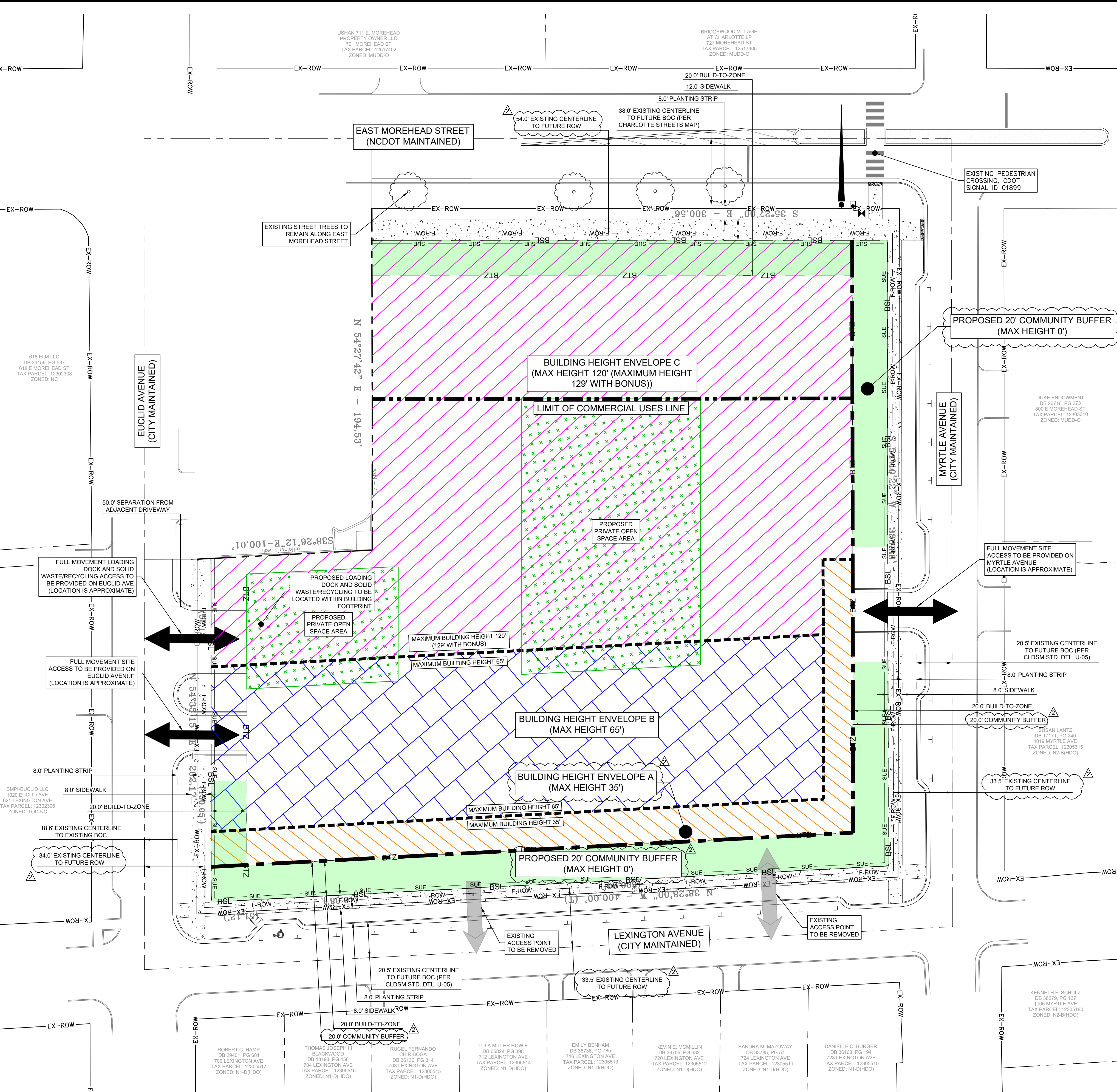
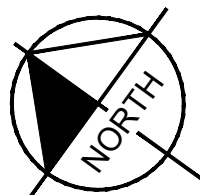
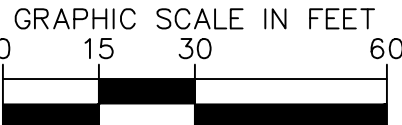


Plotted By: Resendez, Tyler Sheet Set: RENAME TO PROJECT DESCRIPTION Layout: C301 - SITE OVERALL January 22, 2026 11:55:51 am K:\CHL PRJ\015031 Carolina Healthcare System\151720 E Morehead\02 - DWG\Rezoning\RZ-1.dwg



REZONING LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	BSL
---	BTZ
---	F-ROW
---	SUE
---	COMMUNITY BUFFER
---	LIMIT OF COMMERCIAL USES LINE
---	BUILDING HEIGHT ENVELOPE A (MAXIMUM HEIGHT 65')
---	BUILDING HEIGHT ENVELOPE B (MAXIMUM HEIGHT 65')
---	BUILDING HEIGHT ENVELOPE C (MAXIMUM HEIGHT 120' (MAXIMUM HEIGHT 122' WITH BONUS))
---	PUBLIC OPEN SPACE
---	PRIVATE OPEN SPACE

SITE DATA TABLE	
ZONING SUMMARY	
EXISTING ZONING	NC (NEIGHBORHOOD CENTER)
PROPOSED ZONING	CAC-2 (CD) (COMMUNITY ACTIVITY CENTER)
TAX PARCEL ID	12305403, 12305402
ADDRESS	720 E. MOREHEAD STREET
SITE AREA	3.14 ACRES
PROPOSED USE	MULTI-FAMILY STACKED DWELLING UNITS AND GROUND FLOOR COMMERCIAL USES
MAXIMUM DENSITY	390 DWELLING UNITS AND 10,000 SQUARE FEET OF COMMERCIAL USES
FRONTAGE SETBACKS (PER CHARLOTTE UDO TABLE 11-1)	
E. MOREHEAD STREET SETBACK (4+ LANE AVENUE)	20'
EUCLID AVENUE SETBACK (2 LANE AVENUE)	20'
LEXINGTON AVENUE SETBACK (SECONDARY)	16'
MYRTLE AVENUE SETBACK (SECONDARY)	16'
BUILD-TO-ZONE (MEASURED FROM SETBACK LINE)	0'-20'
MINIMUM BUILD TO PERCENTAGE (E. MOREHEAD ST. AND EUCLID AVE.)	80%
MINIMUM BUILD TO PERCENTAGE (LEXINGTON AVE. MYRTLE AVE.)	60%
BUILDING HEIGHT REQUIREMENTS (PER CHARLOTTE UDO TABLE 11-2)	
MINIMUM BUILDING HEIGHT	24'
MAXIMUM BUILDING HEIGHT	SEE DEVELOPMENT STANDARDS
OPEN SPACE REQUIREMENTS (PER CHARLOTTE UDO TABLE 11-8)	
REQUIRED OPEN SPACE	MINIMUM OF 10% ON-SITE OPEN SPACE 136,778 SF * 10% = 13,677 SF
REQUIRED OPEN SPACE FOR BONUS	MINIMUM 3,420 SF OF WHICH MUST BE PUBLIC OPEN SPACE (25% OF REQUIRED OPEN SPACE) ADDITIONAL 5% PUBLIC OPEN SPACE BEYOND REQUIRED 136,778 SF * 5% = 6,838 SF
OPEN SPACE PROVIDED	TOTAL PUBLIC OPEN SPACE REQUIRED FOR BONUS: 10,258 SF PRIVATE OPEN SPACE: 10,500 SF PUBLIC OPEN SPACE: 10,500 SF TOTAL OPEN SPACE: 21,000 SF
PARKING REQUIREMENTS (PER CHARLOTTE UDO TABLE 19-1)	
MINIMUM REQUIRED PARKING (TIER 3, DWELLING MULTI-FAMILY STACKED) * APPLIES WHEN WITHIN 400' WALKING DISTANCE OF A NEIGHBORHOOD 1 PLACE TYPE	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
MAXIMUM PARKING (TIER 3, DWELLING MULTI-FAMILY STACKED)	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
ON-STREET PARKING PROVIDED	23 SPACES
REQUIRED BICYCLE PARKING (DWELLING - MULTI-FAMILY STACKED)	PER CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
REQUIRED 3/4 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



Know what's below.  
Call before you dig.

SHEET NUMBER				RZ-1				THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY				PETITIONER				CITY OF CHARLOTTE				NORTH CAROLINA			
REZONING SITE PLAN												RZP-2025-004											
KH PROJECT 015031151				DATE 01/22/2026				SCALE AS SHOWN				DESIGNED BY TJR				DRAWN BY TJR				CHECKED BY KMS			
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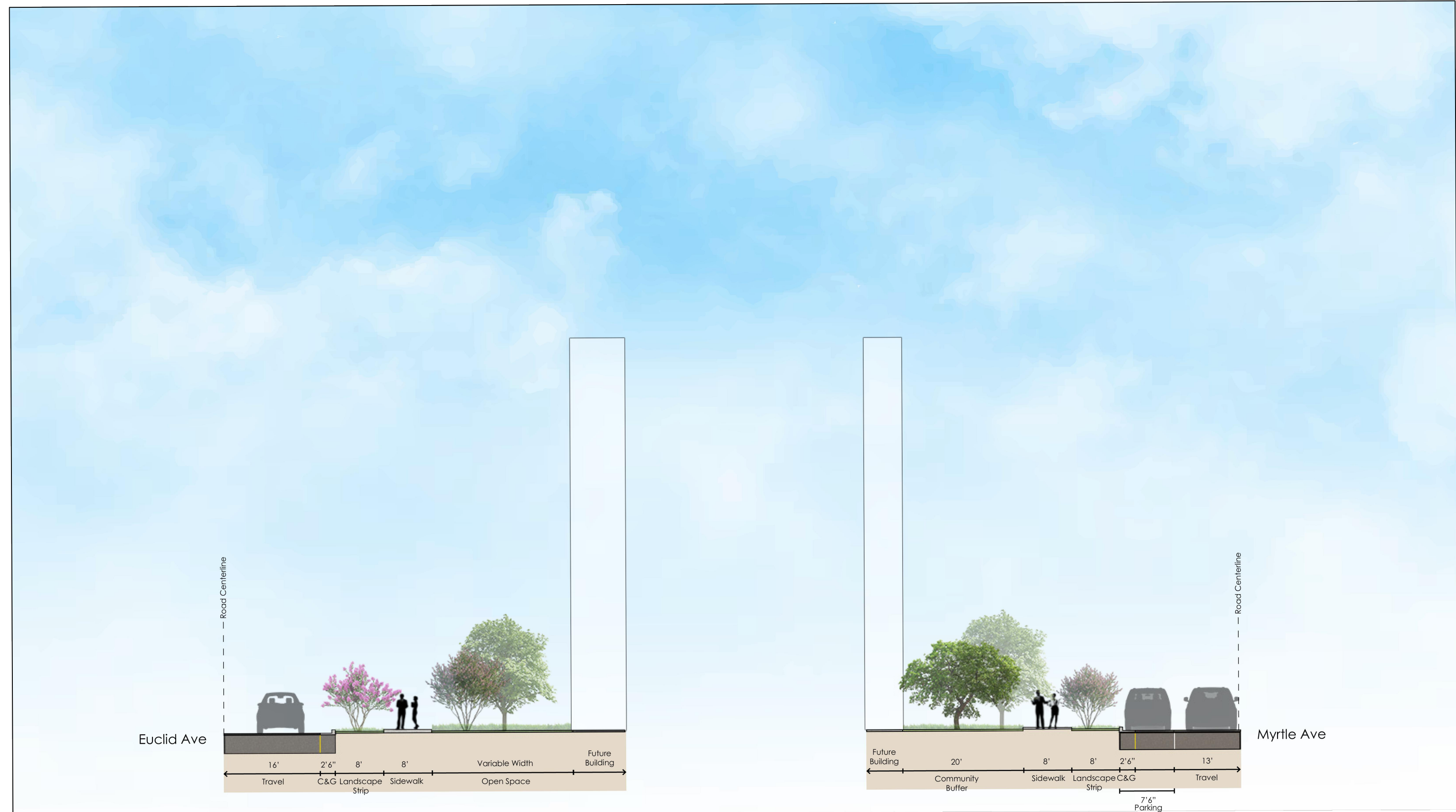








Street Sections  
720 E Morehead Street, Charlotte, North Carolina

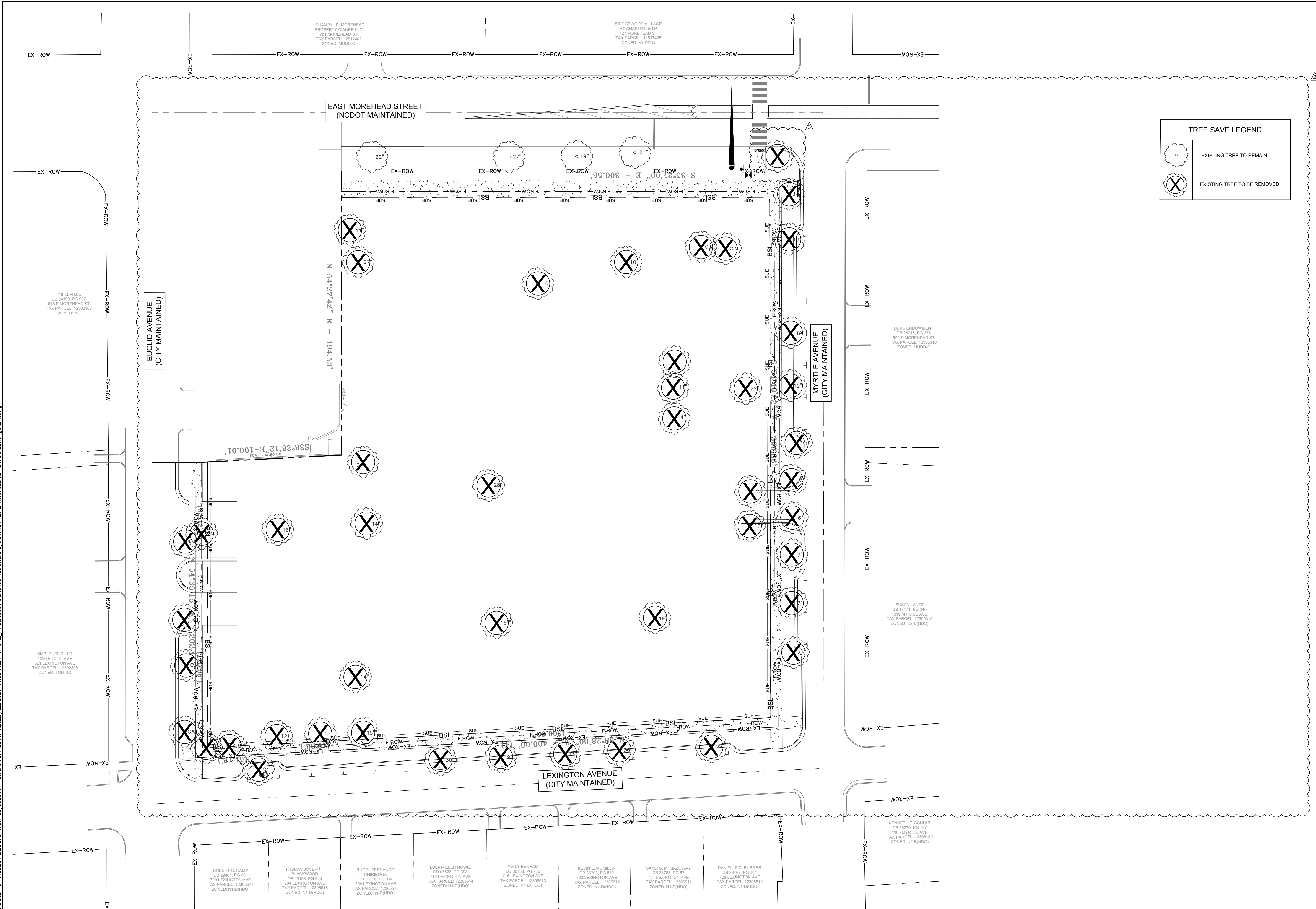




Street Sections  
720 E Morehead Street, Charlotte, North Carolina



KH PROJECT 015031151		DATE 01/22/2026	SCALE AS SHOWN	DESIGNED BY TJR	DRAWN BY TJR	CHECKED BY KMS
TYPICAL SECTIONS		RZP-2025-004		THE CHARLOTTE- MECKLENBURG HOSPITAL AUTHORITY		
PETITIONER		CITY OF CHARLOTTE		NORTH CAROLINA		
SHEET NUMBER		RZ-3		REVISIONS		
No.		DATE		BY		
		01/22/2026		REVISED PER CITY COMMENTS		
		11/10/2025		REVISED PER CITY COMMENTS		
		08/11/2025		REVISED PER CITY COMMENTS		





TREE SAVE LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

**Kimley»Horn**  
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202  
PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
NC LICENSE #0102

**RZP-2025-004**

KH PROJECT 015031151	DATE 01/22/2026	SCALE AS SHOWN	DESIGNED BY TJR	DRAWN BY TJR	CHECKED BY KMS
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**TREE SAVE PLAN**  
**RZP-2025-004**

**THE CHARLOTTE-  
MECKLENBURG  
HOSPITAL AUTHORITY**

**PETITIONER**

CITY OF CHARLOTTE      NORTH CAROLINA

SHEET NUMBER  
**RZ-4**