

driveway to 2001 Vail Ave
 approximate street R/W

approximate street R/W

Vail Avenue

MB 230 Pg 20

approx. street R/W concrete walk

PROPOSED ACCESSIBLE RAMP.
 EXISTING TREE. SEE NOTE 5.E.

POTENTIAL LOCATION FOR OPEN SPACE.
 AREA TO INCLUDE SEATING, ENHANCED
 PLANTING, SPECIMEN TREE, PAVED
 SURFACE, WATERING FOUNTAIN, AND
 NEARBY DOG WASTE STATION. (LIMITS
 OFFSET 1' FOR GRAPHIC CLARITY)

PROPOSED SIDEWALK/UTILITY
 EASEMENT, 3' FROM BACK OF
 SIDEWALK (WHERE POSSIBLE)
 EXISTING TREE TO REMAIN, TYP.

PROPOSED 8.00' SIDEWALK.

PROPOSED CONCRETE
 SIDEWALK AND PLANTING
 STRIP. STREET TREES TO BE
 PROVIDED PER CITY OF
 CHARLOTTE TREE ORDINANCE.

PROPOSED 8.00' PLANTING STRIP
 EXISTING RIGHT OF WAY, TYP.

35' X 35' SITE TRIANGLE

PROPOSED STOP SIGN, TYP.

PROPOSED PEDESTRIAN
 CROSSWALK.

PROPOSED PEDESTRIAN
 CROSSWALK.

TYPE II MODIFIED DRIVEWAY.

HATCHED AREA DENOTES OVERHANG.

PROPOSED PEDESTRIAN
 CROSSWALK.

TYPE II MODIFIED DRIVEWAY, ONE
 WAY INGRESS.

Tax #127-039-01 and #127-039-09
 Presbyterian Medical Care Corp.
 DB 10155 Pg 667
 ZONING: O-2

16.00' SETBACK FROM EXISTING BOC.

PROPOSED 1'-6" CONCRETE
 CURB AND GUTTER, TYP.

Tax #127-039-01
 Tax #127-039-09

approximate street R/W

concrete walk

back of curb

approximate street R/W

concrete walk

back of curb

approximate street R/W

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back of curb

POTENTIAL LOCATION FOR ±2,100 SF
 URBAN OPEN SPACE (OFFSET 1' FOR
 GRAPHIC CLARITY)
 PROPOSED ACCESSIBLE RAMP

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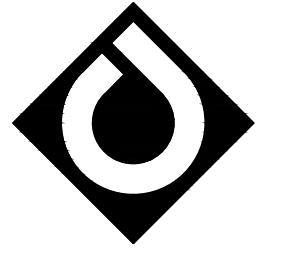
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ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

- Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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Charlotte, North Carolina 28202
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FLAGSHIP HEALTHCARE

2701 COLTSGATE ROAD
CHARLOTTE, NC 28211

RANDOLPH ROAD MOB

2001 RANDOLPH ROAD
CHARLOTTE, NC 28207

DEVELOPMENT STANDARDS

Project No. 4715.00
Issued 4/24/20

Revised
11/16/20 - REZONING AMENDMENT
12/15/20 - REZONING AMENDMENT
01/11/21 - REZONING AMENDMENT
02/15/21 - REZONING AMENDMENT
03/22/21 - REZONING AMENDMENT



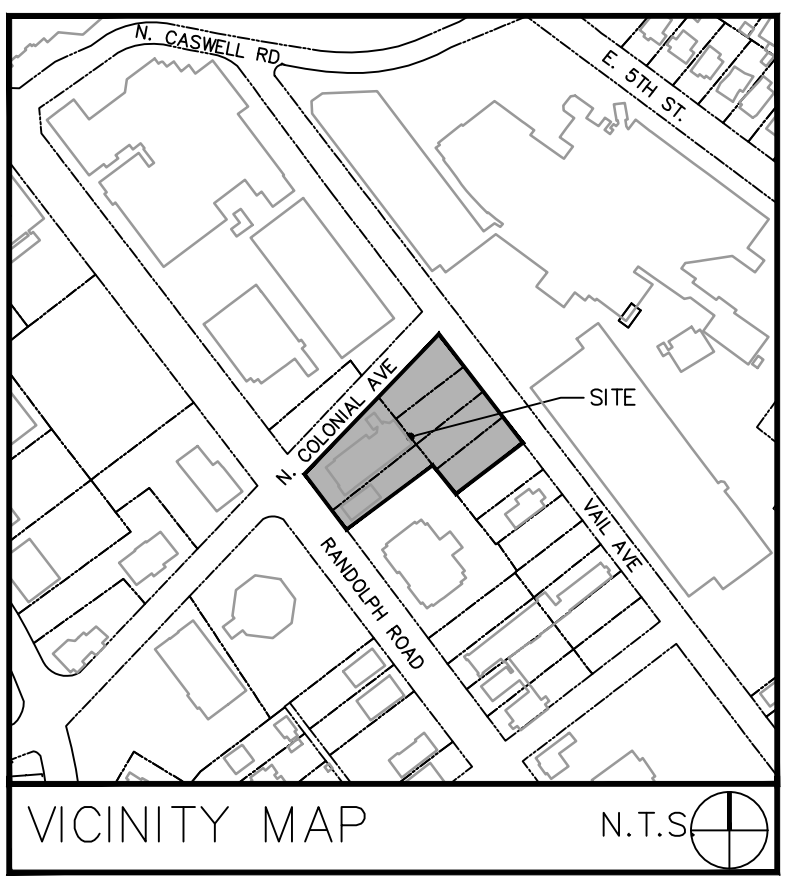
REZONING PETITION 2020-141

SCALE: 1"=40'
0 20' 40' 80'

RZ-200

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ColeJenest & Stone, P.A. 2020



SURVEY DISCLAIMER
ALTA/ACSM LAND TITLE SURVEY ISSUED MARCH 02, 2020.
PROVIDED BY A.C. ZOUTEWELLE SURVEYORS, 1418 EAST FIFTH ST., CHARLOTTE, NC 28204, (704) 372-9444.

MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON RANDOLPH ROAD.

d. PETITIONER SHALL INSTALL A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON N. COLONIAL AVENUE AND VAIL AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. THE EXISTING TREE LOCATED AT THE INTERSECTION OF RANDOLPH ROAD AND N. COLONIAL AVENUE WAS EVALUATED BY AN ARBORIST TO DETERMINE IF IT CAN BE PRESERVED DURING THE CONSTRUCTION OF THE BUILDING. THE CERTIFIED ARBORIST HAS DETERMINED THAT DUE TO THE AGE OF THE TREE AND THE IMPACTS ASSOCIATED WITH THE REDEVELOPMENT OF THE SITE THAT THE PRESERVATION OF THE EXISTING TREE IS NOT FEASIBLE. RECOMMENDED: THE ARBORIST EVALUATION HAS DETERMINED THAT IT IS EXTREMELY LIKELY THE TREE WILL HAVE TO BE REMOVED WITHIN FIVE TO SEVEN YEARS AFTER THE REDEVELOPMENT OF THE SITE HAS BEEN COMPLETED. THEREFORE, THE PETITIONER WILL REMOVE THE TREE DURING THE REDEVELOPMENT PROCESS AND WILL IMPROVE THE AREA ALONG RANDOLPH RD. WHERE THE TREE WAS LOCATED WITH URBAN OPEN SPACE (AND A LARGE MATURING TREE). THE PETITIONER WILL EXPLORE WAYS TO INCORPORATE INTO THE IMPROVEMENTS SOME OF THE LUMBER FROM THE EXISTING TREE. THE LUMBER WILL BE INCORPORATED INTO A BENCH OR OTHER SITE FURNITURE OR APPROPRIATE BUILDING ELEMENTS.

f. URBAN OPEN SPACE WILL BE PROVIDED ALONG RANDOLPH ROAD AS GENERALLY DEPICTED ON RE ZONING PLAN. THIS URBAN OPEN SPACE AREA WILL BE IMPROVED WITH SEATING, LANDSCAPING, HARDSCAPE ELEMENTS, AND LIGHTING.

g. THE PETITIONER WILL PROVIDE PEDESTRIAN AND VEHICULAR RAMPWAYS WITHIN THE 5-FOOT SETBACK PROVIDED ALONG VAIL AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. AT THE CORNER OF N. COLONIAL AND VAIL AVENUE A POCKET PARK WITH A SPECIMEN TREE, BENCHES, A WATERING FOUNTAIN, AND A PET WASTE COLLECTION DISPENSER WILL BE PROVIDED. HOURS FOR THE USE OF THE OPEN SPACE, AND RULES FOR THE USE OF THIS OPEN SPACE BY THE PUBLIC TENANTS, AND GUEST OF THE BUILDING.

6. ENVIRONMENTAL FEATURES:

d. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE AND TREE ORDINANCE.

7. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE ALLOWED.

8. LIGHTING:

a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING AND BUILDING ACCENT LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

b. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 30 FEET.

c. ANY LIGHTING FIXTURES ATTACHED TO A BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

9. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN ITS ROAD SYSTEM AUTHORITY). IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD RANDOLPH ROAD/ELIZABETH AREA BY WAY OF ANY APPLICABLE PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. RIGHT-OF-WAY DEDICATION. SUBJECT TO THE QUALIFICATIONS SET FORTH HEREIN, RIGHT-OF-WAY TO BE DEDICATED FOR THE REQUIRED ROADWAY IMPROVEMENTS DESCRIBED IN ABOVE WILL BE DEDICATED VIA FEE SIMPLE CONVEYANCE BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE LEVEL OF IMPROVEMENTS REQUESTED BY THE PETITIONER. THE IDENTIFIED ROADWAY IMPROVEMENTS AS DESCRIBED ABOVE AND ON THIS REZONING PLAN. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED AT A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

c. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" OR "SUBSTANTIALLY COMPLETED" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF THIS SECTION 3 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 3.H PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEeks TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

d. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION 1 ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY. IF, AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PRECEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH ACQUISITION. THE EXPENSE OF SUCH PROCEEDINGS, FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS. IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

e. ALTERNATIVE IMPROVEMENTS. IN ADDITION TO OTHER PROVISIONS SET FORTH HEREIN, CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

III. ACCESS:

a. ACCESS TO THE SITE WILL BE FROM N. COLONIAL AVENUE, RANDOLPH ROAD AND VAIL AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT. THE PROPOSED ACCESS POINT TO RANDOLPH ROAD WILL BE LIMITED TO AN EXIT ONLY DRIVEWAY FOR USE BY AN MRI TRAILER AND OTHER SERVICE VEHICLES.

b. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

c. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED PRIMARY SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE PRIMARY SIDEWALK WHERE FEASIBLE.

d. THE PETITIONER WILL CONSTRUCT 2 ADA CURB RAMPS AT THE INTERSECTION QUADRANT OF N. COLONIAL AVENUE AND VAIL AVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. THE PETITIONER WILL CONSTRUCT 2 ADA CURB RAMPS AT THE INTERSECTION QUADRANT OF N. COLONIAL AVENUE AND RANDOLPH ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

f. ALL APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. PLEASE SEE EXCEPTIONS TO THIS NOTE IN SECTION 3.12.2.6C ABOVE.

a. THE PROPOSED MEDICAL OFFICE BUILDINGS SHALL BE PLACED SO AS TO PRESENT AN INTERESTING AND WELL-ARTICULATED FAÇADE TO RANDOLPH ROAD AND N. COLONIAL AVENUE DESCRIBED BELOW.

b. THE FIRST-FLOOR FAÇADES OF THE MEDICAL OFFICE BUILDING FRONTING ON RANDOLPH ROAD AND N. COLONIAL AVENUE SHALL INCLUDE WINDOWS FOR A MINIMUM OF 60% OF THE RANDOLPH ROAD AND N. COLONIAL AVENUE ELEVATION. TRANSPARENT GLASS BETWEEN 2 FEET AND 10 FEET ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" FOOT CLEAR HEIGHT BETWEEN WINDOW AND REAR WALL. WINDOWS WITH THIS ZONING SHALL NOT BE SCREENED WITH FILM, DECALS, AND OTHER OPAQUE MATERIAL OR GLAZING FINISHES. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" FEET ABOVE ADJACENT STREET SIDEWALK.

c. THE FAÇADE OF FIRST/GROUND FLOOR OF THE MEDICAL OFFICE BUILDING ALONG RANDOLPH ROAD AND N. COLONIAL AVENUE SHALL INCORPORATE MATERIALS THAT SHALL NOT BE USED ON THE BUILDING FAÇADES OF THE MEDICAL OFFICE BUILDING ORIENTED TOWARD N. COLONIAL AVENUE AND RANDOLPH ROAD; EPS, CMU BLOCK, AND STUCCO.

d. DIRECT PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE BUILDING AND RANDOLPH ROAD AND N. COLONIAL AVENUE, TO THE SIDEWALKS ALONG EACH RESPECTIVE STREET.

e. THE MEDICAL BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

f. THE MEDICAL OFFICE BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE (3) LEVELS OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFF-SETS PROJECTIONS AND RECESSES, COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

g. THE MULTI-STORY MEDICAL OFFICE BUILDING WILL HAVE A MINIMUM OF 20% TRANSPARENCY ON UPPER STORIES.

h. PARKING STRUCTURES SHALL BE DESIGNED SO THAT VEHICLES PARKED ON ALL LEVELS OF THE STRUCTURE AND ASSOCIATED LIGHTING ARE SCREENED BY A WALL OR PANEL MEASURING A MINIMUM OF 48 INCHES IN HEIGHT. ALONG N. COLONIAL AVENUE AND VAIL AVENUE, THE FIRST THREE (3) LEVELS OF THE PARKING DECK FAÇADES SHALL INCLUDE BOTH VERTICAL AND HORIZONTAL TREATMENT THAT RESEMBLES PATTERNS AND ARCHITECTURE OF THE PROPOSED MEDICAL OFFICE BUILDING INCLUDING USE OF SIMILAR MATERIALS AND A SIMILAR RHYTHM OF WINDOW OPENINGS. THE REMAINING OPENING SHALL BE SCREENED USING DECORATIVE ELEMENTS SUCH AS GRILLWORK, LOUVERS, OR A SIMILAR TREATMENT (GREEN WALLS WILL NOT BE USED AS A SCREENING ELEMENT). THE REMAINING OPENING SHALL BE SCREENED USING DECORATIVE WALL OR GRILLWORK. THE REMAINING OPENING SHALL BE SCREENED USING DECORATIVE WALLS. ANY SUCH PARAPET WALL SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT. THE SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE FOLLOWED.

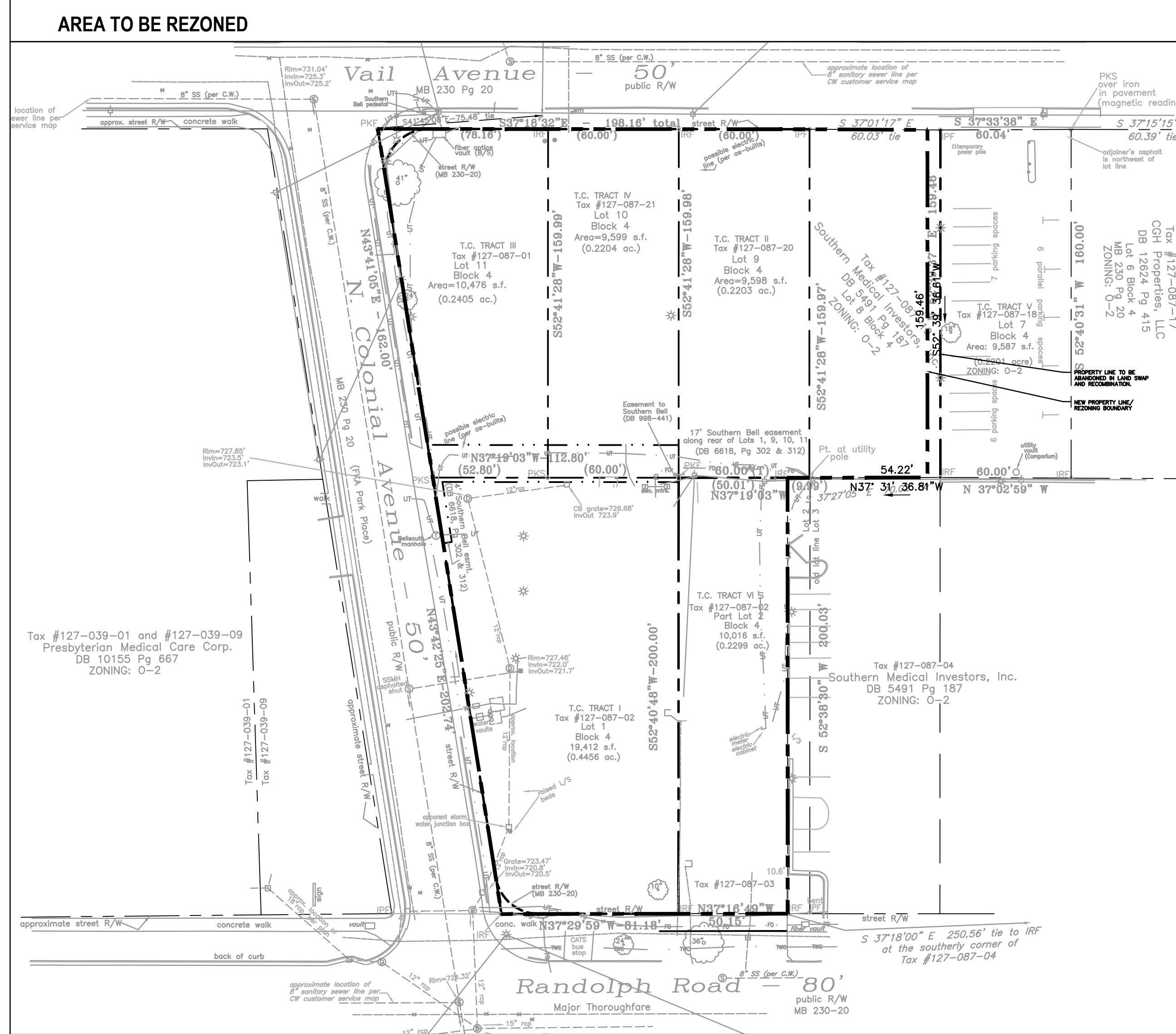
II. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

5. STREETS/CAPE, LANDSCAPING, SIDEWALKS, AND URBAN OPEN SPACE:

a. THE SITE SHALL COMPLY WITH THE APPLICABLE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS AS DEPICTED ON THE REZONING PLAN. THE SETBACK ALONG RANDOLPH ROAD SHALL BE 31 FEET AS MEASURED FROM THE EXISTING BACK OF CURB. THE SETBACK ALONG VAIL AVENUE SHALL BE 36 FEET AS MEASURED FROM THE EXISTING BACK OF CURB. THE MINIMUM SETBACK ALONG N. COLONIAL AVENUE WILL BE 16 FEET AS MEASURED FROM THE EXISTING BACK OF CURB.

b. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE LANDSCAPING AND SCREENING REQUIREMENTS OF THE ORDINANCE.

c. PETITIONER SHALL INSTALL A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A



FLAGSHIP HEALTHCARE DEVELOPMENT STANDARDS 03/17/2021 RZP-2020-141

SITE DEVELOPMENT DATA:

- ACREAGE: ± 1.55 ACRES
-TAX PARCEL #: 127-087-01, 127-087-02, 127-087-03, 127-087-20, 127-087-21 AND A PORTION OF 127-087-19
-EXISTING ZONING: O-2
-PROPOSED ZONING: MUDD(CD)
-EXISTING USES: MEDICAL OFFICE AND ASSOCIATED PARKING.
-PROPOSED USES: GENERAL AND MEDICAL OFFICE USES, SURGERY CENTERS, MEDICAL CLINICS, AND RELATED USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 117,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USES, SURGERY CENTERS, MEDICAL CLINICS, AND RELATED USES PERMITTED USES AS ALLOWED IN THE MUDD ZONING DISTRICT
-MAXIMUM BUILDING HEIGHT: BUILDING SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF 95 FEET. HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
-PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE.

I. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY FLAGSHIP HEALTHCARE TO ACCOMMODATE REDEVELOPMENT OF A MEDICAL CAMPUS COMPOSED OF MEDICAL OFFICE USES, CLINICS, HEALTH INSTITUTIONS, SURGERY CENTERS, AND RELATED USES AS ALLOWED IN THE MUDD ZONING DISTRICT ON AN APPROXIMATELY ± 1.55 ACRE SITE LOCATED AT 2001 RANDOLPH ROAD (THE "SITE").

b. ZONING DISTRICT/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("ZONING PLAN"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

ii. ANY ADMINISTRATIVE AMENDMENT REQUESTS SUBMITTED TO THE PLANNING DESIGN & DEVELOPMENT DEPARTMENT WILL ALSO BE PROVIDED TO THE ECA LAND USE & DEVELOPMENT COMMITTEE SO THAT THEY ARE AWARE OF THE PROPOSED CHANGES TO THE APPROVED CONDITIONAL PLAN.

iii. URBAN FLOOR AREA. WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES) AND ENCLOSED LOADING DOCK/SERVICE AREAS.

2. PERMITTED USES & DEVELOPMENT LIMITATIONS:

a. THE SITE MAY BE DEVELOPED WITH UP TO 117,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO MEDICAL AND GENERAL OFFICE USES, CLINICS, SURGERY CENTERS, AND RELATED USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE MUDD ZONING DISTRICT.

3. TRANSPORTATION IMPROVEMENTS AND ACCESS:

1. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING ROADWAY IMPROVEMENTS WILL BE MADE BY THE PETITIONER AS PART OF THE REDEVELOPMENT OF THE SITE AS PROPOSED BY THE REZONING PLAN:

1. N. CASWELL ROAD & 3TH STREET (SIGNALIZED)

• EXTEND SOUTHBOUND RIGHT TURN LANE FROM 150 FEET TO 200 FEET OF STORAGE

2. N. CASWELL ROAD & VAIL AVENUE (UNSIGNALIZED)

IN LIEU OF IMPROVEMENTS RECOMMEND BY THE TIS AT THIS STUDY INTERSECTION, WE SUGGEST THE FOLLOWING:

- THE FOLLOWING TRAFFIC CALMING DEVICES ALONG VAIL AVENUE (IF DEEMED ACCEPTABLE BY CITY STAFF):
o TWO ADDITIONAL SPEED HUMPS ALONG VAIL AVENUE BETWEEN N CASWELL ROAD AND N CHASE STREET (LOCATION TO BE DETERMINED OR COORDINATED WITH CITY STAFF).
o CONVERTING THE INTERSECTION OF N COLONIAL AVENUE & VAIL AVENUE TO AN ALL-WAY STOP CONTROLLED INTERSECTION.
OR:

• THE DEVELOPER WILL PROVIDE A MONETARY CONTRIBUTION OF \$15,000 TO THE PEDESTRIAN PROGRAM FOR PEDESTRIAN IMPROVEMENTS IN THE AREA.

THE PETITIONER WILL BEGIN THE INSTALLATION OF THE TRAFFIC CALMING MEASURES INDICATED ABOVE AFTER THE ISSUANCE OF A BUILDING PERMIT FOR THE SITE OR WILL CONTRIBUTE THE \$15,000 TO THE PEDESTRIAN PROGRAM IF THE TRAFFIC CALMING MEASURES ARE NOT ACCEPTABLE TO CDOT.

3. RANDOLPH ROAD & N. CASWELL ROAD (SIGNALIZED)

• IMPLEMENT LEFT-TURN PERMITTED/PROTECTED PHASING AND INSTALL FLASHING YELLOW ARROW SIGNAL HEADS ON THE NORTHBOUND AND SOUTHBOUND LEGS OF THE INTERSECTION OF RANDOLPH ROAD AND CASWELL ROAD

4. N. CASWELL ROAD & E. 3RD STREET-PROVIDENCE ROAD (SIGNALIZED)

• NO SUGGESTED IMPROVEMENTS BEYOND THOSE CURRENTLY PLANNED BY CDOT

5. PROVIDENCE ROAD & N. COLONIAL AVENUE (UNSIGNALIZED); AND RANDOLPH ROAD & N. COLONIAL AVENUE (UNSIGNALIZED)

IN LIEU OF ADDITIONAL ROADWAY IMPROVEMENTS AT INTERSECTION 5 & 6, THE DEVELOPER WILL CONTRIBUTE \$50,000 TO PARTIALLY FUND THE INSTALLATION OF THE CURRENTLY PLANNED TRAFFIC SIGNAL AT THE INTERSECTION OF 7TH STREET & BASCOM STREET/CAMERON AVENUE.

THE PETITIONER WILL CONTRIBUTE THESE FUNDS TO CDOT AFTER THE ISSUANCE OF A BUILDING PERMIT FOR THE SITE OR PRIOR TO THE END OF THE 4TH QUARTER OF 2021 WHICHEVER OCCURS FIRST.

7. N. COLONIAL AVENUE & VAIL AVENUE (UNSIGNALIZED)

• NO SUGGESTED IMPROVEMENTS

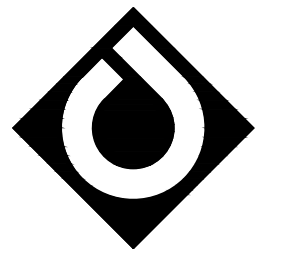
8. VAIL AVENUE & PROPOSED ACCESS "A" (UNSIGNALIZED)

WE PROPOSE THE FOLLOWING INTERSECTION CONFIGURATION:

- ONE INGRESS LANE AND ONE EGRESS LANE (AN EASTBOUND COMBINE LEFT/RIGHT TURN LANE ON PROPOSED ACCESS "A")
• MAXIMIZE INTERNAL PROTECTED STEM

II. STANDARDS, PHASING AND OTHER PROVISIONS:

a. CDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE

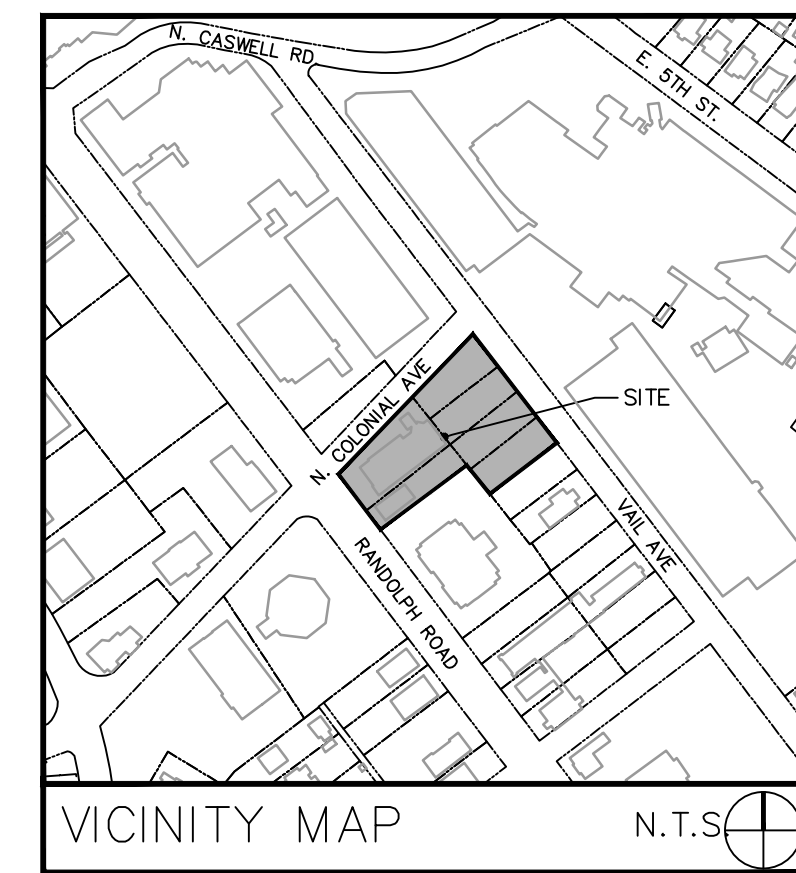


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Realizing the Possibilities

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Landscape Architecture
Civil Engineering
Urban Design

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VICINITY MAP N.T.S.

SURVEY DISCLAIMER

ALTA/ACSM LAND TITLE SURVEY ISSUED MARCH 02, 2020.
PROVIDED BY A.C. ZOUTEWELLE SURVEYORS, 1418 EAST
FIFTH ST., CHARLOTTE, NC 28204, (704) 372-9444.

FLAGSHIP HEALTHCARE

2701 COLTSGATE ROAD
CHARLOTTE, NC 28211

RANDOLPH ROAD MOB

2001 RANDOLPH ROAD
CHARLOTTE, NC 28207

ARCHITECTURAL RENDERINGS

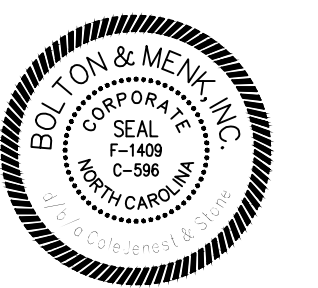
Project No.
4715.00

Issued
4/24/20

Revised

02/15/21 - REZONING AMENDMENT

03/22/21 - REZONING AMENDMENT

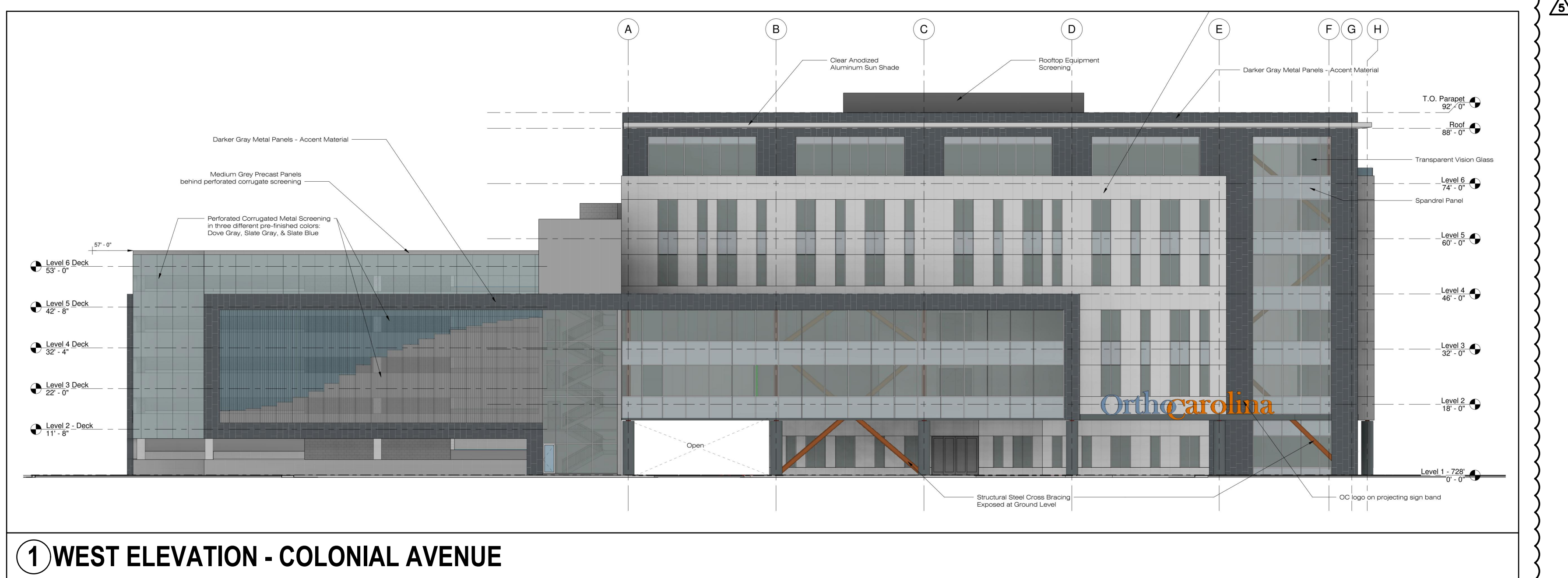


REZONING PETITION 2020-141

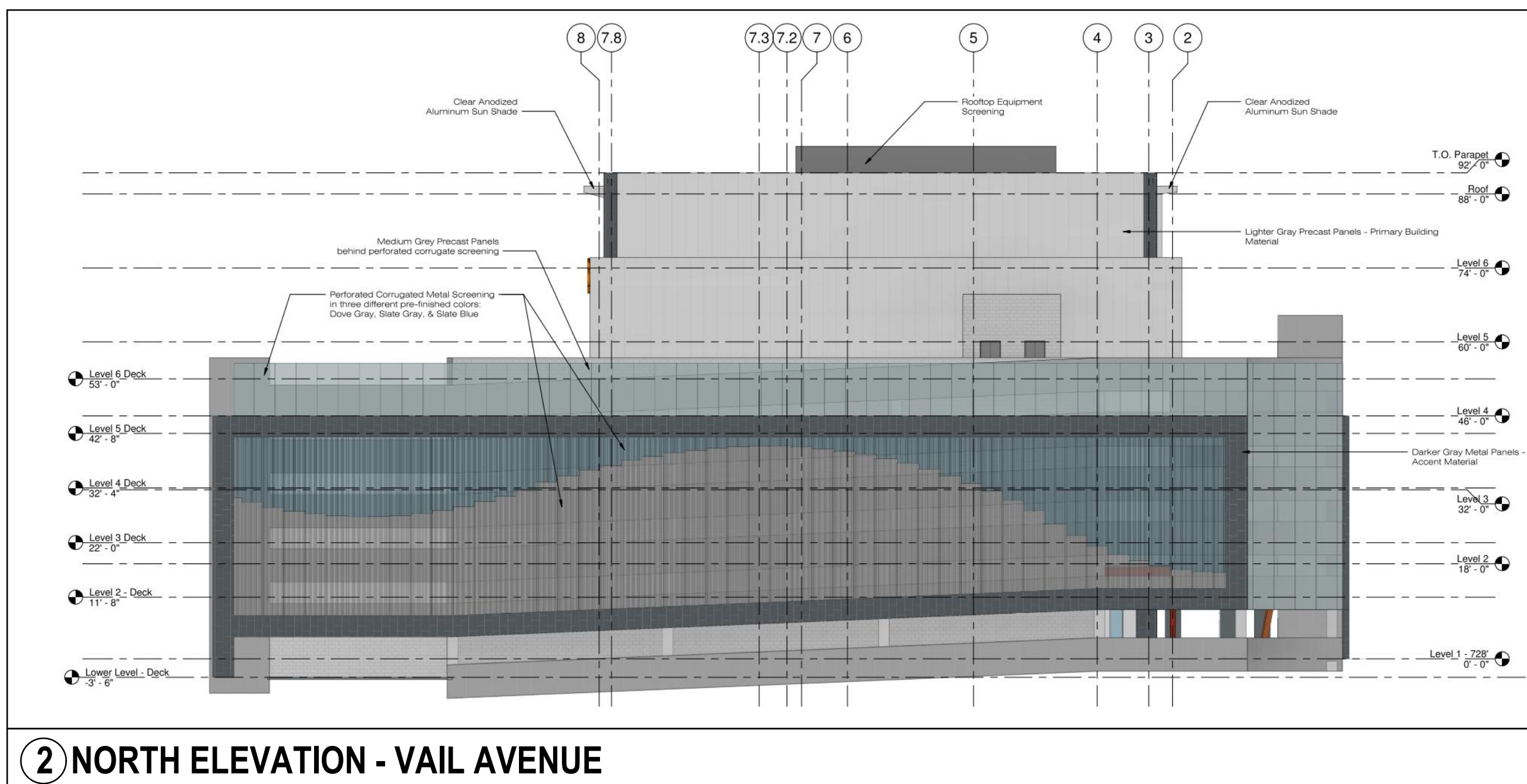
RZ-300

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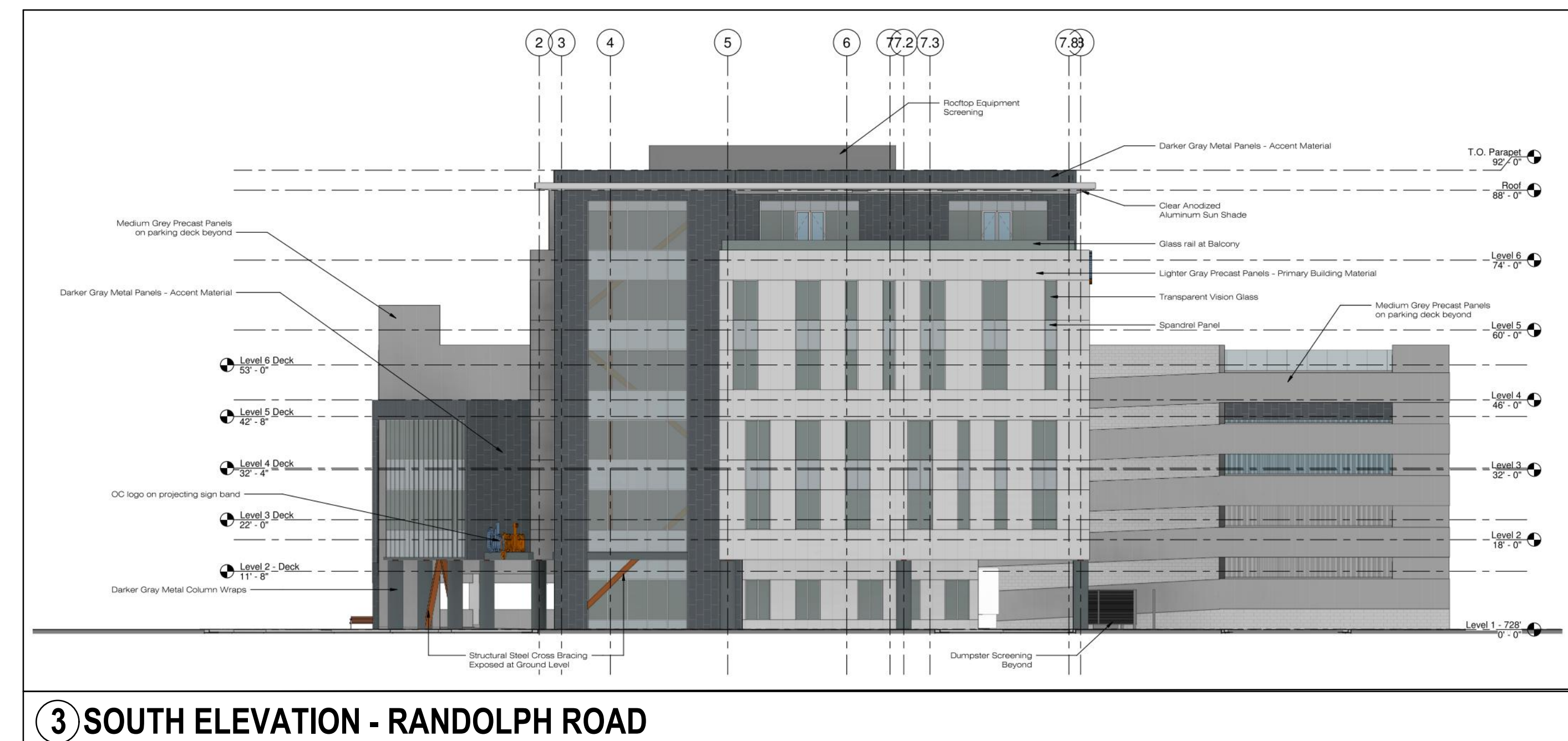
ColeJenest & Stone, P.A. 2020 ©



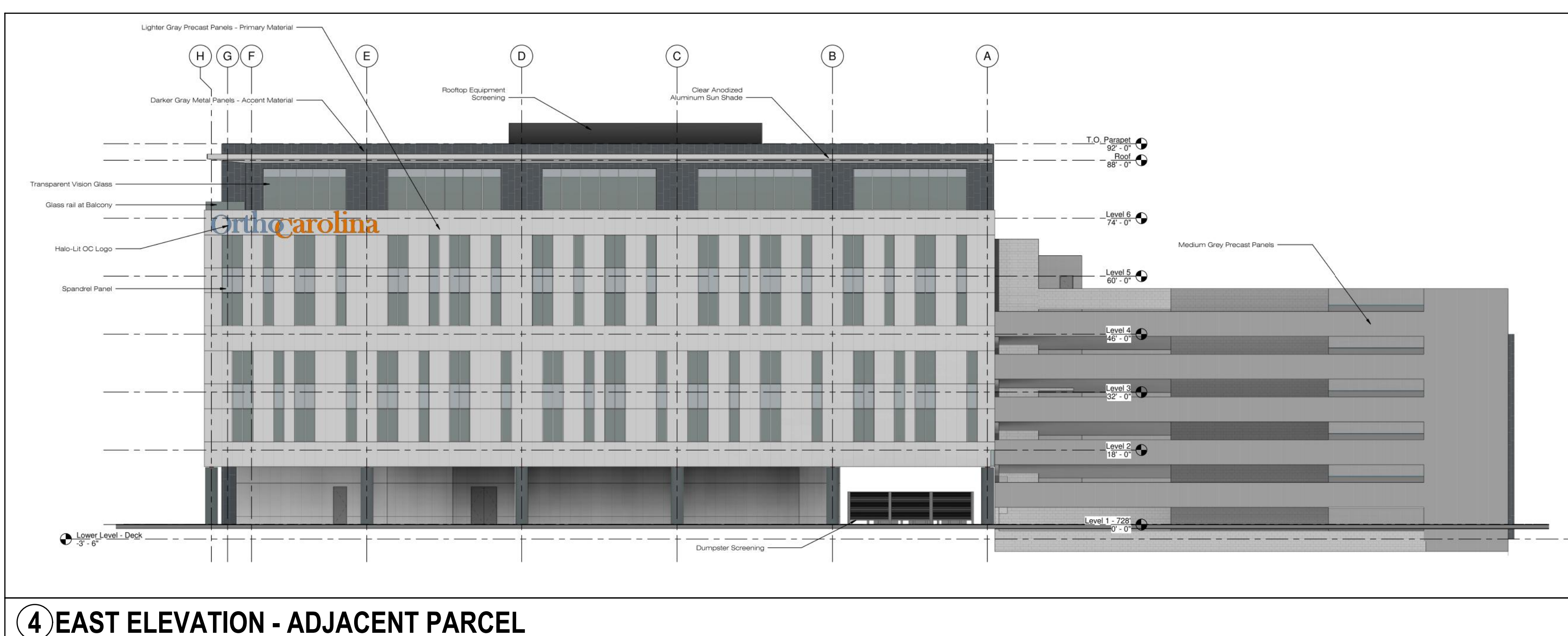
1 WEST ELEVATION - COLONIAL AVENUE



2 NORTH ELEVATION - VAIL AVENUE



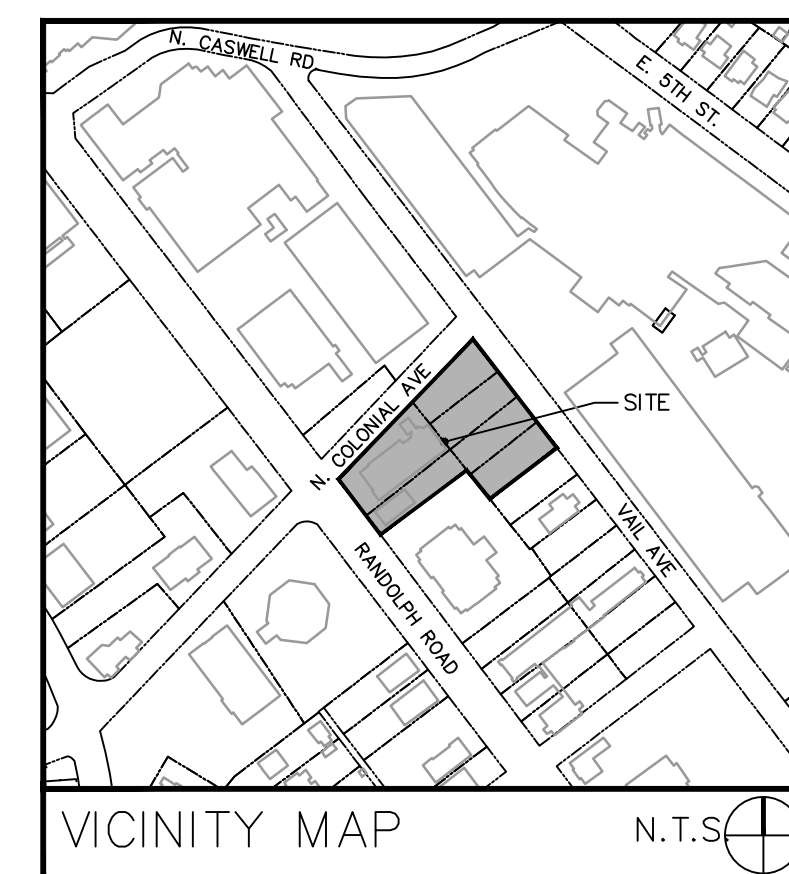
3 SOUTH ELEVATION - RANDOLPH ROAD



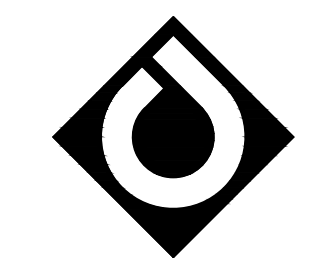
4 EAST ELEVATION - ADJACENT PARCEL



CONCEPTUAL LANDSCAPE RENDERING



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**RANDOLPH
ROAD
MOB**

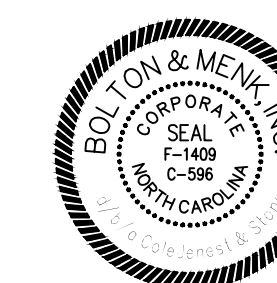
2001 RANDOLPH ROAD
 CHARLOTTE, NC 28207

**LANDSCAPE
RENDERING**

Project No.
 4715.00

Issued
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Revised
 03/22/21 - REZONING AMENDMENT



**REZONING PETITION
2020-141**

RZ-400

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