



CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

Rezoning Petition 2025-004
Post Hearing Staff Analysis

Zoning Committee Meeting Date: February 3, 2026

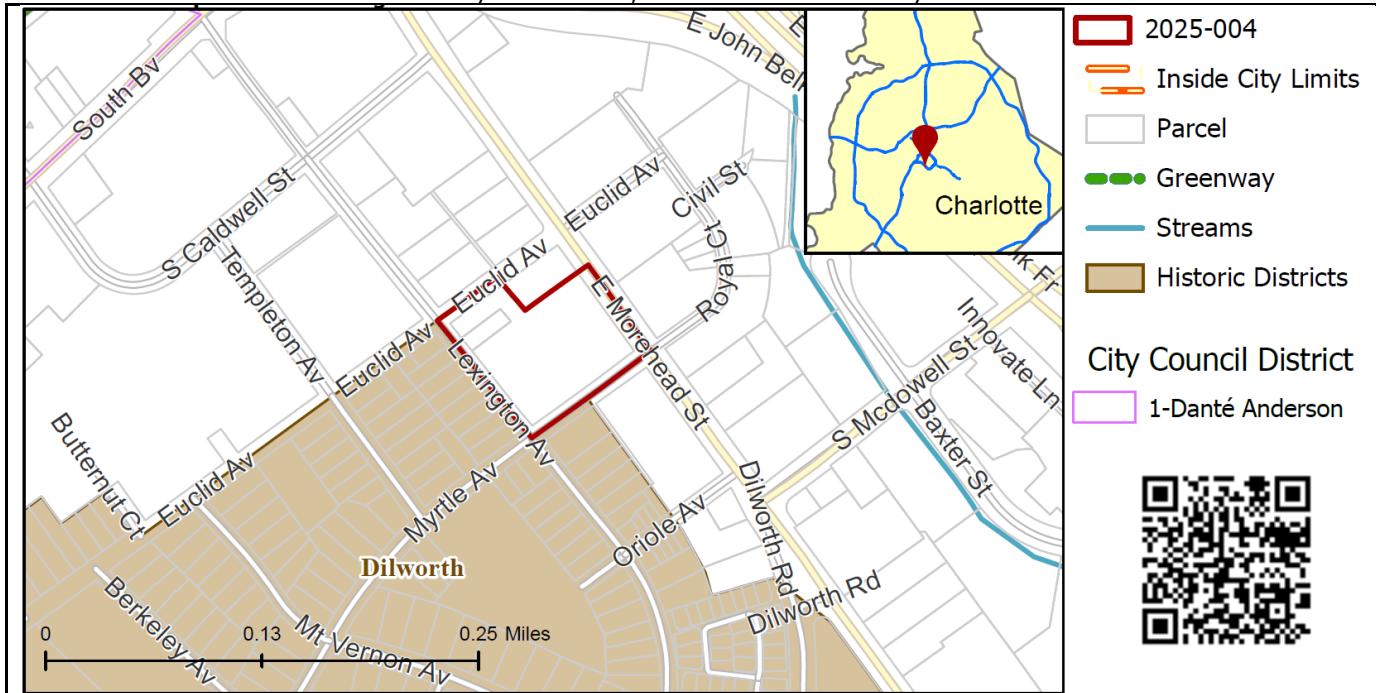
REQUEST

Current Zoning: NC (Neighborhood Center)
Proposed Zoning: CAC-2(CD) (Community Activity Center-2, conditional)

LOCATION

Address: 720 East Morehead Street

Approximately 3.14 acres located west of East Morehead Street, north of Myrtle Avenue, and south of South Tryon Street.



SUMMARY OF PETITION

The petition proposes the development of a mixed-use building containing up to 390 multi-family units and 10,000 square feet of commercial space on a site that is developed with an office building.

PROPERTY OWNER

PETITIONER

AGENT/REPRESENTATIVE

The Charlotte-Mecklenburg Hospital Authority

The Charlotte-Mecklenburg Hospital Authority

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

The community meeting was held on October 17, 2025 and 9 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the mixed-use development with multi-family units and retail, a maximum building height of 129 feet, and 20% affordable housing. Community concerns at the meeting focused on building height, traffic impacts, parking availability, construction staging, and preserving neighborhood character.

The full meeting report is available online.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p>Plan Consistency The petition is consistent with the goals and policies of the <i>South Inner Area Plan</i>. The petition may facilitate the following priority goals of the area plan:</p> <ul style="list-style-type: none"> ○ 3: Housing Access for All may be facilitated by the plan's commitment that a minimum of 20% of the dwelling units remain income-restricted for households earning 80% or less of the area median income (AMI) for a minimum of 30 years. <p>Rationale for Recommendation</p> <ul style="list-style-type: none"> • The site is zoned NC (Neighborhood Center) and designated as a Neighborhood Center Place Type by the <i>2040 Policy Map</i>. • However, the proposed CAC-2 (Community Activity Center-2) zoning is appropriate for this site, as it is in a rapidly developing area with new high-rise residential buildings and a mix of multi-family, office, and institutional uses. The site is adjacent to Community Activity Center Place Types to the west and Regional Activity Center to the north and east. • The plan includes a landscaped area, 20 feet in width, adjacent to neighboring single family and low-rise multi-family uses to the south and west as well as along Morehead Street. The proposal provides height transitions from these uses that are more restrictive than UDO (Unified Development Ordinance) requirements. These site-specific conditions create development envelopes that would resemble the scale allowed in the Neighborhood Center zoning district, creating a sensitive transition across this site where it is adjacent to Neighborhood 1 uses. • The proposal commits to maintaining at least 20% of the developed multi-family dwelling units as affordable to households earning under 80% of the Area Median Income (AMI) for no less than 30 years. • The plan proposes up to 10,000 square feet of ground floor commercial space, supporting a mix of uses within walking distance of the growing number of area residents. • The site is located within a ½-mile of Carson Station on the LYNX Blue Line. • The petition could facilitate the following additional <i>2040 Comprehensive Plan</i> Goals: <ul style="list-style-type: none"> ○ 1: 10 Minute Neighborhoods may be facilitated by providing up to 10,000 square feet of ground floor commercial space. <p>The approval of this petition will revise the recommended place type as specified by the <i>2040 Policy Map</i>, from Neighborhood Center Place Type to Community Activity Center Place Type for the site.</p>
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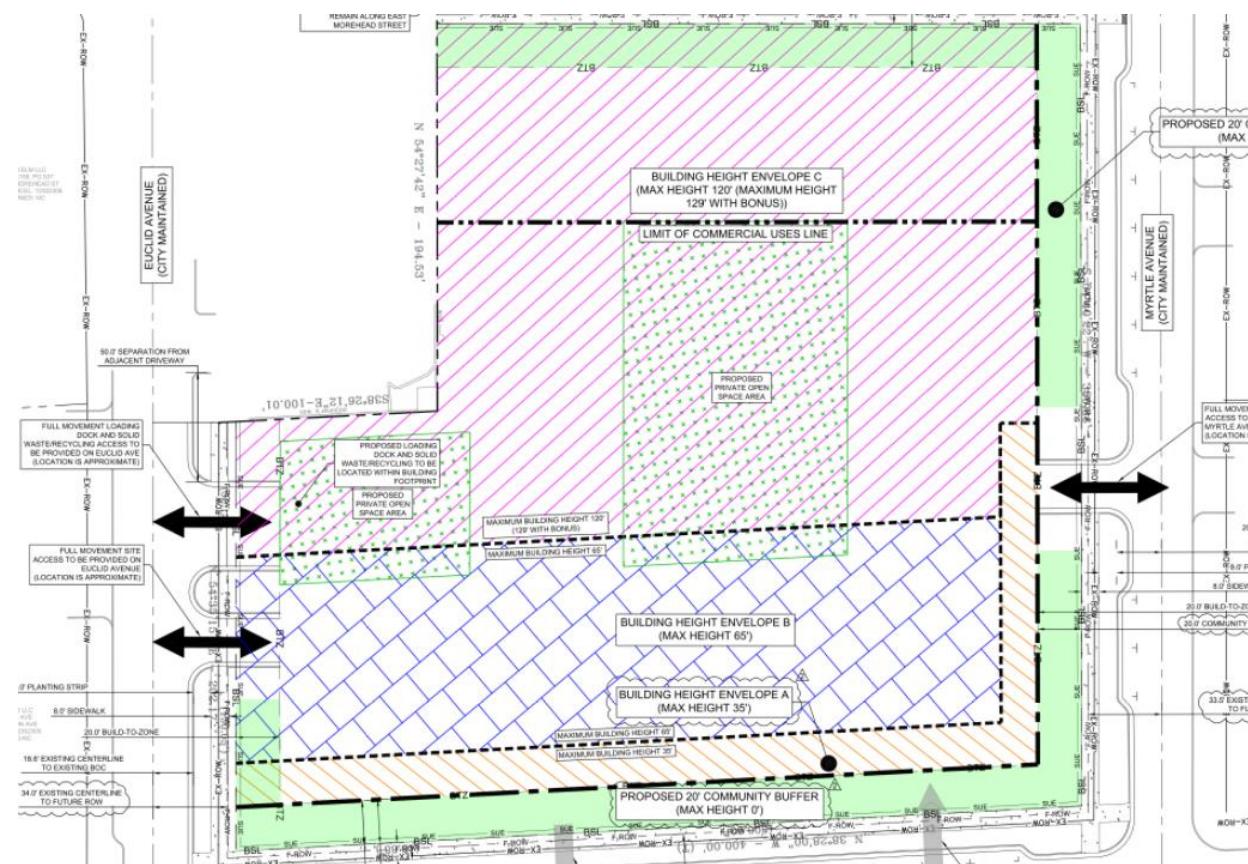
PLANNING STAFF REVIEW

- **Background and Zoning District Summary**
 - Existing Zoning:
 - NC (Neighborhood Center): This district is intended to support a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
 - Proposed Zoning:
 - CAC-2(CD) (Community Activity Center-2, conditional): This district is intended to accommodate a moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, as well as residential uses, in a comfortable pedestrian environment that is easily accessible and well-connected to surrounding neighborhoods. The mix of uses may serve the daily needs of nearby residents within walking distance, as well as surrounding neighborhoods via multiple modes of transportation.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restricts the use of the site.

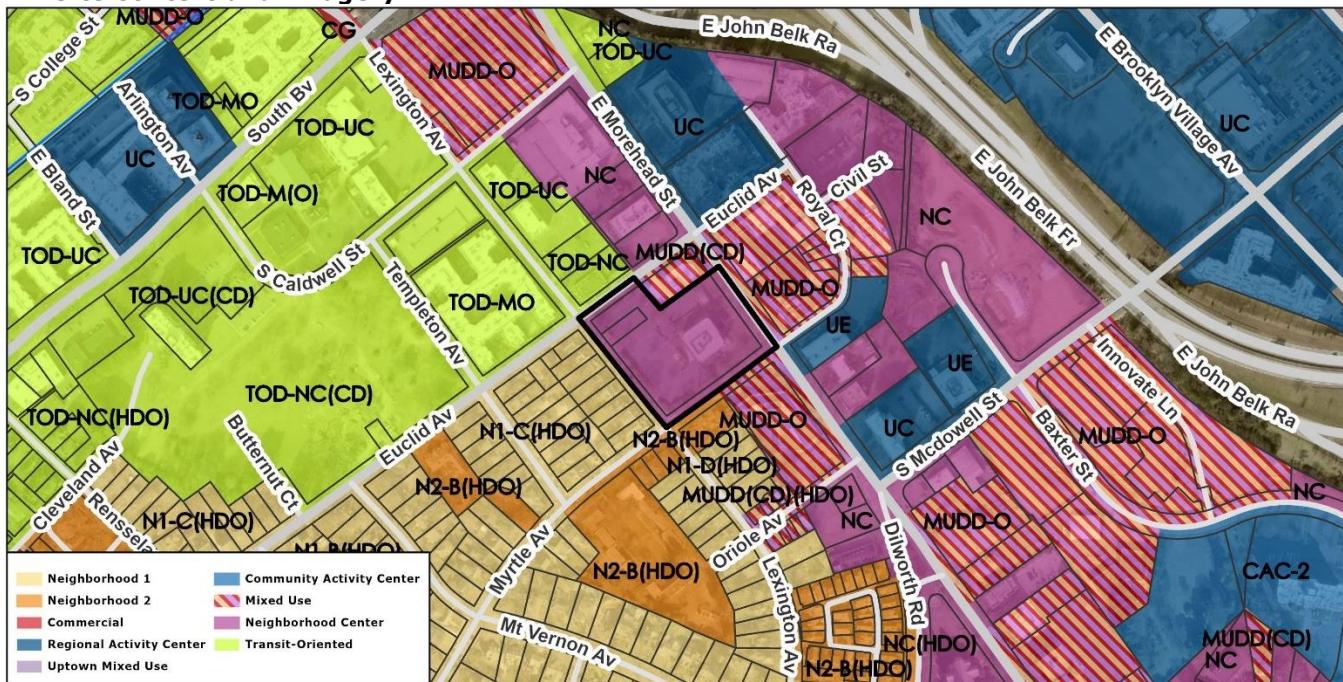
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

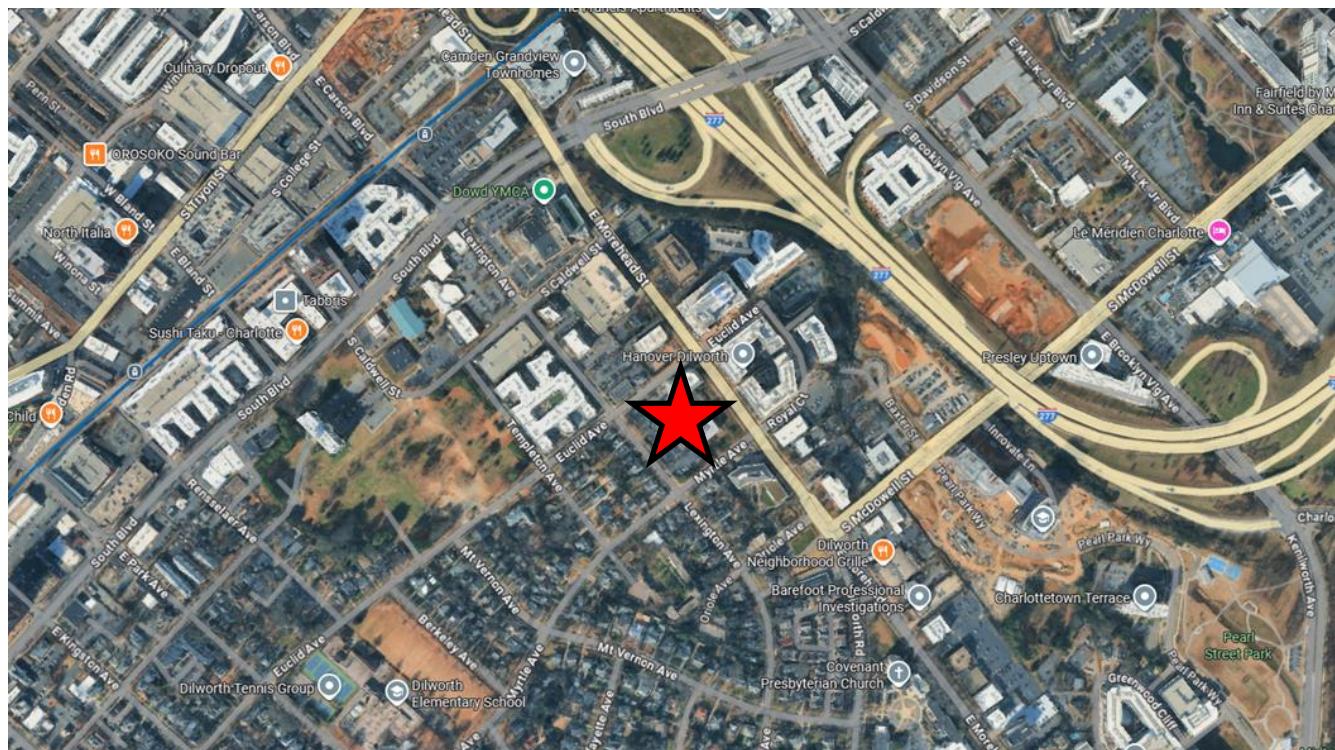
- Permits the development of a mixed-use building containing up to 390 multi-family dwelling units and 10,000 square feet of ground floor commercial uses.
 - Of the proposed 390 dwelling units at least 20% of the dwelling units built on the site must have rents affordable to households earning an average of **between 30% and 80% or less of the Area Median Income (AMI)**, and this affordability must be maintained for a minimum of 30 years.
 - **A minimum of 20% of the income restricted units shall be affordable to households earning 30% or less of AMI.**
 - The permitted commercial uses are limited to art galleries, art or fitness studios, medical or dental offices, general offices, personal service establishments, restaurants or bars, retail goods establishments, and retail showrooms.
- The plan proposes the following streetscape, landscaping, architectural requirements:
 - A 12-foot multi-use path will be provided, and 8-foot planting strip will be provided along the site's frontage with East Morehead Street.
 - An 8-foot sidewalk and 8-foot planting strip will be installed along Myrtle Avenue, Euclid Avenue, and Lexington Avenue.
 - On-street parking shall not be used to satisfy the off-street parking requirements for the site.
 - A minimum 20-foot-wide open space area, labeled as a "Community Buffer," will be established along portions of Myrtle Avenue, Lexington Avenue, and Morehead Street frontages.
- The plan limits building Height within 3 height envelopes A, B, and C. Envelope A limits height to 35-feet, Envelope B limits height to 65 feet, and Envelope C limits height to 120 feet (129 feet maximum with bonus). See site plan for reference, below:



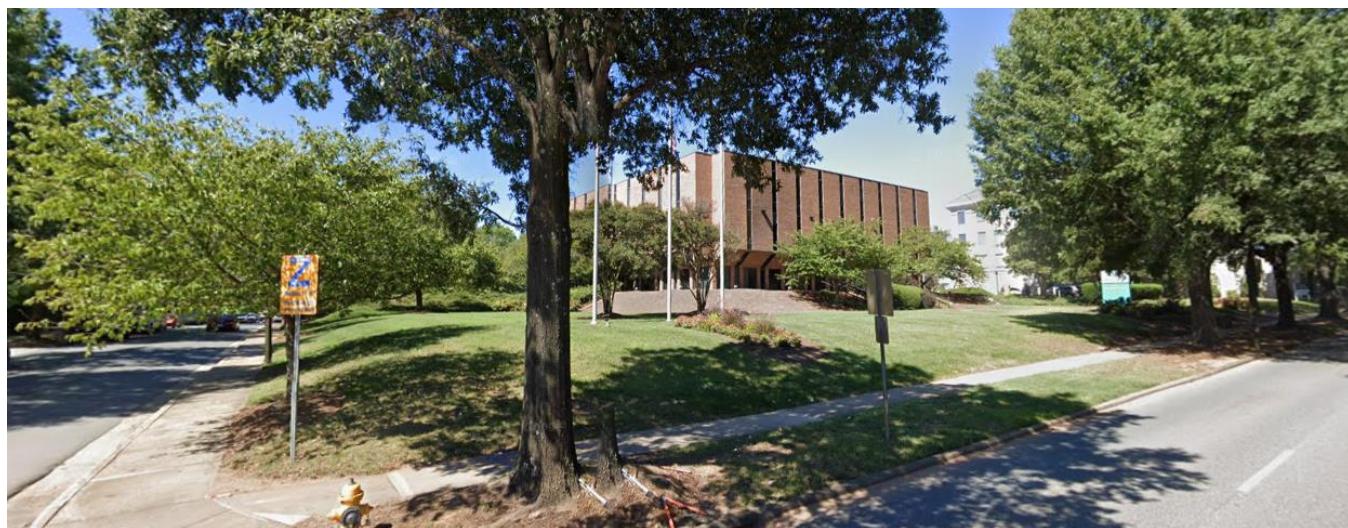
- Site Context and Imagery



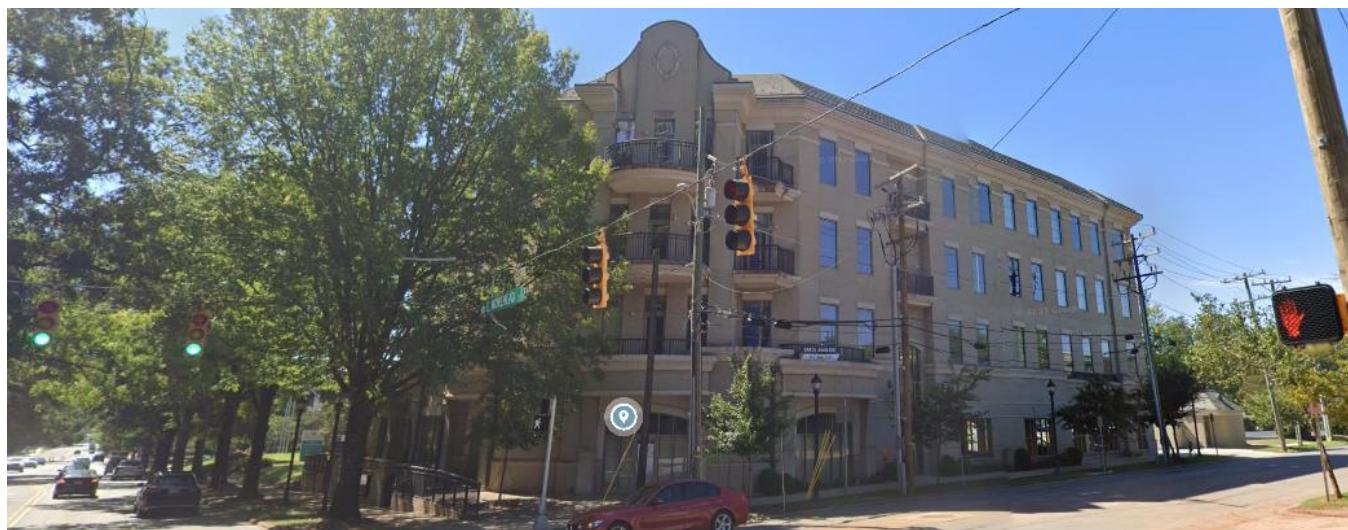
The site is zoned NC (Neighborhood Center). It is adjacent to properties along East Morehead Street zoned MUDD-O (Mixed-Use Development District, optional), UE (Urban Edge), and UC (Urban Core) to the northeast, as well as MUDD-O to the southeast. Additionally, MUDD(CD) (Mixed-Use Development District, conditional) and NC zoning are located to the north. Properties to the south, across Myrtle Avenue, are zoned N2-B (HDO) (Neighborhood 2-B, Historic District Overlay). Properties to the southwest, across Lexington Avenue, are zoned N1-C (HDO) (Neighborhood 1-C, Historic District Overlay). The properties to the northwest, are zoned TOD-NC (Transit Oriented Development – Neighborhood Center) and TOD-MO (Transit Oriented Development – Mixed-Use Oriented, optional).



The site (indicated by the red star above) is located on the west side of East Morehead Street and is bounded to the north by Euclid Avenue, to the west by Lexington Avenue, and to the south by Myrtle Avenue. The site is approximately $\frac{1}{8}$ -mile north of McDowell Street and approximately $\frac{1}{4}$ -mile south of South Boulevard. It is currently developed with a medical office building and is in a rapidly developing area with new high-rise residential buildings and a mix of multi-family, office, and institutional uses.



View of the site looking west from the intersection of East Morehead Street and Myrtle Avenue. The site is currently developed with a medical office building.



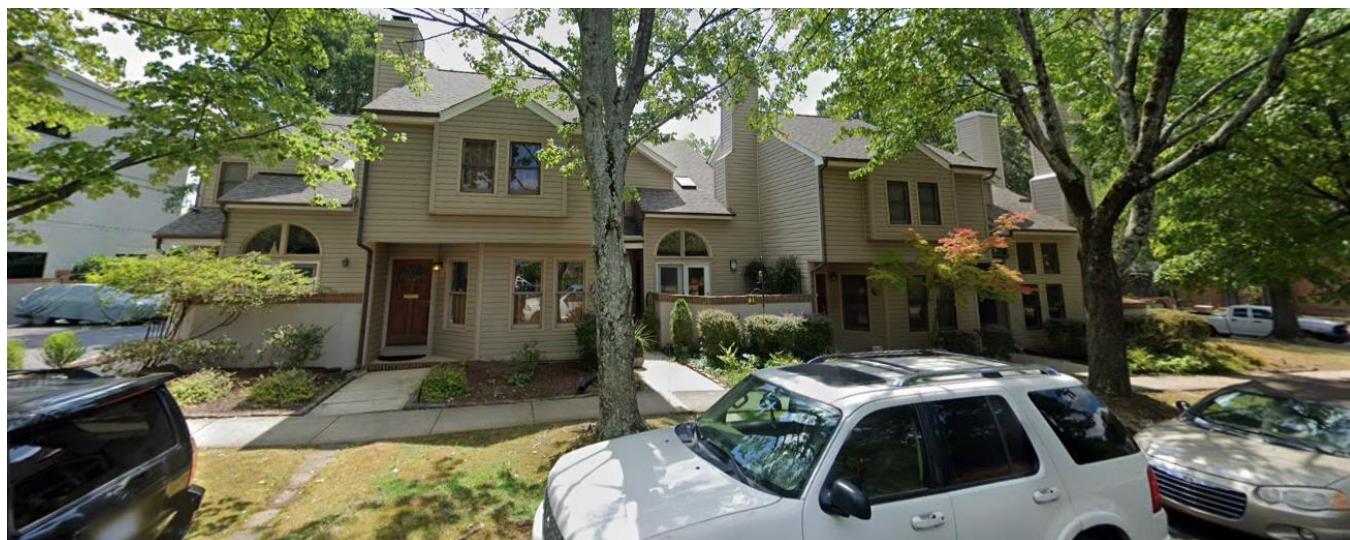
View of a mixed-use residential building located on the same block as the subject site at the intersection of Morehead Street and Euclid Avenue.



View of high-rise residential buildings under construction located across Morehead Street, northeast of the subject site. The properties are zoned MUDD-O (Mixed-Use Development District, optional) and designated as the Community Activity Center by the 2040 Policy Map.



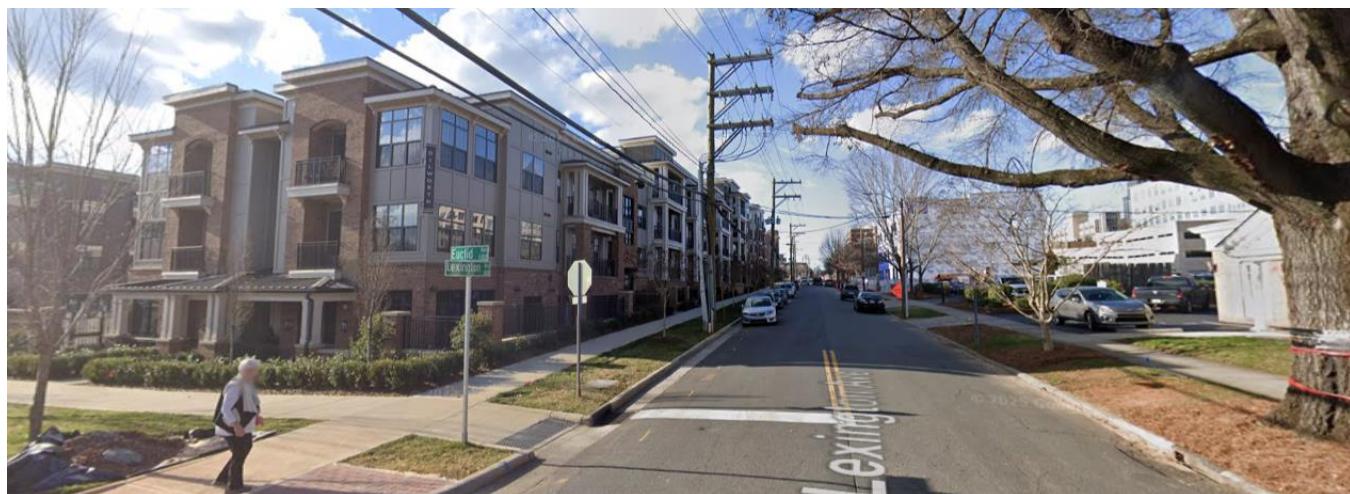
View of an office building located adjacent to the site to the southeast at the intersection of East Morehead Street and Myrtle Avenue.



View of low-rise multi-family development zoned N2-B (HDO) (Neighborhood 2-B, Historic District Overlay) located to the south across Myrtle Avenue adjacent to the site.

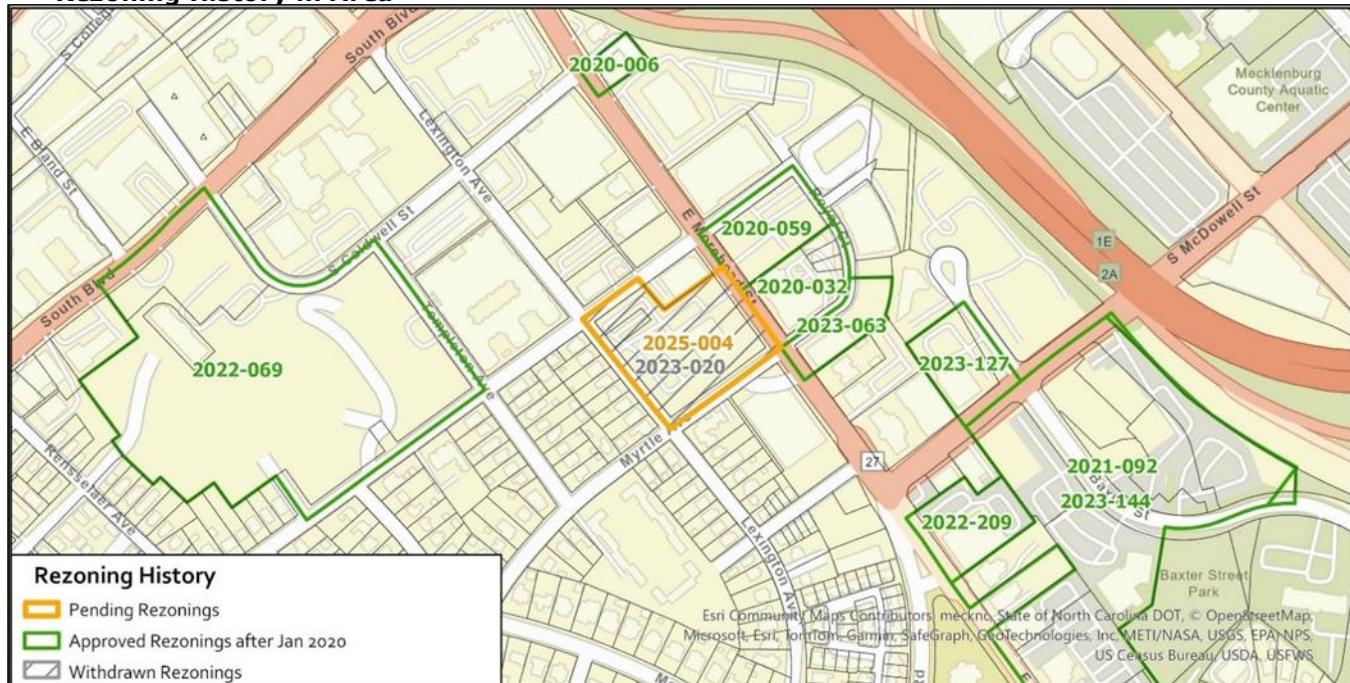


View of single family development zoned N1-C (HDO) (Neighborhood 1-C, Historic District Overlay) located to the west across Lexington Avenue adjacent to the site.



View of mid-rise multi-family development zoned TOD-MO (Transit Oriented Development – Mixed-Use Oriented, optional) and designated as the Community Activity Center by the *2040 Policy Map*, located to the north at the intersection of Euclid Avenue and Lexington Avenue of the site adjacent to the site.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-006	Rezoned 0.759 acres from B-1 (Neighborhood Business) and UMUD (Uptown Mixed-Use District) to TOD-UC (Transit Oriented Development – Urban Core) for any use allowed in the TOD-UC district.	Rezoning approved, no permit applications submitted.
2020-032	Rezoned 1.379 acres from MUDD-O (Mixed Use Development District, optional) to MUDD-O SPA (Mixed Use Development District, optional, site plan amendment) to modify an approved plan to allow an age restricted community.	Rezoning approved, permit applications approved (LDUMUDD-2021-00001, LDUR-2021-00020) construction completed.
2020-059	Rezoned 1.474 acres from B-1 PED (Neighborhood Business, Pedestrian Overlay District) and MUDD PED (Mixed Use Development District, Pedestrian Overlay District) to MUDD-O PED (Mixed Use Development District, optional, Pedestrian Overlay District) for a multifamily residential development.	Rezoning approved, permit application approved (LDUMUDD-2021-00016) construction completed.

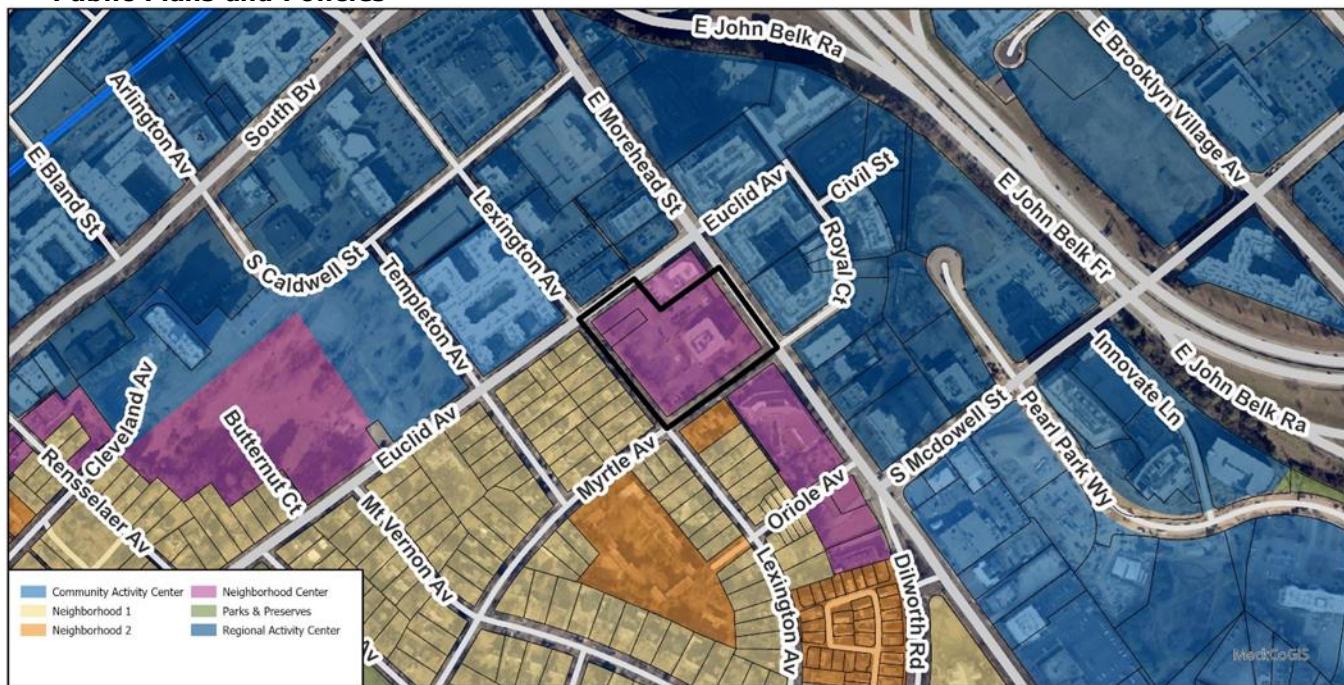
2021-092	Rezoned 14.28 acres from B-1 PED (Neighborhood Business, Pedestrian Overlay District), B-2 PED (General Business, Pedestrian Overlay District), O-2 (Office), MUDD(CD) (Mixed Use Development District, conditional), and MUDD-O (Mixed Use Development District, optional) to MUDD-O PED(Mixed Use Development District, optional Pedestrian Overlay District) for a mixed use development including a college.	Rezoning approved, permit applications approved (SDRU-2022-00004, LDUMUDD-2022-00029, LDC-2022-00069, LDC-2022-00096, LDC-2022-00126) and under construction.
2022-069	Rezoned 16.69 acres from TOD-MO (Transit Oriented Development – Mixed-Use Oriented, optional) and TOD-RO (Transit Oriented Development - Residentially Oriented, optional) to TOD-NC (Transit Oriented Development – Neighborhood Center) and TOD-UC (Transit Oriented Development – Urban Core) for a mixed-use development with residential, retail, hotel, and office.	Rezoning Approved, permit application under review (SDRU-2020-00001, SDRU-2022-00001, LDCP-2025-00566) permit applications approved (SDRU-2023-00007, LDCP-2024-00194) and infrastructure construction in progress.
2022-209	Rezoned 1.62 acres from NC (Neighborhood Center) to MUDD-O PED (Mixed Use Development District, optional, Pedestrian Overlay District) for a non-residential mixed-use development.	Rezoning approved, no permit applications submitted.
2023-020	Rezoned 3.13 acres from NC (Neighborhood Center) to RAC (Regional Activity Center) for any use allowed in the RAC district.	Rezoning withdrawn
2023-063	Rezoned 0.998 acres from CG (General Commercial) to UE (Urban Edge) for any use allowed in the UE district.	Rezoning approved, no permit applications submitted.
2023-127	Rezoned 1.29 acres from NC (Neighborhood Center) to UE (Urban Edge) for any use allowed in the UE district.	Rezoning approved, permit application under review (LDCP-2025-00609).
2023-144	Rezoned 14.28 acres from MUDD-O PED (Mixed Use Development District, optional, Pedestrian Overlay District) to MUDD-O PED SPA (Mixed Use Development District, optional, Pedestrian Overlay District, site plan amendment) to modify an approved multi-phased, mixed-use project that includes residential components, commercial uses, offices, and institutions.	Rezoning approved, permit applications approved (SDRU-2022-00004, LDUMUDD-2022-00029, LDC-2022-00069, LDC-2022-00096, LDC-2022-00126) and under construction.

- **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

- **Public Plans and Policies**



- The South Inner Community Area Plan and accompanying *2040 Policy Map* recommends the Neighborhood Center Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood Center Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Community Activity Center Place Type.

- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.
- This site is within the *South Inner Community Area Plan*. The rezoning petition supports the priority Goal 3: Housing Access for All given its commitment that at least 20% of the dwelling units remain income-restricted for households earning 80% or less of the area median income for a minimum of 30 years, this petition ensures long-term affordability and inclusivity, supporting equitable housing opportunities for residents across income levels.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Community Activity Center.

Criteria for Community Activity Center (CAC) Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	20 acres	The site is about 3.14 acres, and there is no additional CAC directly adjacent to it.
Preferred Place Type Adjacencies	N2, CAC, and RAC	<ul style="list-style-type: none"> • The site is directly adjacent to preferred place types of Regional Activity Center and Neighborhood 2 and also diagonal from Community Activity Center at Euclid and Lexington. • However, it's also adjacent to Neighborhood 1 Place Type, which is not a preferred place type adjacency, though the plan establishes conditions to sensitively transition to the Neighborhood 1.
Locational Criteria (all considered)	<ul style="list-style-type: none"> • The site is not within Uptown. • The site is within a ½ mile walkshed of high-capacity transit station. 	The site meets locational criteria to transition from the Neighborhood Center Place Type to the Community Activity Center Place Type as it is within ½ mile of 2 major transportation corridors: South Blvd and Morehead St and located outside of Uptown.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site located at the intersection of East Morehead Street, a State-maintained major arterial, and Myrtle Avenue, a City-maintained local street. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development. Based on the 1,340 daily trips, this will trigger Tier 2 multimodal assessment and Tier 2 transportation demand management (TDM) assessment.

- **Active Projects:**

- CIP - Myrtle/Morehead Phase II Storm Drainage Improvement Project
 - Location Description: The project area is bordered by South Boulevard to the north and west, Kenilworth Avenue to the south and East Morehead Street to the east.
 - Project ID: PM67114116
 - Project Description: Install and/or repair drainage infrastructure.
 - Project Type: Storm Water
 - Project Phase: Complete
 - Anticipated Completion Date: Early 2023
 - PM: John Keene - John.Keene@charlottenc.gov
 - CIP - Baxter Street to E Stonewall Street Wastewater Replacement Project
 - Location Description: Baxter Street to E. Stonewall Street
 - Project ID: CPM-40-19-011
 - Project Type: Sewer
 - Project Phase: Construction
 - Anticipated Start Date: Late 2019; Anticipated Completion Date: Early 2025
 - PM: Bliss, Chuck - bill.deal@charlottenc.gov

- **Transportation Considerations:**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

- Current:
 - Existing Use: 1,549 trips per day (based on 38,557 square feet of medical office).
 - Existing Zoning Entitlements: N/A (based too many uses to determine).
 - Proposed Zoning: 1,015 trips per day (based on 390 units high-rise residential, 1st floor commercial).

- **Storm Water Services**

- **Considerations:**

- No outstanding issues.

- **Charlotte Water**

- Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along E Morehead St and a 12-inch water distribution main located along Euclid Ave. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along E Morehead St and an existing 8-inch gravity sewer main located along Lexington Ave
 - **Considerations:**

- See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add 72 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Dilworth Elementary from 142% to 148%
 - Sedgefield Middle from 60% to 62%
 - Myers Park High from 108% to 109%.
 - **Considerations:**

- Existing school capacity in this area is currently inadequate for elementary school. However, Dilworth Elementary students will begin attending the new elementary school located on the Old Park Road site in the 2026-27 school year.
 - Existing school capacity in this area is currently adequate for middle and high school. Utilization is above 100% for high school; however, it is below the flex limit of 130%.
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. **CDOT:** Shift crosswalk on East Morehead Street at Myrtle Avenue to align with receiving ramp.
Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818