

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY, PETITIONER
REZONING PETITION NO. _____
DEVELOPMENT STANDARDS
December 15, 2025

Development Data Table

--Acreage:	± 41.260 acres
--Tax Parcel No.:	049-311-08 (the "Site")
--Existing Zoning:	IC-1
--Proposed Zoning:	IC-2(EX)
--Existing Use:	Healthcare Institution
--Proposed Permitted Uses:	Healthcare institution and 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 IC-2 zoning district and any incidental and accessory uses relating thereto that are permitted in the IC-2 zoning district

- 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**"). Subject to the EX-District modifications set out below in Section D of the Development Standards, the regulations established under the Ordinance for the IC-2 (Institutional Campus) zoning district shall govern the development and use of the Site.
- B. **Permitted Uses.** The Site may be devoted to 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 IC-2 zoning district and any incidental and accessory uses relating thereto that are permitted in the IC-2 zoning district.
- C. **Maximum Building Height.** The maximum height of any buildings located on the Site shall be governed by the terms of the Ordinance.
- D. **EX District Modifications to the Ordinance Regulations.** Pursuant to Section 37.2.C.3.b of the Ordinance, the modifications to the Ordinance regulations set out below shall apply to the development and use of the Site.
- (1) Modify the applicable frontage build to zone requirements set out in Section 7.3.C, Table 7-2.B of the Ordinance from 0 to 20 feet to 0 to 600 feet.
 - (2) Modify the applicable minimum frontage build to zone, build-to percentage requirements for structures set out in Section 7.3.C, Table 7-2.C of the Ordinance from 80 percent/60 percent to 50 percent.

- (3) Modify the applicable minimum building length as a percentage of lot width along a frontage requirements set out in Section 7.3.E, Table 7-4.A of the Ordinance from 60 percent to 20 percent.
- (4) Modify the maximum building length along a frontage requirement set out in Section 7.3.E, Table 7-4.B of the Ordinance from 500 feet to 900 feet.
- (5) Modify the maximum building length along a frontage with additional design elements requirement set out in Section 7.3.E, Table 7-4.C of the Ordinance from 700 feet to 1,100 feet.
- (6) Existing buildings located on the Site shall not be required to comply with the maximum blank wall area requirements set out in Section 7.3.E, Table 7-4.D of the Ordinance. New buildings constructed on the Site shall be required to comply with the maximum blank wall area requirements set out in Section 7.3.E, Table 7-4.D of the Ordinance.
- (7) Existing buildings located on the Site shall not be required to comply with the minimum ground floor height requirements set out in Section 7.3.E, Table 7-4.F of the Ordinance.
- (8) Modify the minimum ground floor height requirements set out in Section 7.3.E, Table 7-4.F of the Ordinance from 16 feet to 15 feet.
- (9) Modify the applicable maximum spacing for required prominent entrances requirements set out in Section 7.3.E, Table 7-4.G of the Ordinance from 250 feet to 650 feet.
- (10) Existing buildings located on the Site shall not be required to comply with the ground floor transparency requirements set out in Section 7.3.F, Table 7-5.B of the Ordinance. New buildings constructed on the Site shall be required to comply with ground floor transparency requirements set out in Section 7.3.F, Table 7-5.B of the Ordinance.
- (11) Existing buildings located on the Site shall not be required to comply with the upper floor transparency requirements set out in Section 7.3.F, Table 7-5.C of the Ordinance. New buildings constructed on the Site shall be required to comply with upper floor transparency requirements set out in Section 7.3.F, Table 7-5.C of the Ordinance.
- (12) Existing buildings located on the Site shall not be required to comply with the primary pedestrian entry requirements set out in Section 7.3.G, Table 7-6 of the Ordinance. New buildings constructed on the Site shall be required to comply with applicable primary pedestrian entry requirements set out in Section 7.3.G, Table 7-6 of the Ordinance.
- (13) Existing buildings located on the Site shall not be required to comply with the building design standards set out in Section 7.3.H.1 and Table 7-7 of the Ordinance.
- (14) Modify the maximum parking requirement for medical office uses on the Site set out in Table 19.1 of the Ordinance from 1 parking space per 250 square feet of gross floor area

to 1 parking space per 200 square feet of gross floor area. For a healthcare institution on the Site, modify the maximum parking requirement to 5 parking spaces per patient room or 5 spaces per 1,000 square feet of gross floor area, whichever allows more parking.

- (15) Existing buildings located on the Site shall not be required to comply with the bicycle parking requirements set out in Section 19.4.F, Table 19-3 of the Ordinance. New buildings constructed on the Site shall be required to comply with the bicycle parking requirements set out in Section 19.4.F, Table 19-3 of the Ordinance.

E. **EX District Public Benefits.** As provided in Section 37.2.C.3.d of the Ordinance, an IC-2 (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 IC-2 (EX) zoning district provides the public amenity and city improvements public benefits described below.

- (1) With respect to a public amenity, Petitioner shall install a trail head connection to the University of North Carolina at Charlotte Fitness Trail that will contain bench seating, a trail map, signage and trail lighting. Attached hereto as Exhibit A is an exhibit that depicts the location and general design of the trail head.

- (2) With respect to the city improvements, Petitioner shall install the improvements set out below.

- (a) A micro-transit area on the Site in the location generally depicted on Exhibit A that will include dedicated curb space for ride share, a waiting pad consistent with CATS detail 60.01B (attached hereto as Exhibit B) and a landing pad for wheelchairs. The design details of the on-site micro-transit area will be coordinated with CATS during the permitting process for a new building constructed on the Site.

- (b) A bus stop waiting pad and shelter at the existing bus stop located along the Site's frontage on North Tryon Street. The bus stop waiting pad shall be constructed in accordance with CATS detail 60.03D (attached hereto as Exhibit C).

- (3) The public amenity improvement and the city improvements described above shall be completed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

F. **Vested Rights.** Pursuant to Section 37.6 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Petition, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.

G. **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.

H. 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.