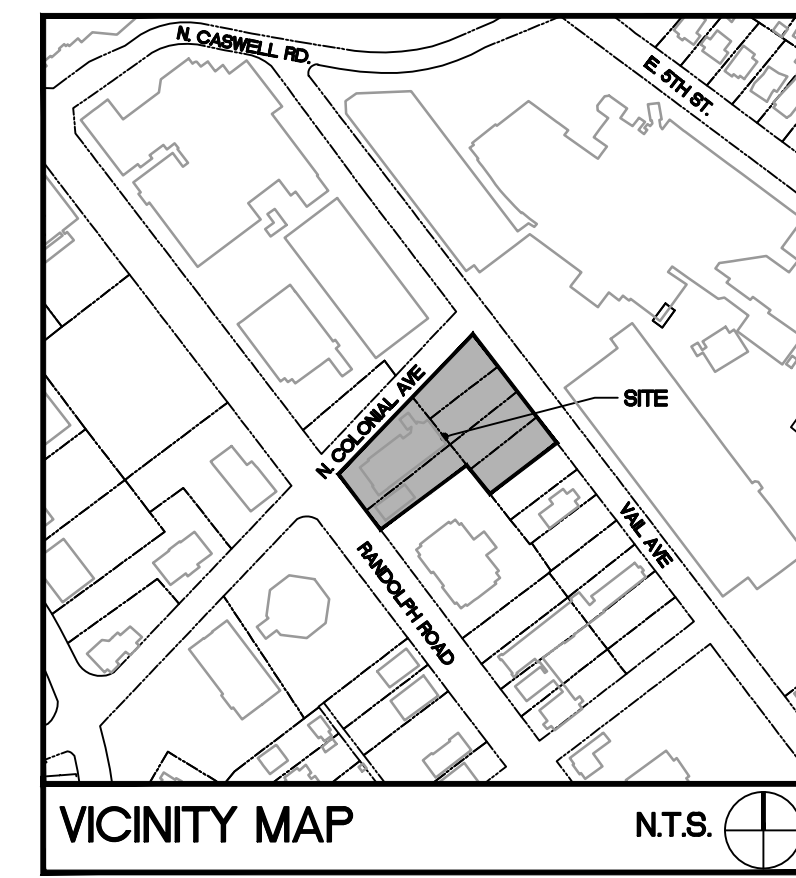


ColeJenest & Stone

Shaping the Environment
 Realizing the Possibilities

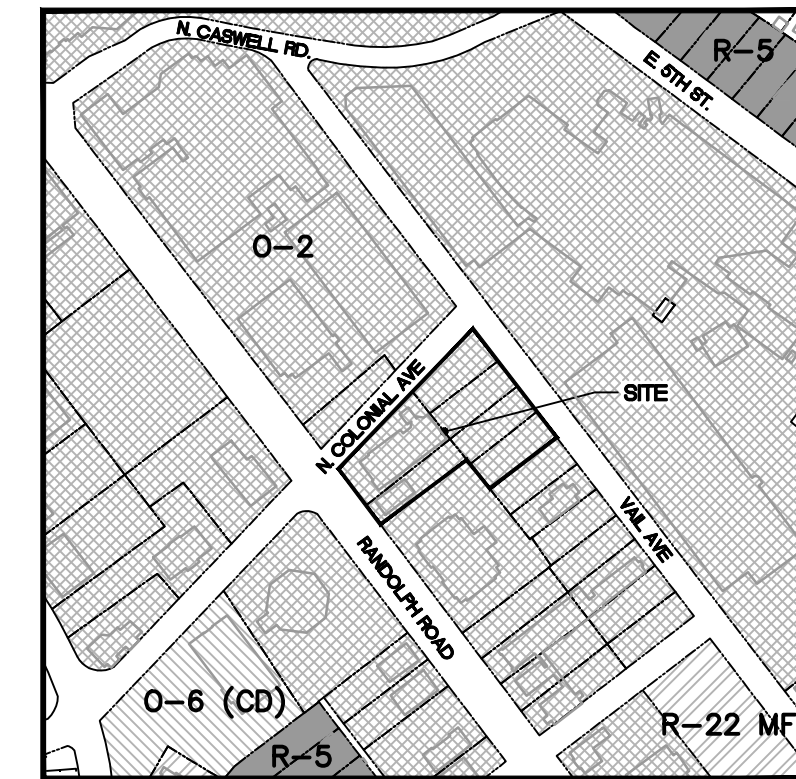
Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 P: 704.376.1555 F: 704.376.7851
 url: www.colejeneststone.com



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
 ALTA/ACSM LAND TITLE SURVEY ISSUED MARCH 02, 2020.
 PROVIDED BY A.C. ZOUTWELLE 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

CONDITIONAL REZONING PLAN

Project No.
 4715.00

Issued
 4/24/20

Revised
 12/15/20 - REZONING AMENDMENT

LEGEND

- SYMBOL**
- PROPOSED SIDEWALK CONNECTION
 - PROPOSED CURB & GUTTER
 - PROPOSED STORM UTILITY EASEMENT

REZONING SUMMARY

PETITIONER:	FLAGSHIP HEALTHCARE PROPERTIES 2701 COLTSGATE ROAD CHARLOTTE, NC 28211
PROPERTY OWNERS:	PARCELS 127-087-01, 127-087-02, 127-087-20, 127-087-21: ROPER FAMILY LIMITED PARTNERSHIP 1200 WAREHAM CT CHARLOTTE, NC 28207
PARCEL 127-087-19:	SOUTHERN MEDICAL INVESTORS, INC. 4201 CONGRESS ST. STE. 170 CHARLOTTE, NC 28209
REZONING SITE AREA:	±1.55 AC
TAX PARCEL #:	127-087-01, 127-087-02, 127-087-03, 127-087-19, 127-087-20, 127-087-21
EXISTING ZONING:	O-2
PROPOSED ZONING:	MUDD(CD)
EXISTING USE:	OFFICE
PROPOSED USE:	MEDICAL OFFICE BUILDING
MINIMUM SETBACK:	14' FROM BACK OF CURB, OR R/W, WHICHEVER IS GREATER
MINIMUM SIDE YARD:	0'
MAXIMUM BUILDING HEIGHT:	95'
TOTAL PROPOSED GROSS FLOOR AREA:	±117,000 SF
OPEN SPACE: (1 SF PER 100 SF OF GROSS FLOOR AREA, 30% MAX INTERIOR)	REQUIRED: 1,170 SF PROVIDED: ±2,100 SF
REQUIRED LANDSCAPE AREA:	5% OF PROPOSED IMPERVIOUS AREA
DEDICATED TREE SAVE:	REQUIRED: 0.198 AC (15%) PROVIDED: 0.0 AC TO BE SATISFIED ON SITE, THROUGH PAYMENT IN-LIEU, OR A COMBINATION.



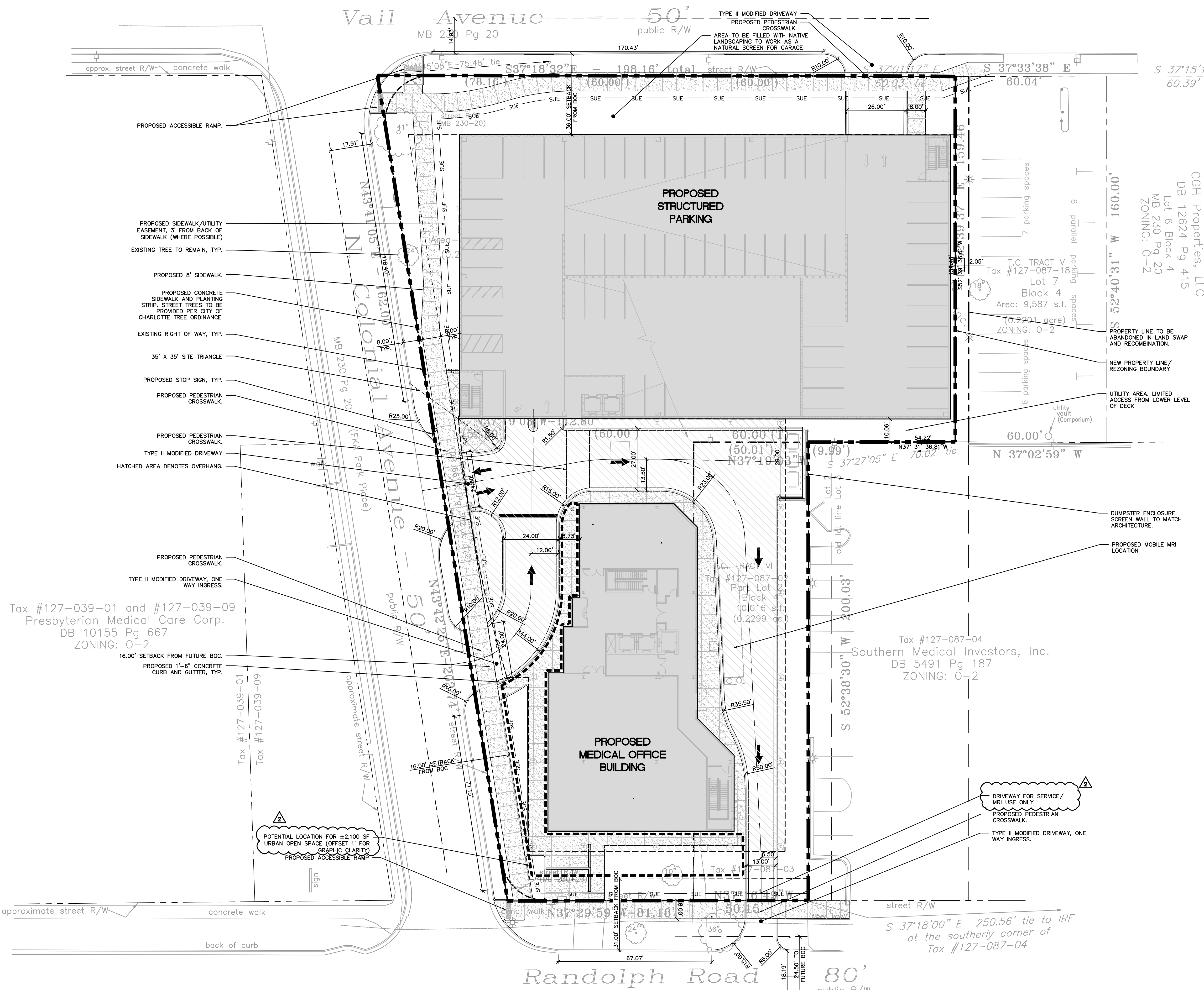
REZONING PETITION 2020-141

SCALE: 1"=20'
 0 10' 20' 40'

RZ-100

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.



Tax #127-039-01 and #127-039-09
 Presbyterian Medical Care Corp.
 DB 10155 Pg 667
 ZONING: O-2
 16.00' SETBACK FROM FUTURE BOC.

Tax #127-039-01
 Tax #127-039-09
 approximate street R/W

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

approximate street R/W concrete walk
 back of curb

Tax #127-087-04
 Southern Medical Investors, Inc.
 DB 5491 Pg 187
 ZONING: O-2

DRIVEWAY FOR SERVICE/MRI USE ONLY
 PROPOSED PEDESTRIAN CROSSWALK
 TYPE II MODIFIED DRIVEWAY, ONE WAY INGRESS.

S 37°18'00" E 250.56' tie to IRF at the southerly corner of Tax #127-087-04

Vail Avenue 50' public R/W
 Randolph Road 80' public R/W

FLAGSHIP HEALTHCARE DEVELOPMENT STANDARDS
12/15/2020
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 (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
MAXIMUM BUILDING HEIGHT: BUILDING WILL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF 95 FEET AS MEASURED BY ORDINANCE AND AS FURTHER DESCRIBED IN SECTION 5 BELOW.
PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE.
URBAN OPEN SPACE: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. 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 (THE "ORDINANCE"). 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.

d. GROSS 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 AND 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.

c. 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 TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE 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.

4. ARCHITECTURAL GUIDELINES:

1. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON THE EXISTING AND PROPOSED PUBLIC NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

- 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 DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE 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 A MINIMUM OF 20% MASONRY MATERIAL SUCH AS BRICK OR STONE. THE FOLLOWING MATERIALS MAY NOT BE USED ON THE FIRST-FLOOR FAÇADES OF THE MEDICAL OFFICE BUILDING ORIENTED TOWARD N. COLONIAL AVENUE AND RANDOLPH ROAD; EIFIS, 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 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 SHOULD 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, GREEN WALLS, OR A SIMILAR TREATMENT. FOR PARKING STRUCTURES WITH ROOFTOP OPEN-AIR PARKING, A PARAPET WALL OF SUFFICIENT HEIGHT TO ENSURE VEHICLES ARE NOT VISIBLE FROM THE NEAREST SIDEWALK IS REQUIRED. ANY SUCH PARAPET WALL SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT. THE SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE FOLLOWED.

i. THE MULTI-STORY MEDICAL OFFICE BUILDING SHOULD 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, GREEN WALLS, OR A SIMILAR TREATMENT. FOR PARKING STRUCTURES WITH ROOFTOP OPEN-AIR PARKING, A PARAPET WALL OF SUFFICIENT HEIGHT TO ENSURE VEHICLES ARE NOT VISIBLE FROM THE NEAREST SIDEWALK IS REQUIRED. ANY SUCH PARAPET WALL SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT. THE SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE FOLLOWED.

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

5. STREETSCAPE, 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 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 THIS 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. THE PETITIONER WILL EXPLORE WAYS TO INCORPORATE INTO THE REDEVELOPMENT OF THE SITE SOME OF THE LUMBER FROM THE EXISTING TREE.

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.

6. ENVIRONMENTAL FEATURES:

a. 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 31 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:

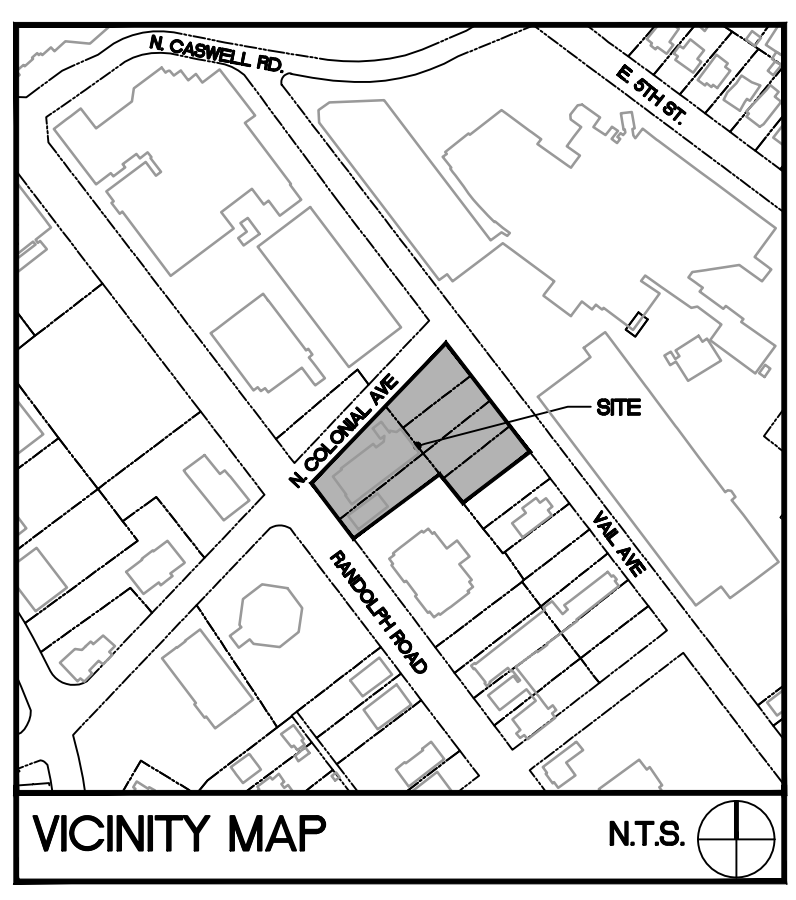
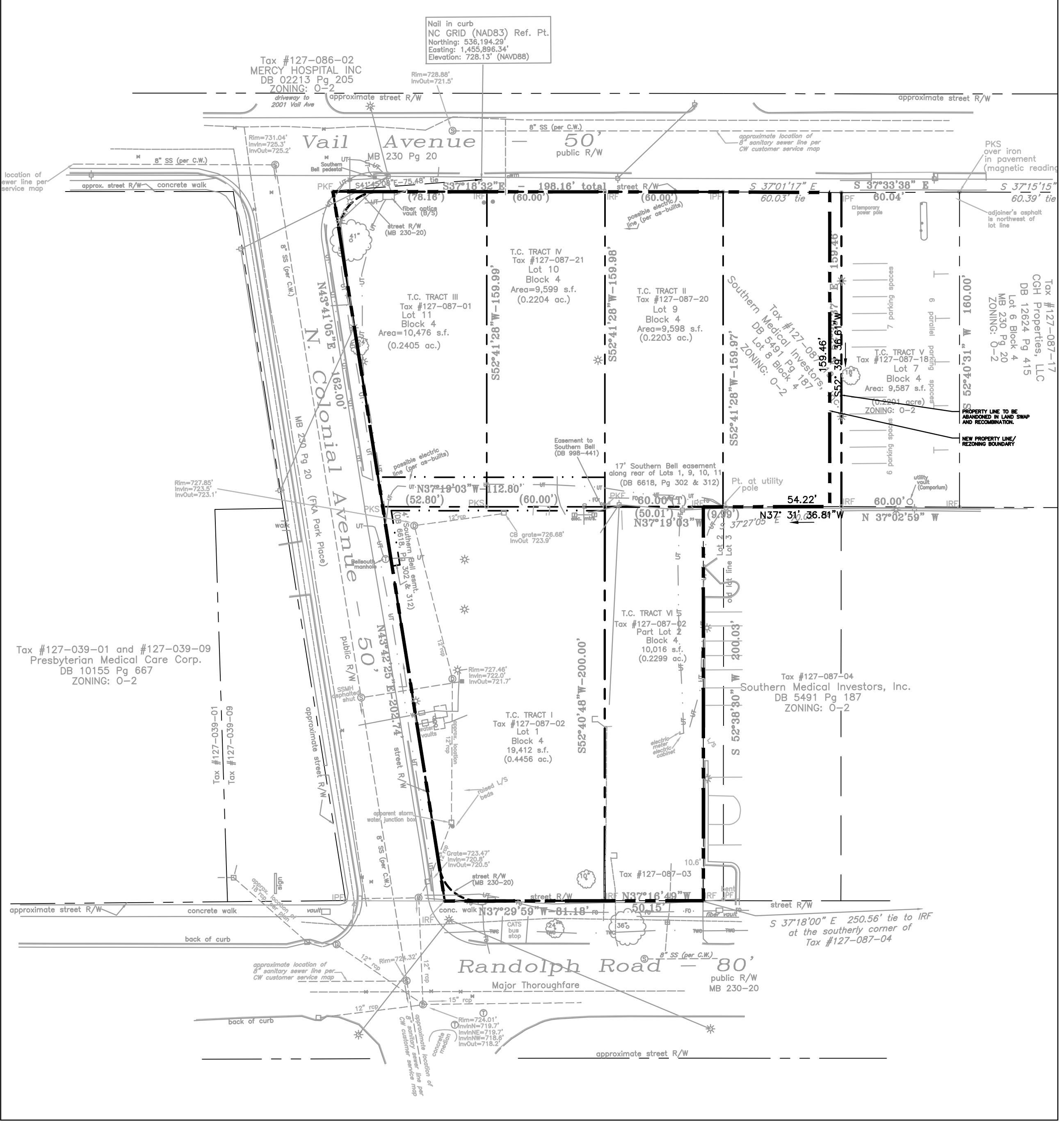
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

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.

b.

AREA TO BE REZONED



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.



Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P# 704.376.1555 F# 704.376.7851
url= www.colejeneststone.com

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



REZONING PETITION 2020-141

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

RZ-200

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.