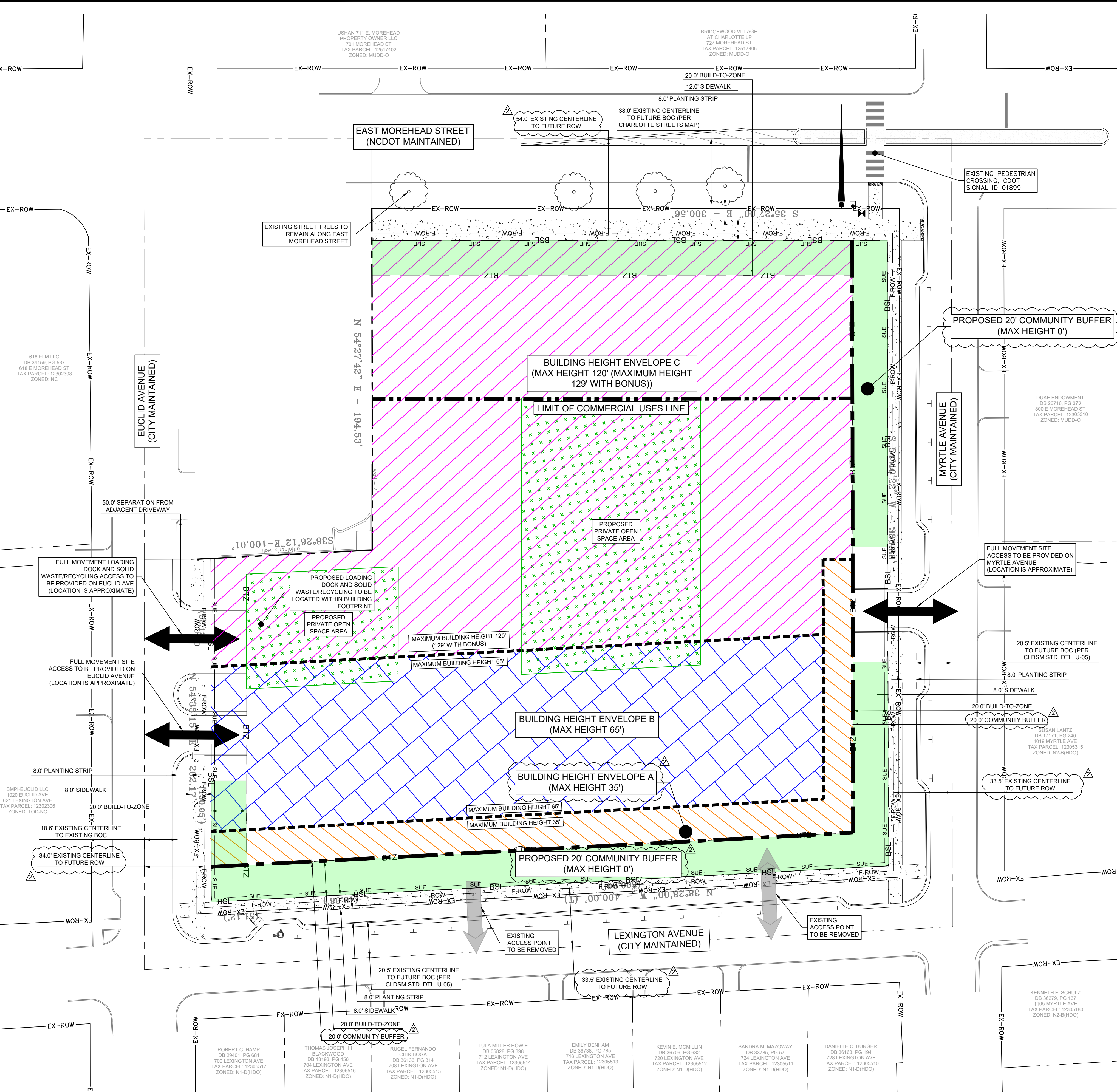
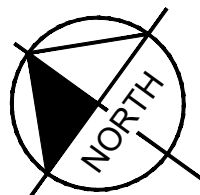
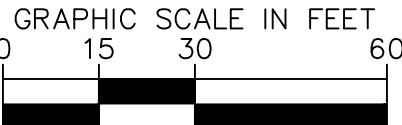


Plotted By: Resendez, Tyler Sheet Set: RENAME TO PROJECT DESCRIPTION Layout: C301 - SITE OVERALL January 22, 2026 11:55:51 am K:\CHL PRJ\015031 Carolina Healthcare System\151720 E Morehead\02 - DVO\Rezoning\RZ-1.dwg



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



THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY

PETITIONER

CITY OF CHARLOTTE

REZONING SITE PLAN

RZP-2025-004

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-353-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-9102

01/22/2026	TJR	DATE	BY
11/10/2025	TJR	REVISED PER CITY COMMENTS	
08/11/2025	AR	REVISED PER CITY COMMENTS	
No.		REVISIONS	

SHEET NUMBER
RZ-1



Street Sections
720 E Morehead Street, Charlotte, North Carolina

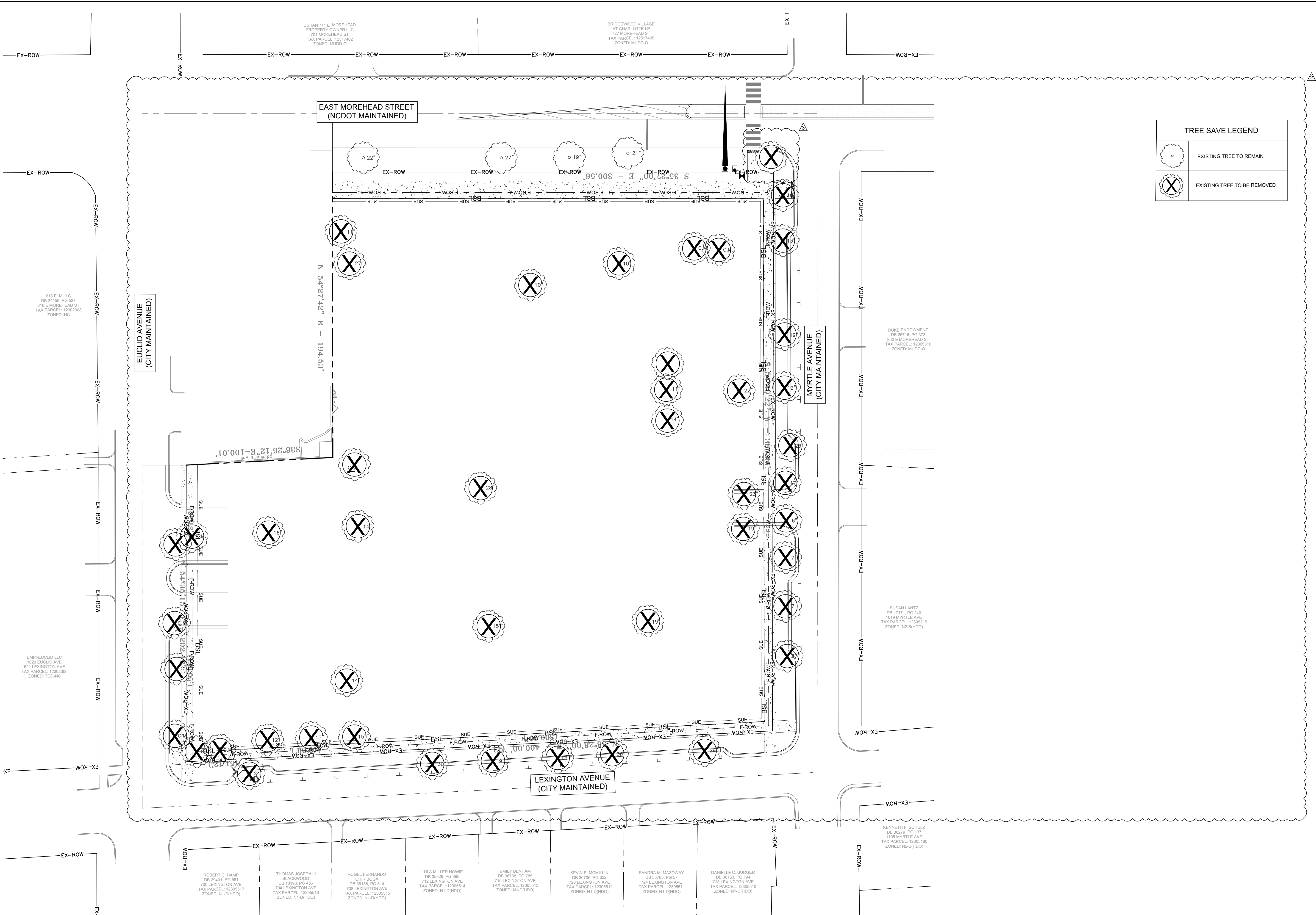


Street Sections
720 E Morehead Street, Charlotte, North Carolina



KH PROJECT 015031151		DATE 01/22/2026		SCALE AS SHOWN		DESIGNED BY TJR		DRAWN BY TJR		CHECKED BY KMS	
THE CHARLOTTE- MECKLENBURG HOSPITAL AUTHORITY		TYPICAL SECTIONS RZP-2025-004		SHEET NUMBER RZ-3		CITY OF CHARLOTTE		NORTH CAROLINA		PETITIONER	
Kimley»Horn		RZP-2025-004		© 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 #F-5102		REVISIONS		No.		BY	
				REVISED PER CITY COMMENTS		TJR		01/22/2026			
				REVISED PER CITY COMMENTS		TJR		11/10/2025			
				REVISED PER CITY COMMENTS		AR		08/11/2025			

Plotted By: Resendez, Tyler Sheet Set: RENAME TO PROJECT DESCRIPTION Layout: C301 - SITE OVERALL (d) January 22, 2026 11:56:01am K:\C\H\ PRJ\015031 Carolina Healthcare System\151 720 E Morehead02 - DWG\Resizing\RZ-1.dwg



THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY PETITIONER CITY OF CHARLOTTE NORTH CAROLINA	SHEET NUMBER RZ-4	TREE SAVE PLAN RZP-2025-004				KH PROJECT 015031151 DATE 01/22/2026 SCALE AS SHOWN DESIGNED BY TJR DRAWN BY TJR CHECKED BY KMS	RZP-2025-004		© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-335-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-5102	REVISIONS		BY					
		No.															
		REVISED PER CITY COMMENTS		TJR	01/22/2026					REVISED PER CITY COMMENTS		TJR	11/10/2025	REVISED PER CITY COMMENTS		AR	08/11/2025
		REVISED PER CITY COMMENTS		TJR	08/11/2025					REVISED PER CITY COMMENTS		AR	08/11/2025	REVISED PER CITY COMMENTS		AR	08/11/2025

