

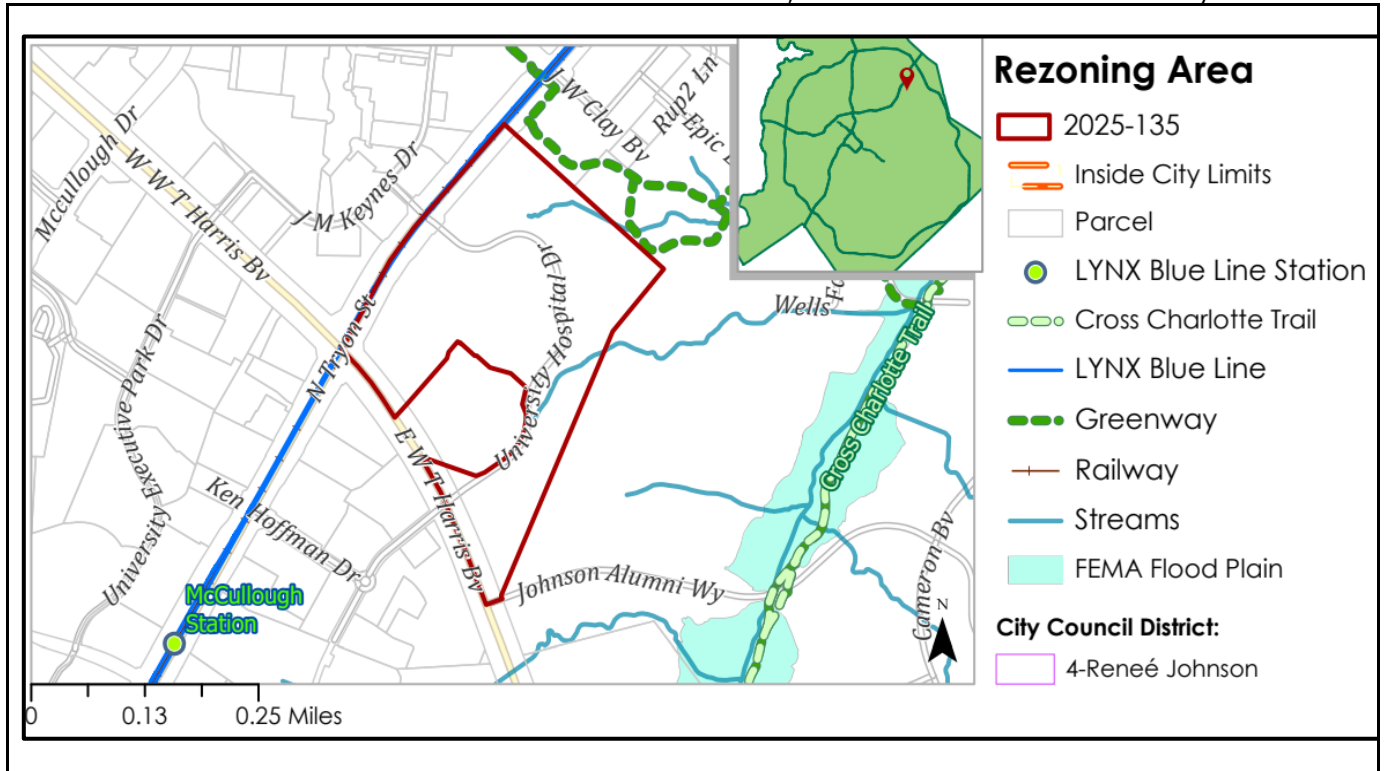
REQUEST

Current Zoning: IC-1 (Institutional Campus-1)
Proposed Zoning: IC-2(EX) (Institutional Campus-2, Exception)

LOCATION

Address: 103 East W.T. Harris Boulevard, Charlotte, NC 28262

Approximately 41.26 acres located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way.



SUMMARY OF PETITION

The petition proposes the redevelopment and expansion of a health care institution with the application of exception provisions. The site is the existing Atrium Health University City Hospital.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

The Charlotte-Mecklenburg Hospital Authority
The Charlotte-Mecklenburg Hospital Authority
John Carmichael, Robinson Bradshaw, PA

COMMUNITY MEETING

The community meeting was held on February 4, 2026, 6 people from the community attended.

The community meeting report notes that items discussed at the meeting included an expansion of the hospital facilities on the site along with an increase in the permitted building height and utilizing the exception designation.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Campus Place Type.

Rationale for Recommendation

- Developments such as Healthcare Institutions and their associated facilities result in unique zoning scenarios that challenge typical ordinance regulations and prompt innovative solutions to contend with regulatory limitations. Exception (EX) conditional rezonings are a mechanism by which quantitative and some qualitative zoning and streetscape standards may be modified in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden.
- This petition would allow the site to be redeveloped and updated to better utilize the property and enhance the use of a site that serves as a medical hub and an important focal point for the surrounding community.
- The EX provisions requested allow for the existing structures to continue to be used and for renovations to occur on the site that cannot be accommodated under IC-1.
- The petition commits to several public benefits in exchange for requested EX provisions including the installation of a trailhead connection, a commitment to providing a micro-transit area, and improving a bus stop with a waiting pad and shelter.
- The site is located directly along the LYNX Blue Line and CATS bus route 22 providing patients, staff, and visitors with walkable, transit-accessible mobility options.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 4: Trail & Transit Oriented Development may be facilitated by installing a trail head connection to the University of North Carolina at Charlotte Fitness Trail and updating the existing bus shelter and pad.
 - 5: Safe & Equitable Mobility. The petition could help support this goal by updating the existing bus shelter and pad, providing a micro-transit area on site, and dedicated curb space for ride share.
 - 6: Healthy, Safe & Active Communities may be facilitated by providing a micro-transit area on the site including dedicated curb space for ride share.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

- Existing Zoning:
 - IC-1: This district is intended for large institutions like governmental, educational, medical, and religious campuses, as well as continuum of care residential developments. This district accommodates the specific needs and impacts of these sites, allowing for associated supportive uses across a cohesive, campus-like environment that prioritizes a pedestrian network among low to mid-rise structures.
- Proposed Zoning:
 - IC-2: This district is intended to address the needs and impacts of large-scale institutional campuses, including governmental, educational, medical, social service, continuum of care residential developments, and religious campuses, which may include associated supportive uses. The IC-2 Zoning District is characterized by a compact development form of taller structures within a densely developed, pedestrian-oriented urban environment.
 - Exception (EX) conditional rezonings are a mechanism by which quantitative and some qualitative zoning and streetscape standards may be modified in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

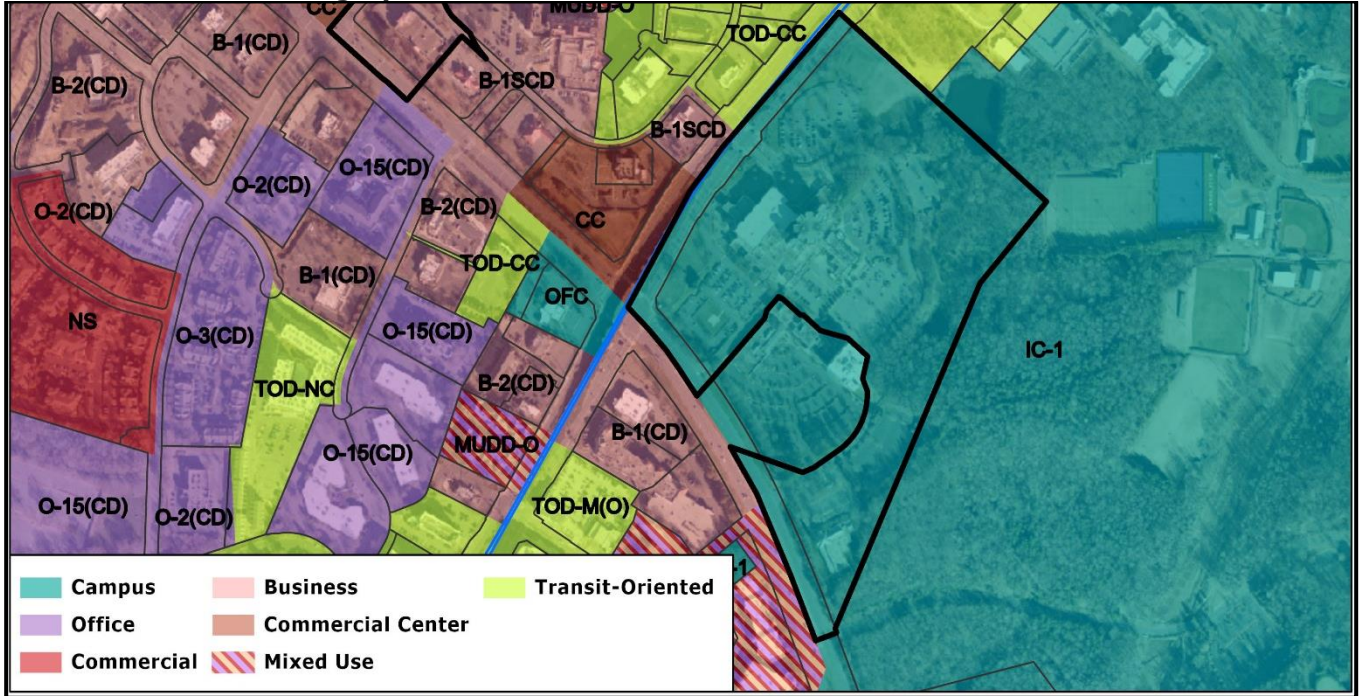
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- 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.
- The existing buildings, structures, parking facilities and any other existing improvements on the site may remain in place and continue to be utilized.
- Commits to the following public benefits:
 - For a public amenity: Install a trailhead connection to the University of North Carolina at Charlotte Fitness Trail that will contain bench seating, a trail map, signage and trail lighting.
 - For a city improvement: Provide a micro-transit area on the site to include dedicated curb space for ride share, and a waiting pad consistent with CATS detail 60.01B.
 - For a city improvement: Construct 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
- Requests EX provisions as follows below:

Ordinance Standard	UDO Article Reference	UDO Requirement	Requested EX Standard
Frontage Build-to-Zone	Section 7.3.C	0-20’	0-600’
Minimum Build-to-Percentage for Structures	Section 7.3.C	60% - 80% dependent on frontage type	50% for all frontages
Maximum Building Length Along a Frontage with Design Elements	Section 7.3.E	700’	1,100’
Maximum Building Length Along a Frontage	Section 7.3.E	500’	900’
Minimum Building Length as a Percentage of Lot Width	Section 7.3.E	60%	20%
Maximum Parking for Medical Office Use	Table 19.1	1 space per 250 sq ft	1 space per 200 sq ft
Maximum Parking for a Healthcare Institution	Table 19.1	5 parking spaces per patient room	5 parking spaces per patient room or 5 spaces per 1,000 sf of gross floor area, whichever is greater
Minimum Ground Floor Height	Section 7.3.E	16’	15’
Maximum Prominent Entry Spacing	Section 7.3.E	250’	650’

• **Site Context and Imagery**



- The site is currently zoned IC-1 (Institutional Campus-1) and in an area with IC-1 (Institutional Campus-1), (TOD (Transit Oriented Development), OFC (Office Flex Campus), B-1SCD (Neighborhood business, Shopping Center Development), B-2 (General Business), O-15(CD) (Office, Conditional), CC (Commercial Center), MUDD-O (Mixed Use Development, Optional), B-1 (CD), (Neighborhood Business, Conditional) zoning.



The subject site (denoted with a red star) is the existing Atrium Health University City Hospital. It is located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way. The surrounding area includes retail, office, medical offices, commercial uses, hotels, educational facilities, and residential uses.



The property to the north and west along North Tryon Street is developed with the Shoppes at University Place.



The property to the south along East WT Harris Boulevard is developed with retail shops.

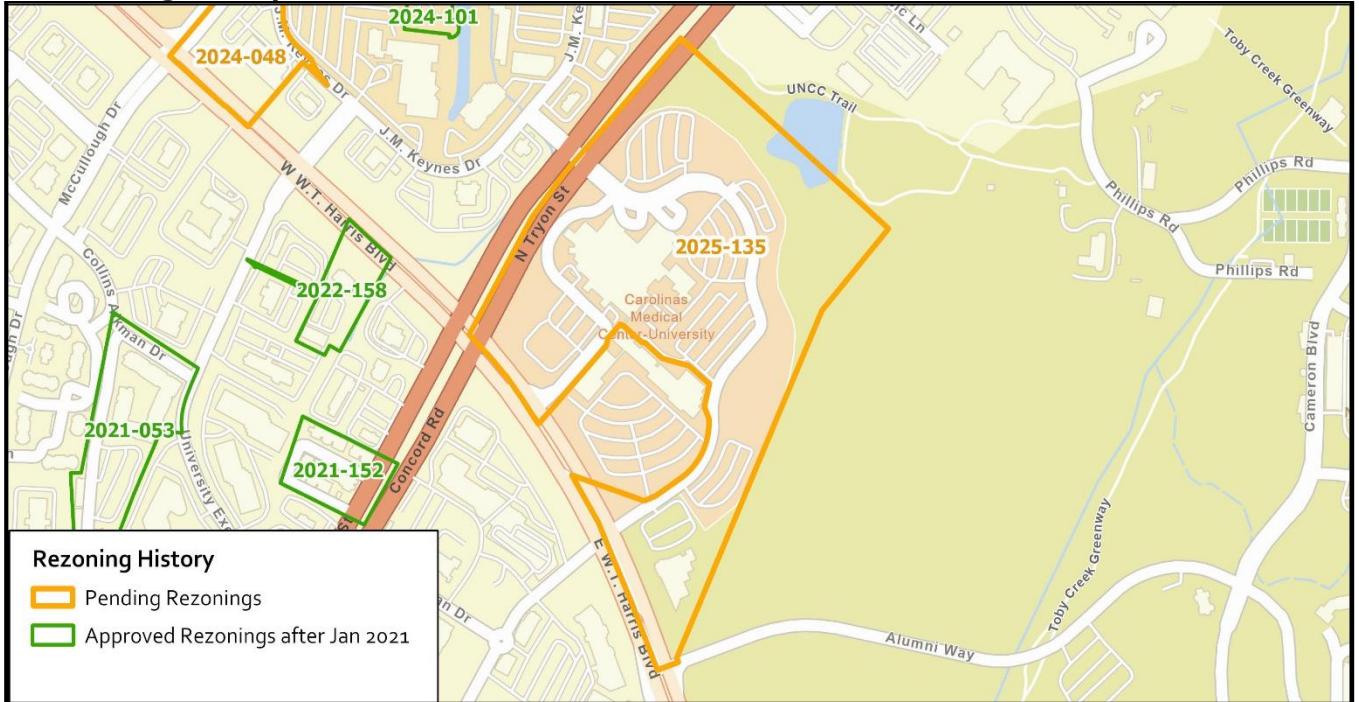


The property to the east is undeveloped land.



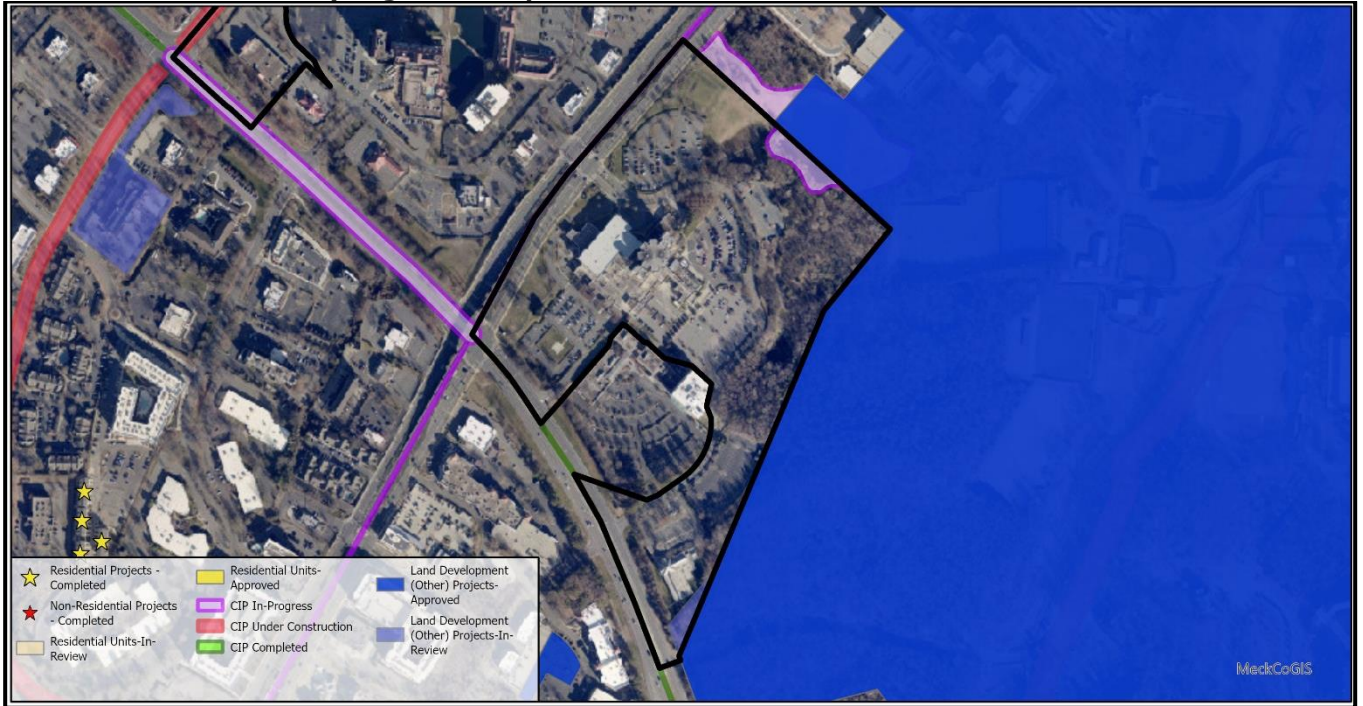
The property to the west along West W.T. Harris Boulevard is developed with office, retail, hotels, and residential.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-152	Rezoned 2.4 acres from MUDD-O (Mixed Use Development District, Optional) to MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment) to allow the following uses in addition to the existing hotel: dormitories for the students of colleges, commercial schools, schools providing adult training and for the staff of hospitals; dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family developments, and mixed use buildings.	Rezoning approved, permit LDUTOD-2017-00037 approved, construction completed.
2021-053	Rezoned 7 acres from MUDD-O (Mixed Use Development District, Optional) and O-2(CD) (Office, Conditional) to TOD-NC (Transit-Oriented Development, Neighborhood Center) to allow all uses in the TOD-NC zoning district.	Rezoning approved, permit ELDUTODNC approved, project completed.
2022-158	Rezoned 2 acres from O-15 (CD) (Office, Conditional) to TOD-CC (Transit Oriented Development - Community Center) to allow all uses in the TOD-CC zoning district.	Rezoning approved, no permit applications submitted.
2024-048	Proposes to rezone 3.6 acres from B-1(CD) (Neighborhood Business, Conditional) to B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment) to allow additional uses.	Pending rezoning approval.
2024-101	Rezoned 20.5 acres from MUDD-O (Mixed Use Development, Optional) to MUDD-O SPA (Mixed Use Development, Optional, Site Plan Amendment) to amend an existing approved site plan to allow up to 303 additional residential units subject to conversion provisions.	Rezoning approved, permit SDRU-2020-00003 approved, project completed.

• **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 2040 Policy Map recommends the Campus Place Type. The proposed rezoning is in alignment with the adopted Campus Place Type.
 - Campuses are a relatively cohesive group of buildings and public spaces that are typically all serving one institution such as a university, hospital, or office park.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The petition is located at the intersection of North Tryon Street, a State-maintained major arterial, and East WT Harris Boulevard, a State-maintained expressway. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - CIP: WT Harris Blvd SUP (from N Tryon St to JW Clay Blvd)
 - External Project Description: Construct a SUP on the north side of WT Harris Blvd.
 - Project Number: PMES221718
 - Project Phase: Real Estate
 - Estimated Completion Date: Q4 2027
 - CDOT PM: Mohammed Kolie
 - GS PM: Eric Koehler
 - TIP: NC 24 (W.T. Harris Boulevard)
 - TIP: EB-6052
 - Description: SR 2940 (North Tryon Street) to JW Clay Boulevard in Charlotte. Construct multi-use path.
 - Right of Way Year: 2025
 - Construction Year: 2026
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 9,533 trips per day (based on 151,562 SF of hospital and 124,984 SF of medical office uses).
 - Existing Zoning Entitlements: 9533 trips per day (based on 151,562 SF of hospital and 124,984 SF of medical office uses).
 - Proposed Zoning: Trip generation cannot be provided for this use.

- **Storm Water Services**

- The petitioner provided notes regarding development within any SWIM or water quality buffers as requested and standard provisions committing to comply with Stormwater Articles 23 through 28 in the UDO.
- **Considerations:**
 - No outstanding issues.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along N Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
- **Considerations:**
 - No outstanding issues.

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.

- **Charlotte Area Transit System**

- The site is located directly along the LYNX Blue Line.
- The petitioner exceeds ordinance requirements with the installation of a bus pad and a bus shelter.
- **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.

- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGLand Use

1. ~~Format requested EX provisions into a table that notes the article reference, ordinance standard, and requested EX provision.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225