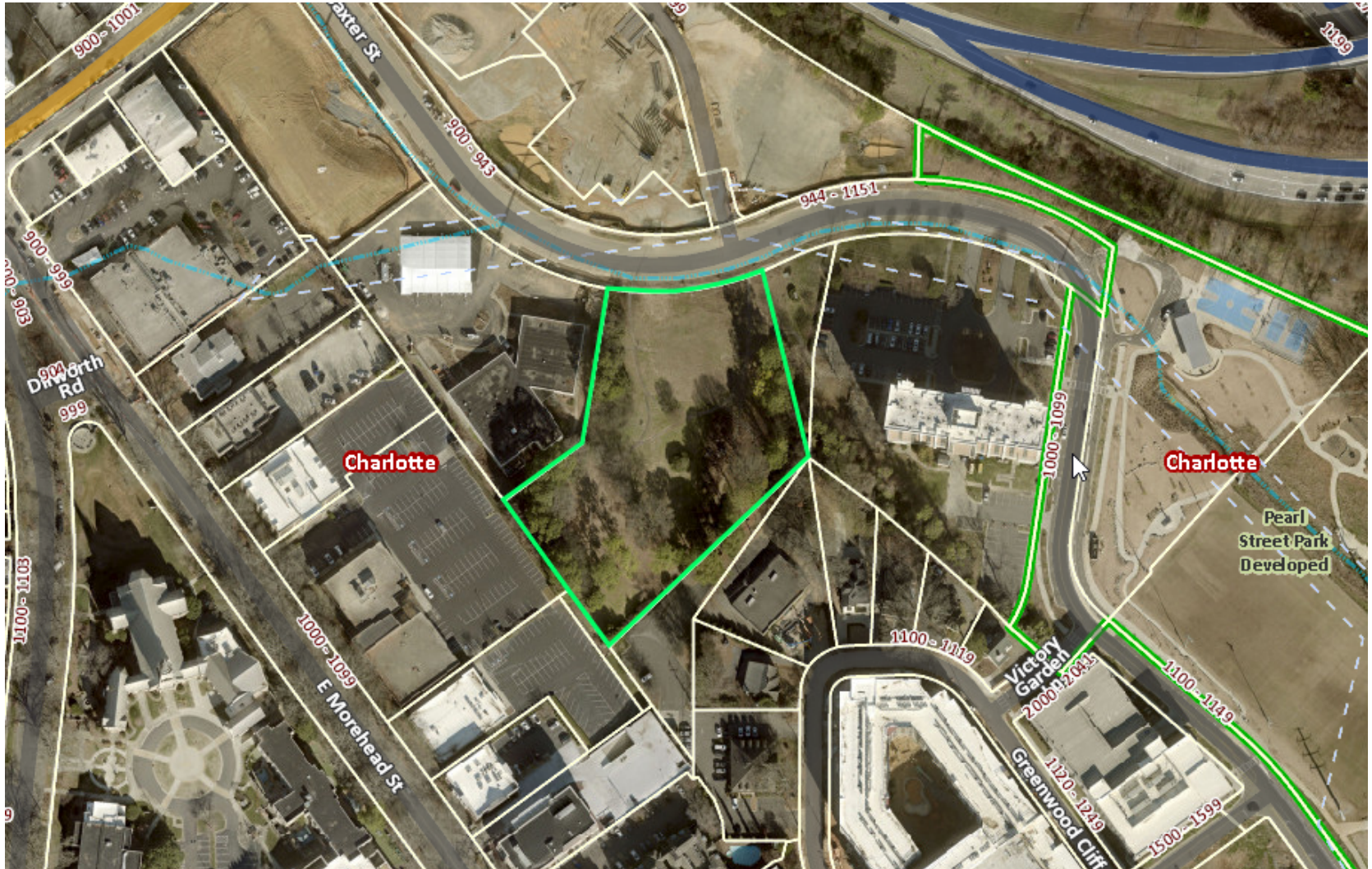
Site – 3.11 Acres



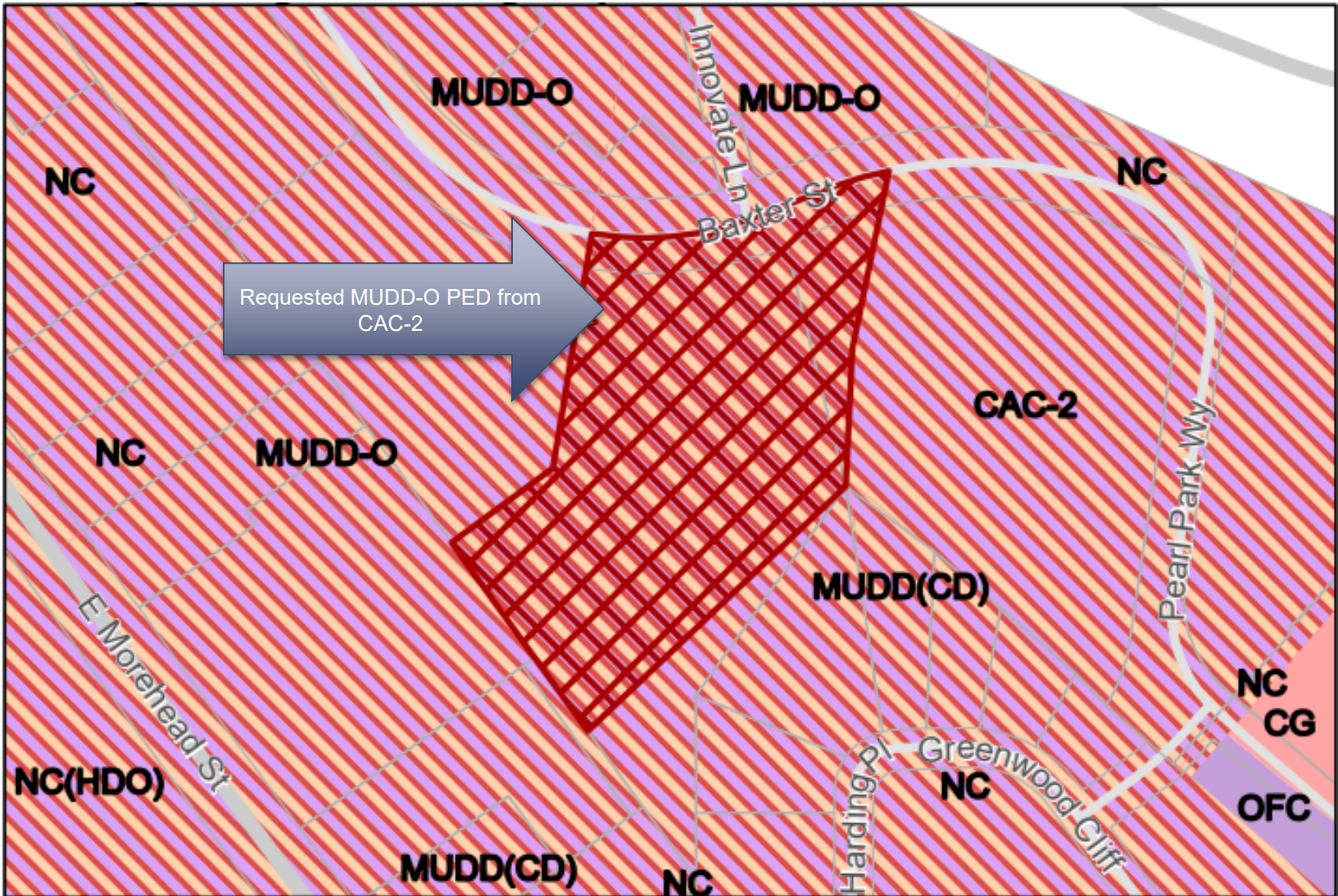
Site



Site



Zoning of the Site and Surrounding Parcels



Rezoning Request

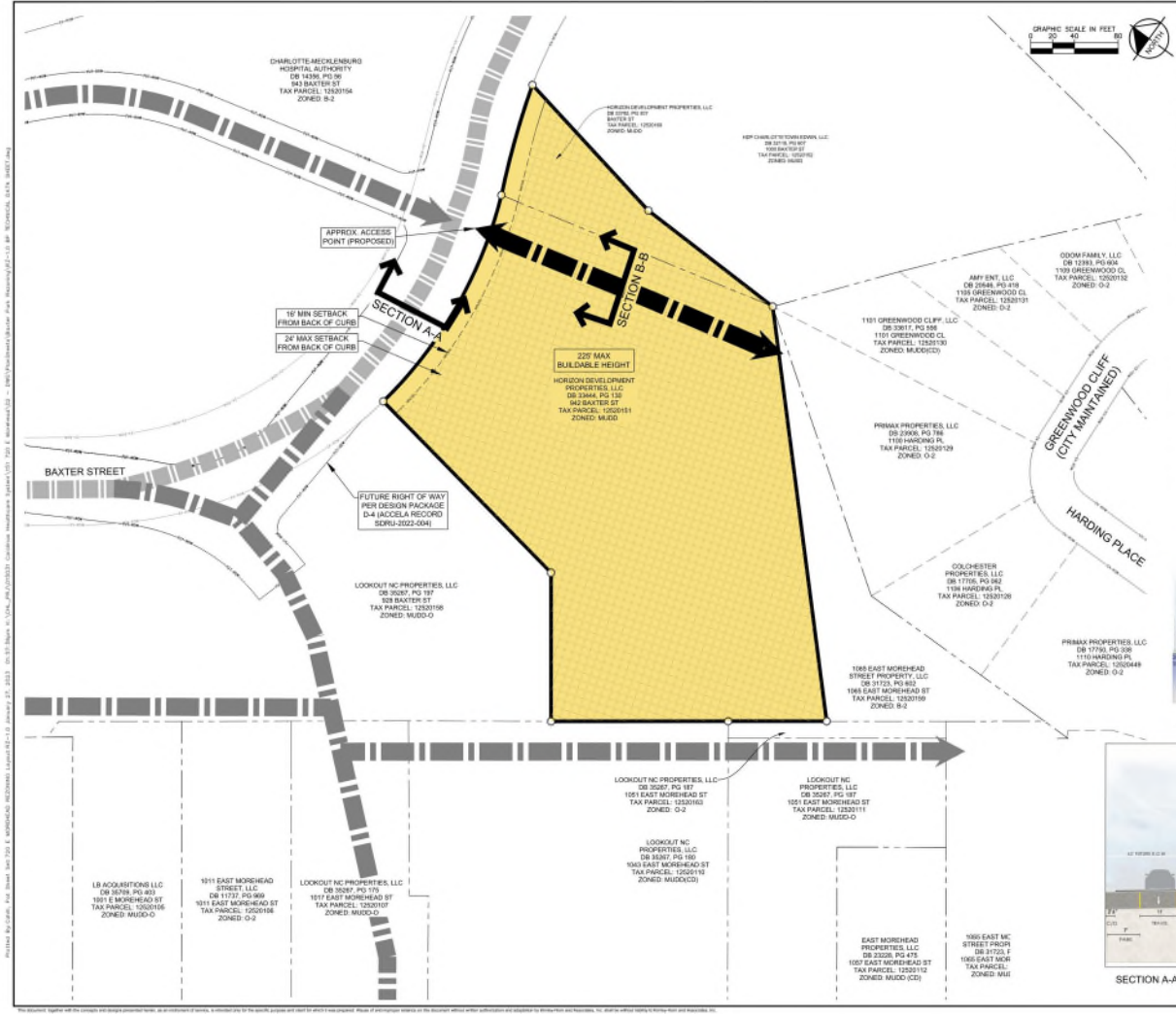
Requesting that the site be rezoned from the CAC-2 zoning district to the MUDD-O PED zoning district to accommodate the development of a maximum of 330,000 square feet of non-residential uses on the site with the option to convert the non-residential uses (or portions thereof) to multi-family dwelling units by reducing the amount of the non-residential gross floor area at the rate of 1,000 square feet per multi-family dwelling unit

The maximum building height would be 225 feet

This site would be a part of The Pearl development



Rezoning Plan



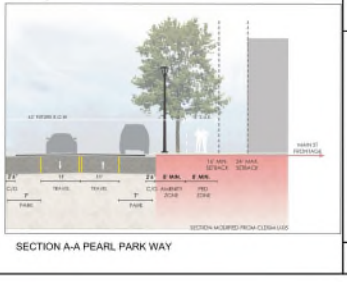
SITE LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED IMPROVED SIDEWALK
- EXISTING CITY MAINTAINED ROAD
- PROPOSED 10' MIN SETBACK FROM REAR LOT LINE (SDFW)
- PROPOSED 24' MAX SETBACK FROM REAR LOT LINE (SDFW)
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED 10' MIN SETBACK FROM FRONT LOT LINE (SDFW)
- PROPOSED 24' MAX SETBACK FROM FRONT LOT LINE (SDFW)
- PROPOSED 10' MIN SETBACK FROM SIDE LOT LINE (SDFW)
- PROPOSED 24' MAX SETBACK FROM SIDE LOT LINE (SDFW)
- PROPOSED 10' MIN SETBACK FROM CORNER LOT LINE (SDFW)
- PROPOSED 24' MAX SETBACK FROM CORNER LOT LINE (SDFW)

SITE DEVELOPMENT DATA:

- PROPOSED BUILDING AREA: 117,120 SQ FT
- TAX PARCEL NO: 102-01-01, 102-01-02
- EXISTING ZONING: MU2-D
- PROPOSED ZONING: MU2-D
- PROPOSED STORM WATER DETENTION WITH 4 HOUR DETENTION
- PROPOSED USE AND MAXIMUM COVERED FLOOR AREA: UP TO 100,000 SF WITH 50% MINIMUM HEIGHT (SEE RULES)
- MINIMUM SIDEWALK WIDTH: 20 FT
- PARKING PER ORDINANCE REQUIREMENTS



 <small>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 88 SOUTH FLORENCE STREET, SUITE 100, CHARLOTTE, NC 28203 TEL: 704.334.4477</small>	DATE: _____
	REVISIONS: _____
<p>NOT FOR CONSTRUCTION</p> <p>PREPARED BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: 10/20/2022</p>	DATE: _____
	REVISIONS: _____
<p>942 BAXTER ST PREPARED FOR ATRIUM HEALTH <small>CITY OF CHARLOTTE</small></p>	DATE: _____
<p>SHEET NUMBER RZ-1.0</p>	DATE: _____

Project No. 2022-001, 942 Baxter St, Charlotte, NC 28203. Prepared by: KHA. Date: 10/20/2022. Drawing No.: RZ-1.0. Scale: As Shown.

PHASE 1A



PHASE 1A



PHASE 1B



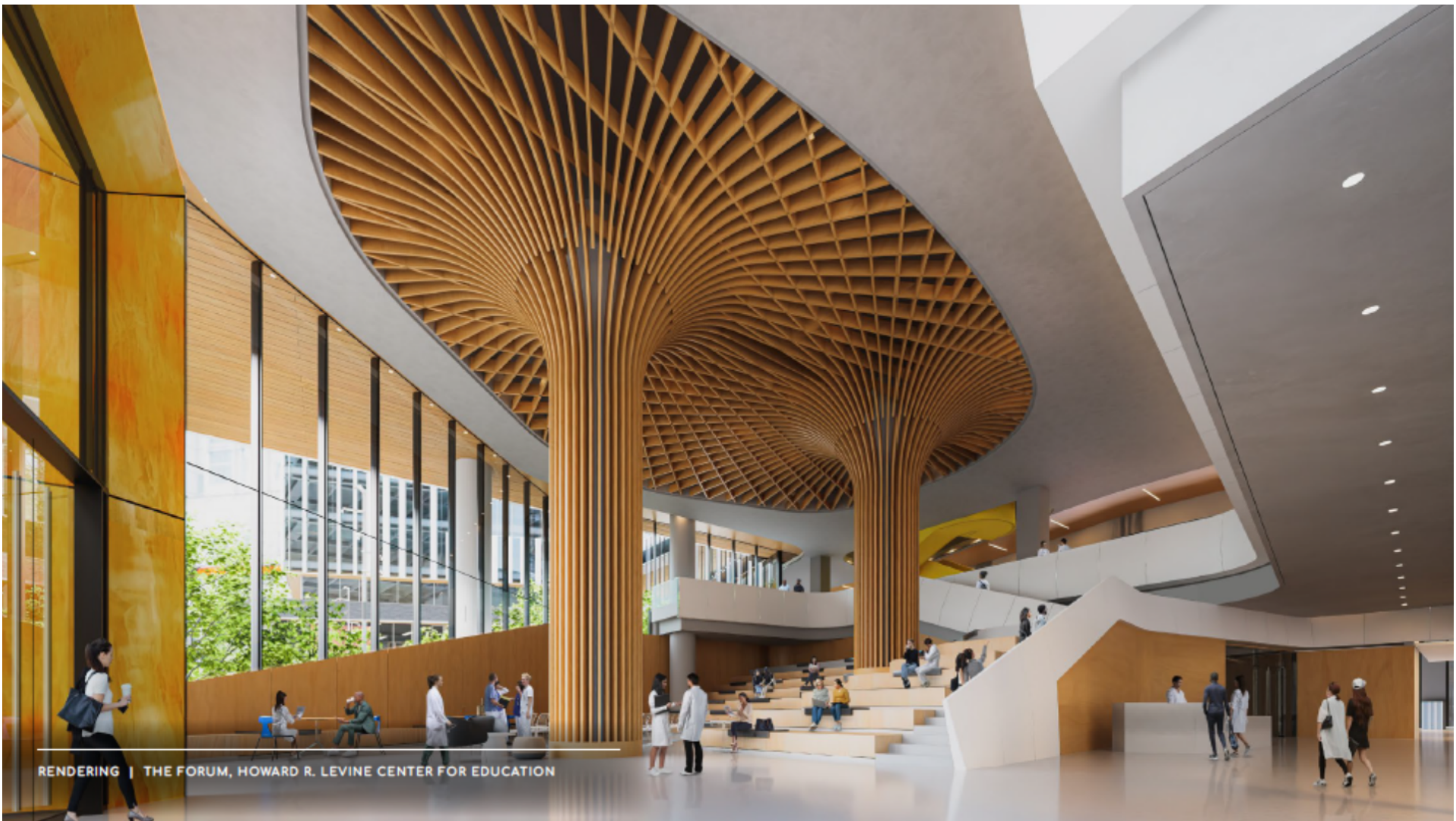
The Pearl Update

November 07, 2023









RENDERING | THE FORUM, HOWARD R. LEVINE CENTER FOR EDUCATION