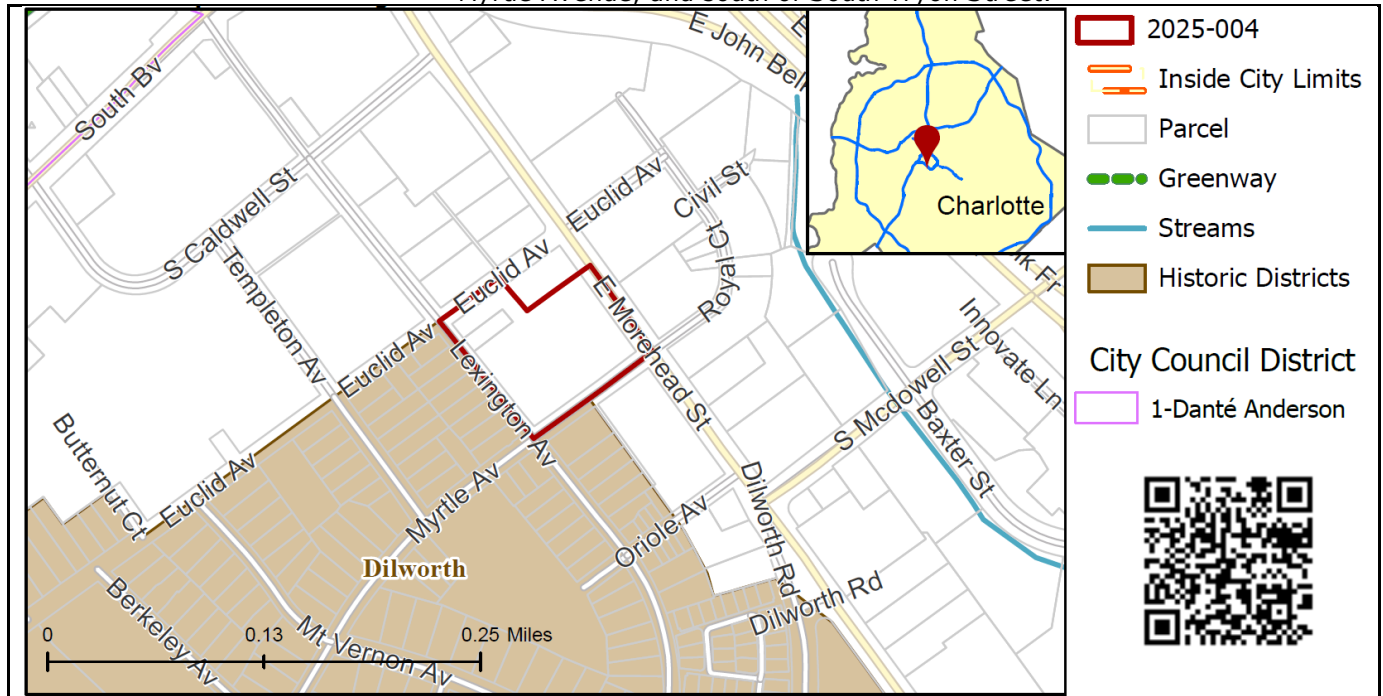


## REQUEST

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

## LOCATION

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

The Charlotte-Mecklenburg Hospital Authority

## PETITIONER

The Charlotte-Mecklenburg Hospital Authority

## AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 9

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation.

### Plan Consistency

The petition is **consistent** with the goals and policies of the *South Inner Area Plan*. The petition may facilitate the following priority goals of the area plan:

### Rationale for Recommendation

- The site is zoned NC (Neighborhood Center) and designated as a Neighborhood Center by the *2040 Policy Map*.
- 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 north, northeast and west.

- 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 ½-mile of Carson Station on the LYNX Blue Line.
- The petition could facilitate the following additional *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood Center Place Type to Community Activity Center Place Type for the site.

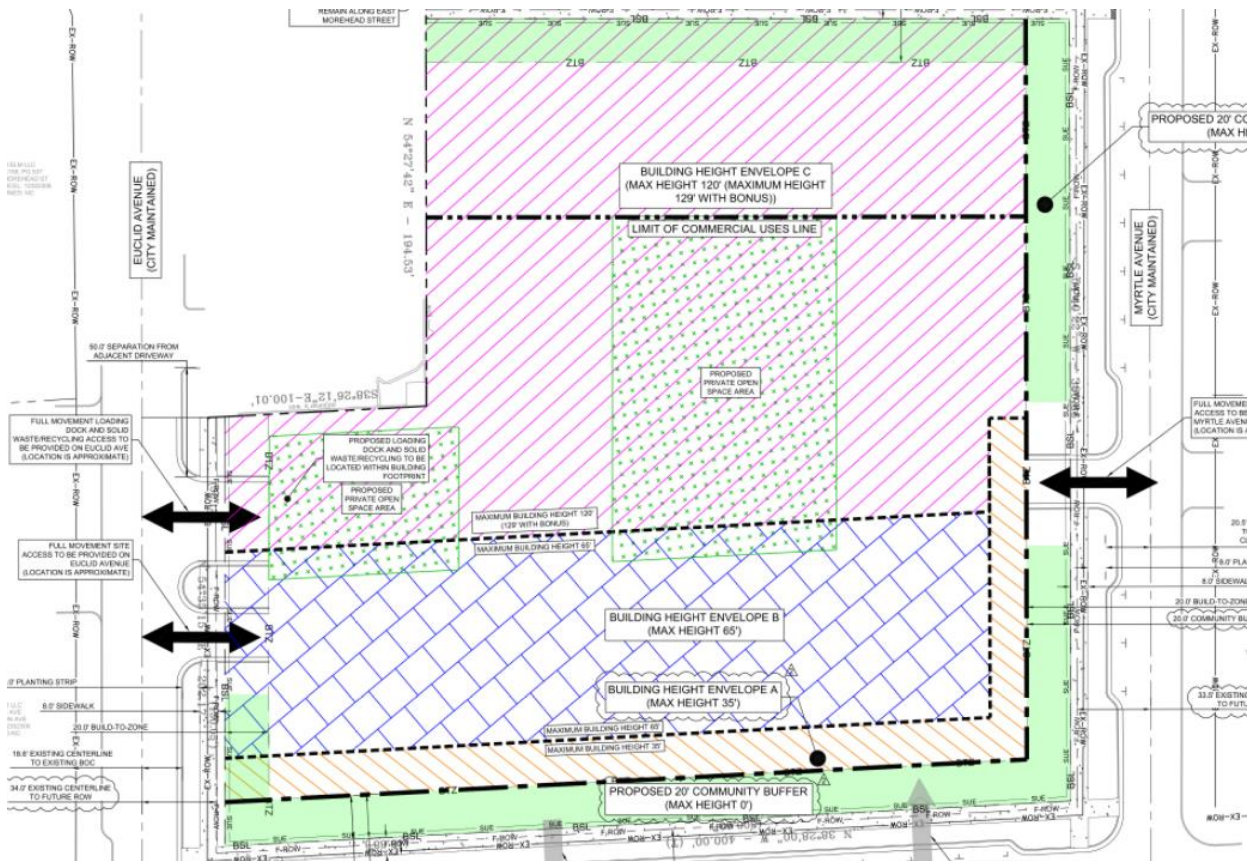
## PLANNING STAFF REVIEW

### • Proposed Request Details

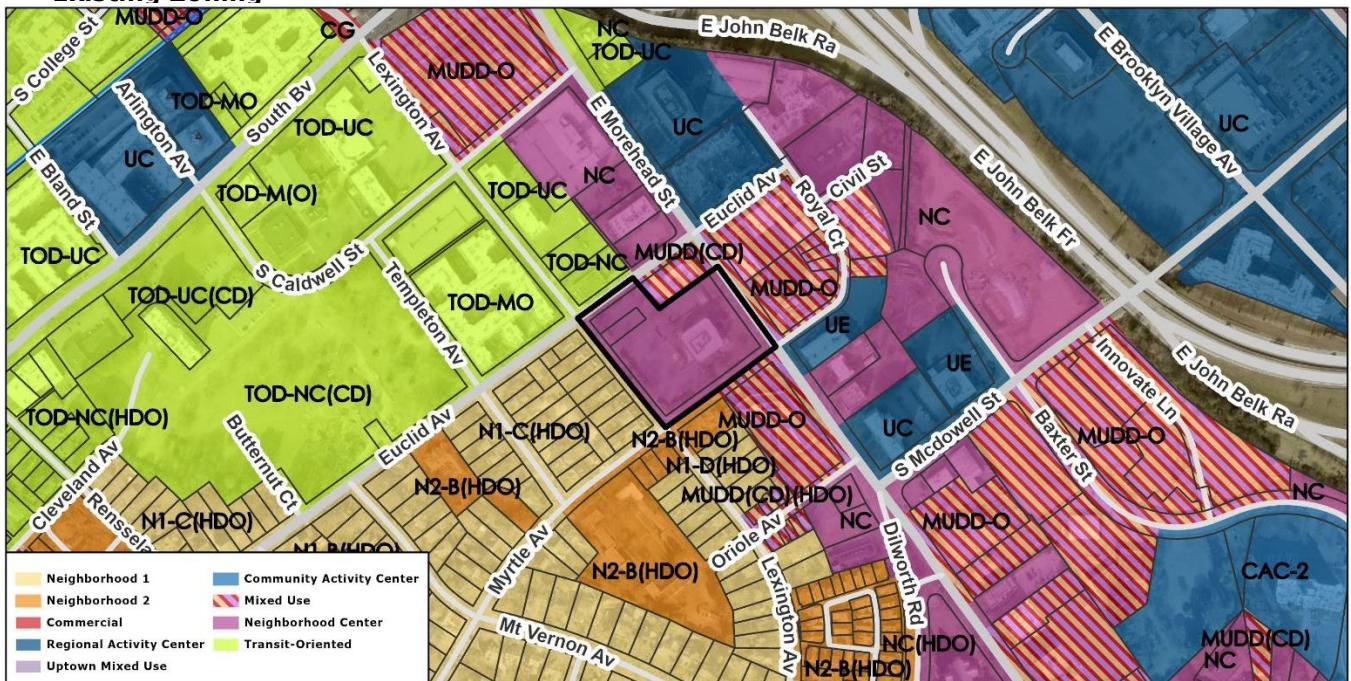
The site plan accompanying this petition contains the following provisions:

- 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 80% or less of the Area Median Income (AMI), and this affordability must be maintained for a minimum of 30 years.
  - 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:



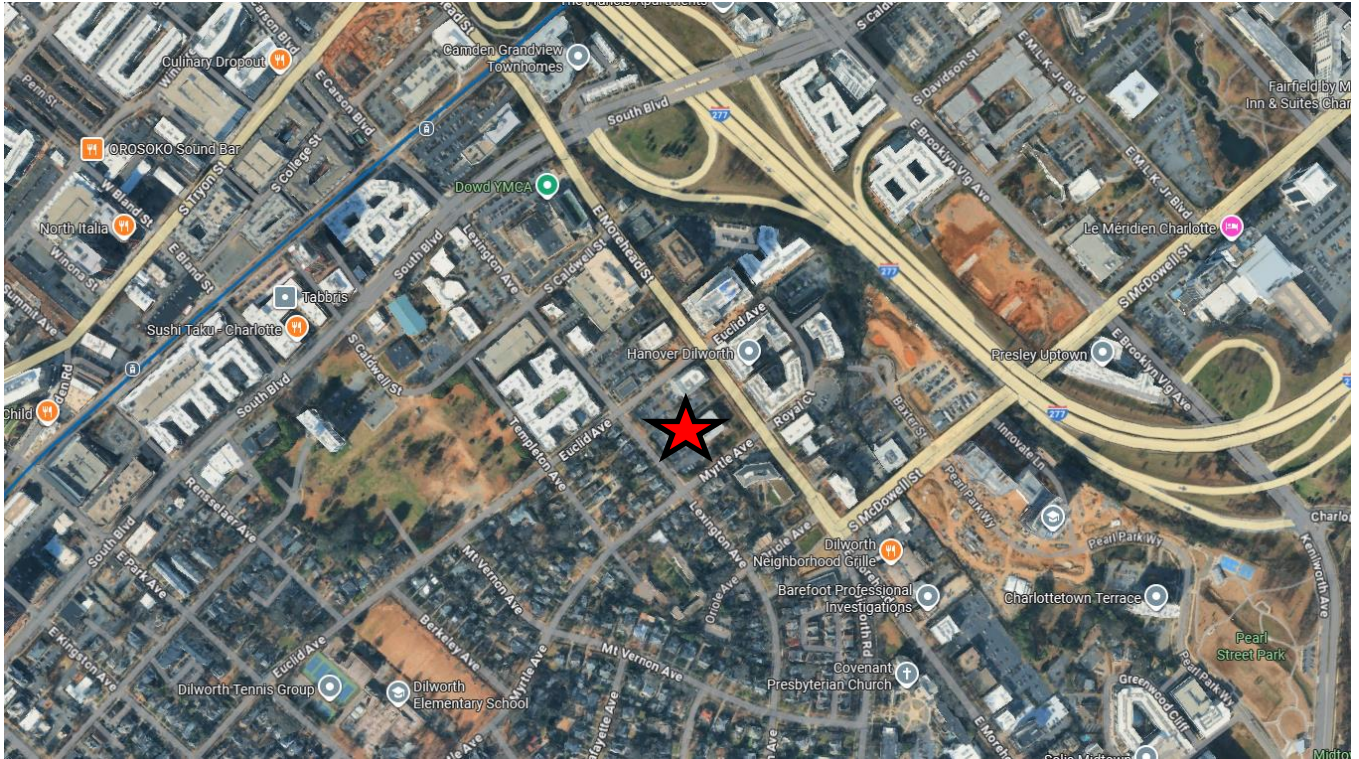


#### • Existing Zoning



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 at the intersection of Myrtle Avenue and East Morehead Street. Additionally, MUDD(CD) (Mixed-Use Development District, conditional) and NC zoning are located to the north at the intersection of Euclid Avenue and East Morehead Street. 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, at the intersection of Lexington Avenue and Euclid Avenue, 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.

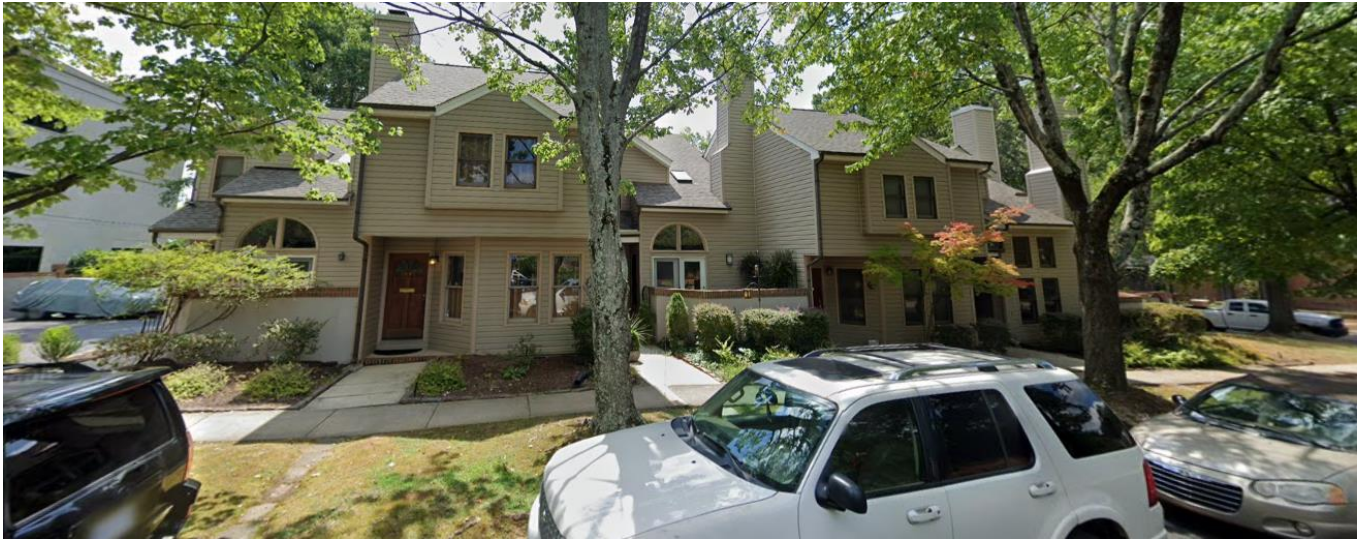


View of high-rise residential buildings under construction located across Moorhead Street, northeast of the subject site. The properties are zoned MUDD-O (Mixed-Use Development District, optional) and designated as the Community Activity Center by the *2040 Policy Map*.



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

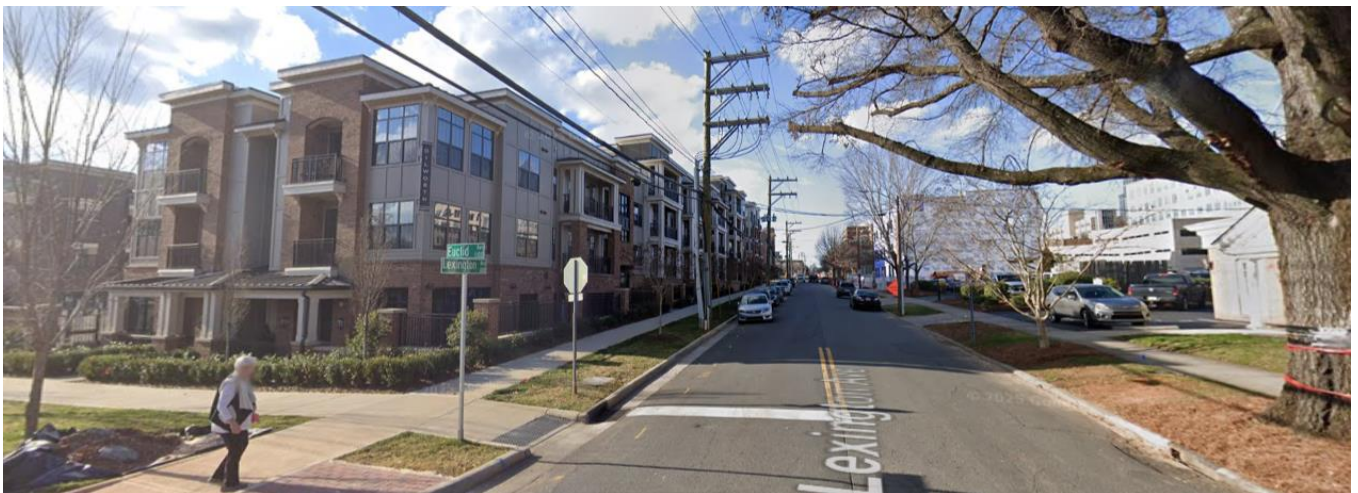




View of low-rise multi-family development zoned N2-B (HDO) (Neighborhood 2-B, Historic District Overlay) located to the south across Myrtle Avenue adjacent to the site.



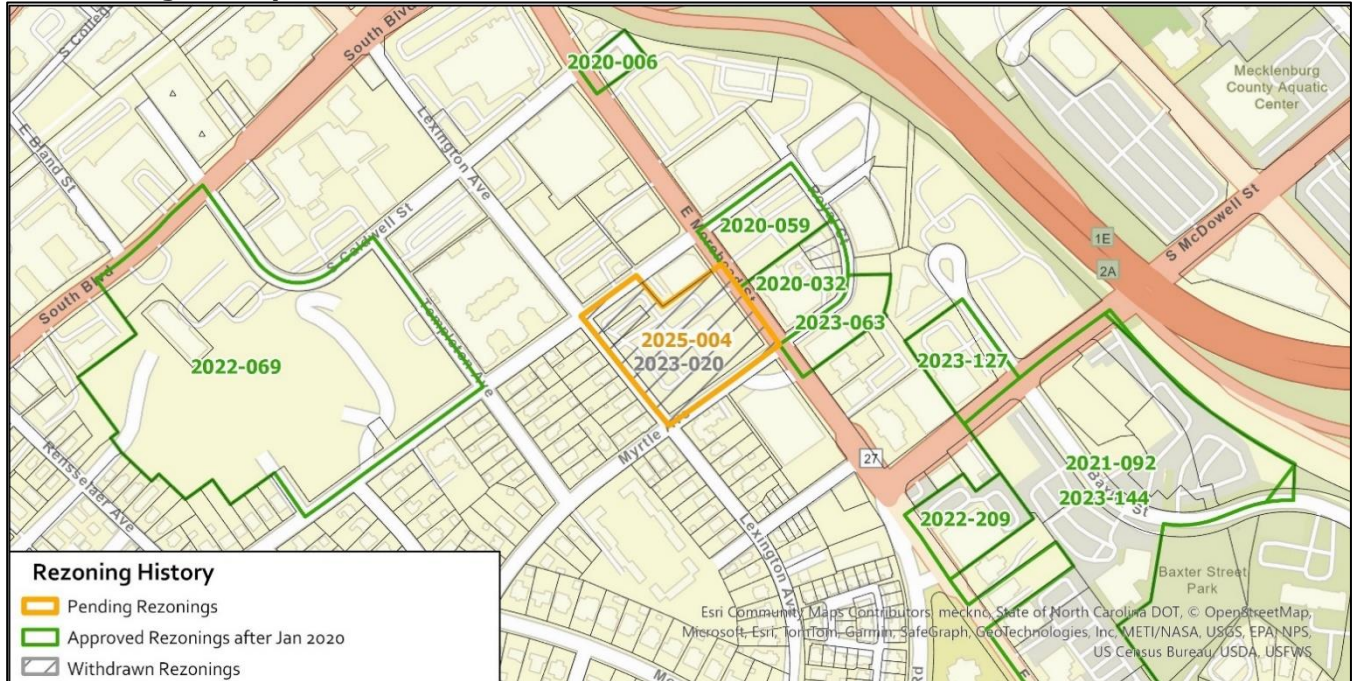
View of single family development zoned N1-C (HDO) (Neighborhood 1-C, Historic District Overlay) located to the west across Lexington Avenue adjacent to the site.



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.

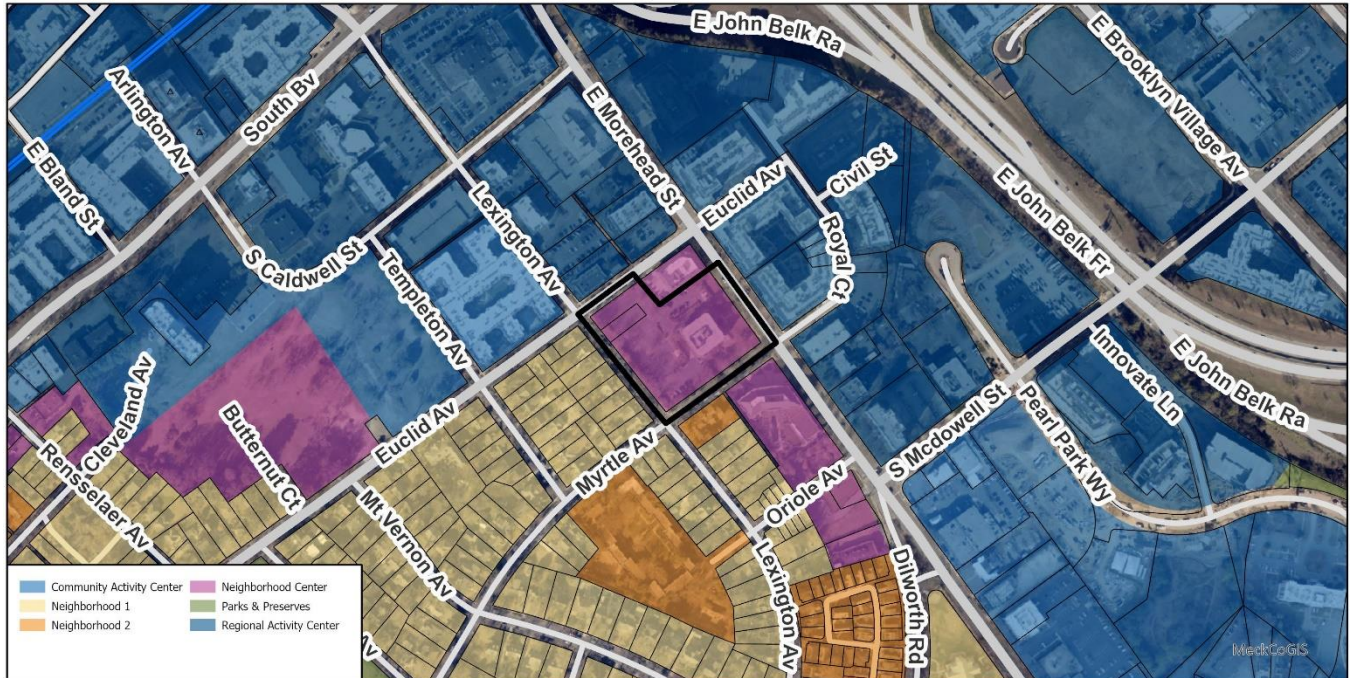


### • Rezoning History in Area



Petition	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.	Approved
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.	Approved
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.	Approved
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.	Approved
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.	Approved
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.	Approved
2023-020	Rezoned 3.13 acres from NC (Neighborhood Center) to RAC (Regional Activity Center) for any use allowed in the RAC district.	Withdrawn
2023-063	Rezoned 0.998 acres from CG (General Commercial) to UE (Urban Edge) for any use allowed in the UE district.	Approved
2023-127	Rezoned 1.29 acres from NC (Neighborhood Center) to UE (Urban Edge) for any use allowed in the UE district.	Approved
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.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Neighborhood Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is 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. Site plan and/or conditional note revisions are needed to commit to aligning receiving ramp with crosswalk.

- **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](mailto: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](mailto:bill.deal@charlottenc.gov)

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning: NC

Existing Use: 1,549 trips per day (based on 38,557 square feet of medical office).

Entitlement: 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).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)



- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 72 students.
  - 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%.
- **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. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Transportation

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

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818