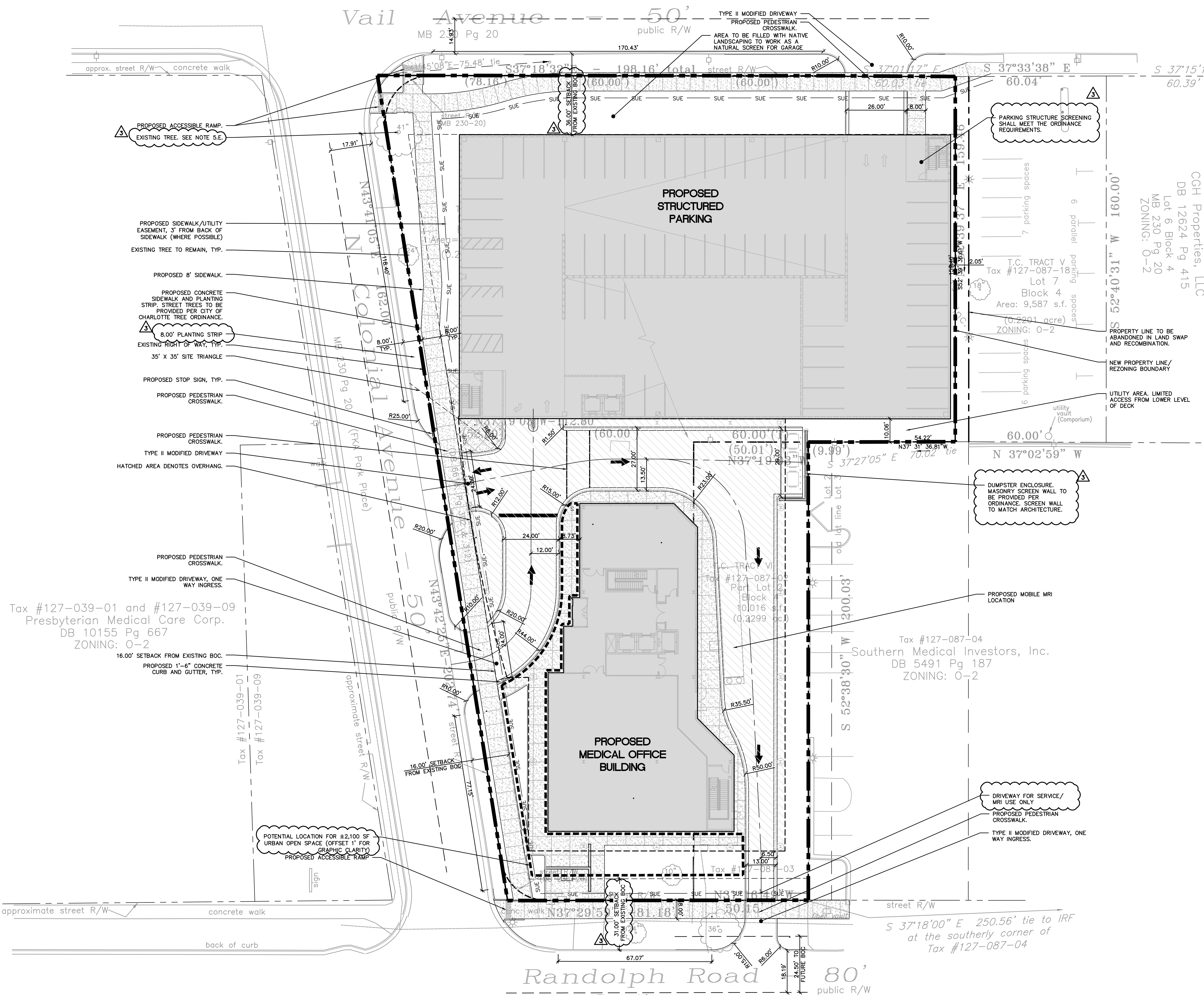


driveway to
 2001 Vail Ave

approximate street R/W

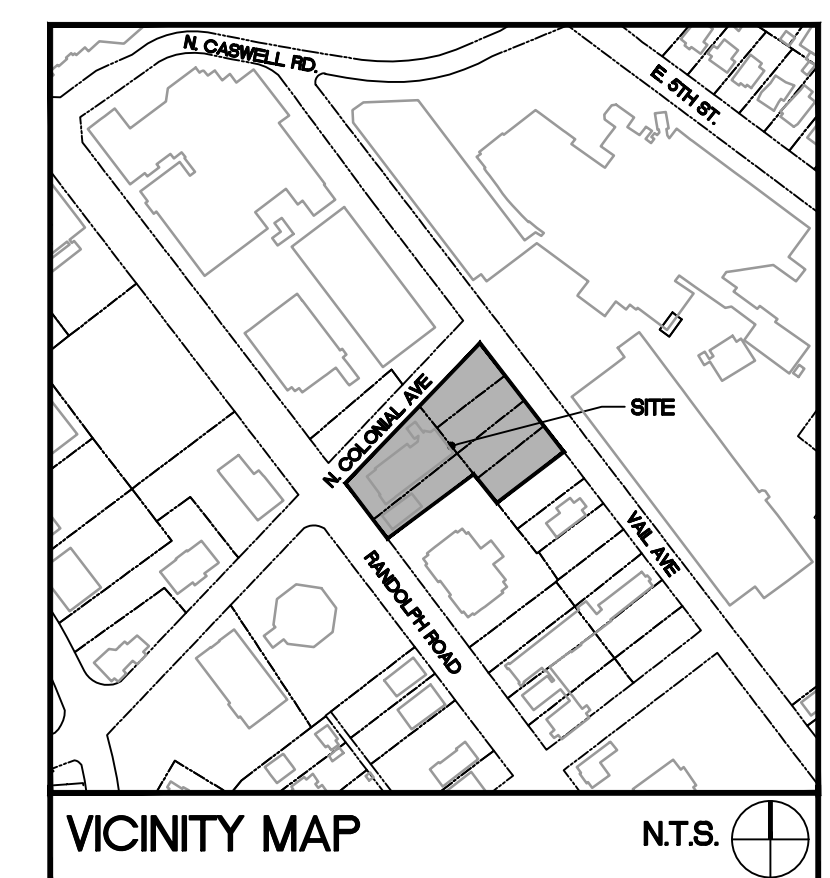
approximate street R/W



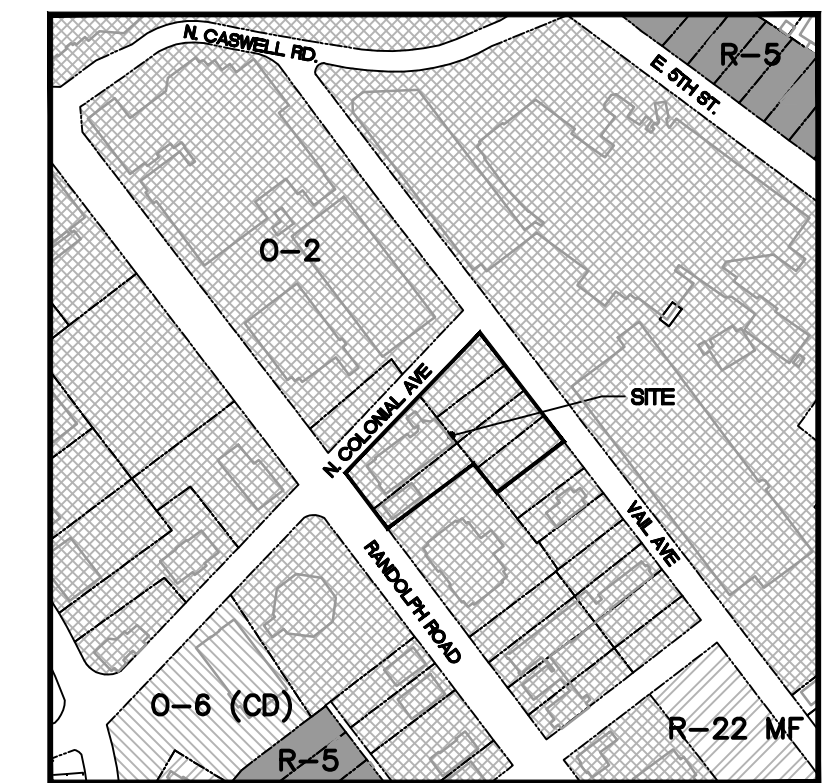
Tax #127-039-01 and #127-039-09
 Presbyterian Medical Care Corp.
 DB 10155 Pg 667
 ZONING: O-2

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

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



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



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: (GROSS) ±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) (MIN) 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.

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

FLAGSHIP HEALTHCARE

2701 COLTSGATE ROAD
 CHARLOTTE, NC 28211

RANDOLPH ROAD MOB

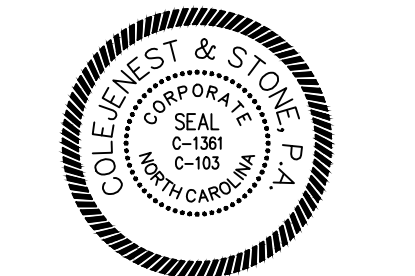
2001 RANDOLPH ROAD
 CHARLOTTE, NC 28207

CONDITIONAL REZONING PLAN

Project No.
 4715.00

Issued
 4/24/20

Revised
 12/15/20 - REZONING AMENDMENT
 01/11/21 - REZONING AMENDMENT



REZONING PETITION 2020-141

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

RZ-100

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ColeJenest & Stone, P.A. 2020

*LOCATION OF ALL NEW TRANSFORMER VAULTS, UTILITY STRUCTURES, AIR VENTS, BACKFLOW PREVENTERS, AND OTHER SIMILAR DEVICES SHALL MEET ORDINANCE REQUIREMENTS.

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS

FLAGSHIP HEALTHCARE DEVELOPMENT STANDARDS
01/11/2021
RZP-2020-141

SITE DEVELOPMENT DATA:
-ACREAGE = 1.55 ACRES
-APPROXIMATE COORDINATES: 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)
-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 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 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:

- N. CASWELL ROAD & 5TH STREET (SIGNALIZED)**
 - EXTEND SOUTHBOUND RIGHT TURN LANE FROM 150 FEET TO 200 FEET OF STORAGE
- N. CASWELL ROAD & VAIL AVENUE (UNSIGNALIZED)**
 - CONSTRUCT A PEDESTRIAN REFUGE ISLAND WITHIN THE EXISTING PAINTED MEDIAN ON N. CASWELL ROAD.
- 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
- N. CASWELL ROAD & E. 3RD STREET-PROVIDENCE ROAD (SIGNALIZED)**
 - NO SUGGESTED IMPROVEMENTS BEYOND THOSE CURRENTLY PLANNED BY CDOT
- PROVIDENCE ROAD & N. COLONIAL AVENUE (UNSIGNALIZED)**
 - IN LIEU OF IMPROVEMENTS AT THIS INTERSECTION, THE PETITIONER WILL CONTRIBUTE \$50,000 TO THE PEDESTRIAN PROGRAM FOR THE INSTALLATION OF THE CURRENTLY PLANNED TRAFFIC SIGNAL AT THE INTERSECTION OF RANDOLPH ROAD & N. COLONIAL AVENUE
- RANDOLPH ROAD & N. COLONIAL AVENUE (UNSIGNALIZED)**
 - IN LIEU OF ADDITIONAL ROADWAY IMPROVEMENTS AT THIS INTERSECTION, THE PETITIONER WILL CONTRIBUTE \$50,000 TO THE PEDESTRIAN PROGRAM FOR THE INSTALLATION OF THE CURRENTLY PLANNED TRAFFIC SIGNAL AT THIS INTERSECTION.
- N. COLONIAL AVENUE & VAIL AVENUE (UNSIGNALIZED)**
 - NO SUGGESTED IMPROVEMENTS
- VAIL AVENUE & PROPOSED ACCESS "A" (UNSIGNALIZED)**
 - 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 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 REQUIRED BY THE PHASING TIED TO 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.II 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 BUILDINGS) 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 IMPROVEMENT 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 I. 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 COMMERCIAL/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 PROCEED 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 LAND AND THE EXPENSES 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 BUILDINGS) 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 MUTUAL AND EQUAL 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 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 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:

a. 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:

- 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.
- 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.
- 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: EPS, CMU, BLOCK, AND STUCCO.
- DIRECT PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN THE BUILDING AND RANDOLPH ROAD AND N. COLONIAL AVENUE, TO THE SIDEWALKS ALONG EACH RESPECTIVE STREET.
- 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.
- 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.
- THE MULTI-STORY MEDICAL OFFICE BUILDING SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON UPPER STORIES.
- 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 TREATMENTS 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.

h. 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 SITES 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 SITES 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 DEVELOPMENT 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 THE REZONING PLAN. THIS URBAN OPEN SPACE AREA WILL BE IMPROVED WITH SEATING, LANDSCAPING, HARDSCAPE ELEMENTS, AND LIGHTING.

g. THE PETITIONER WILL PROVIDE SOME PEDESTRIAN AND NEIGHBORHOOD AMENITIES WITHIN THE 36-FOOT SETBACK PROPOSED ALONG VAIL AVENUE.

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.

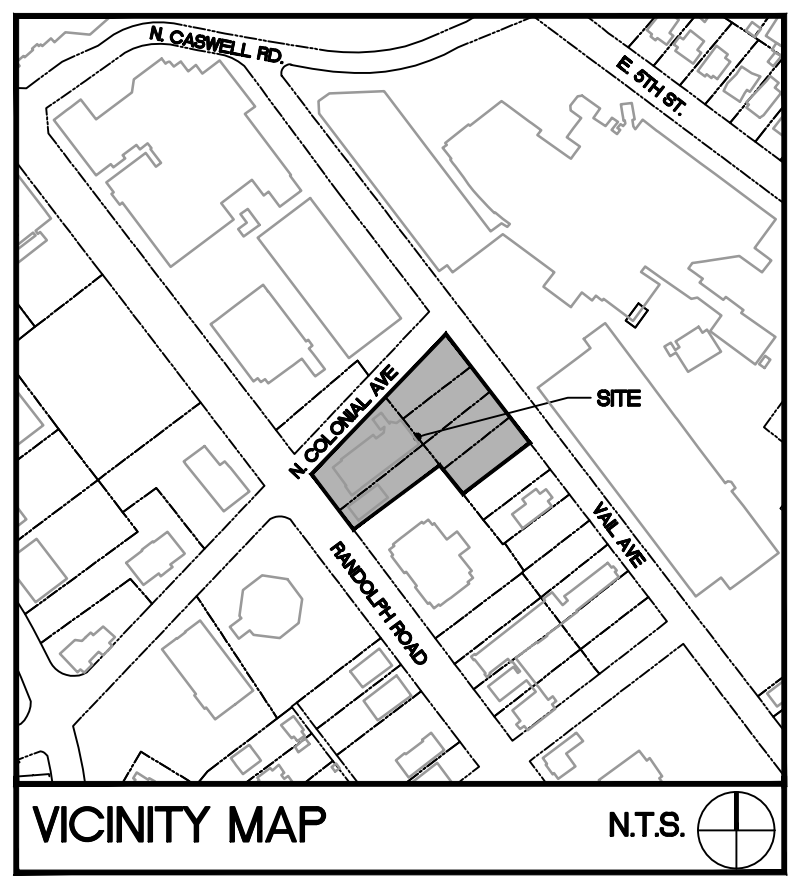
8. LIGHTING:
a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING AND BUILDING ACCENT LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION 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.

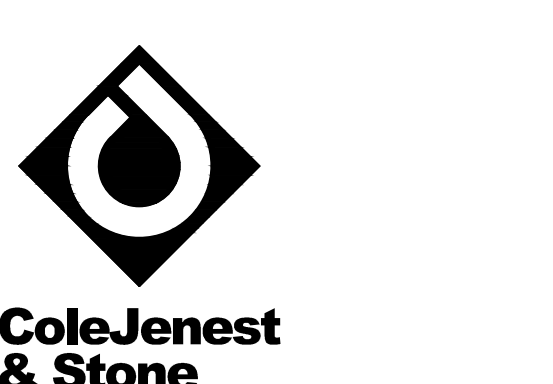
c. ANY LIGHTING FIXTURES ATTACHED TO A BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

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.



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.



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Realizing the Possibilities
Land Planning
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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

Project No. 4715.00
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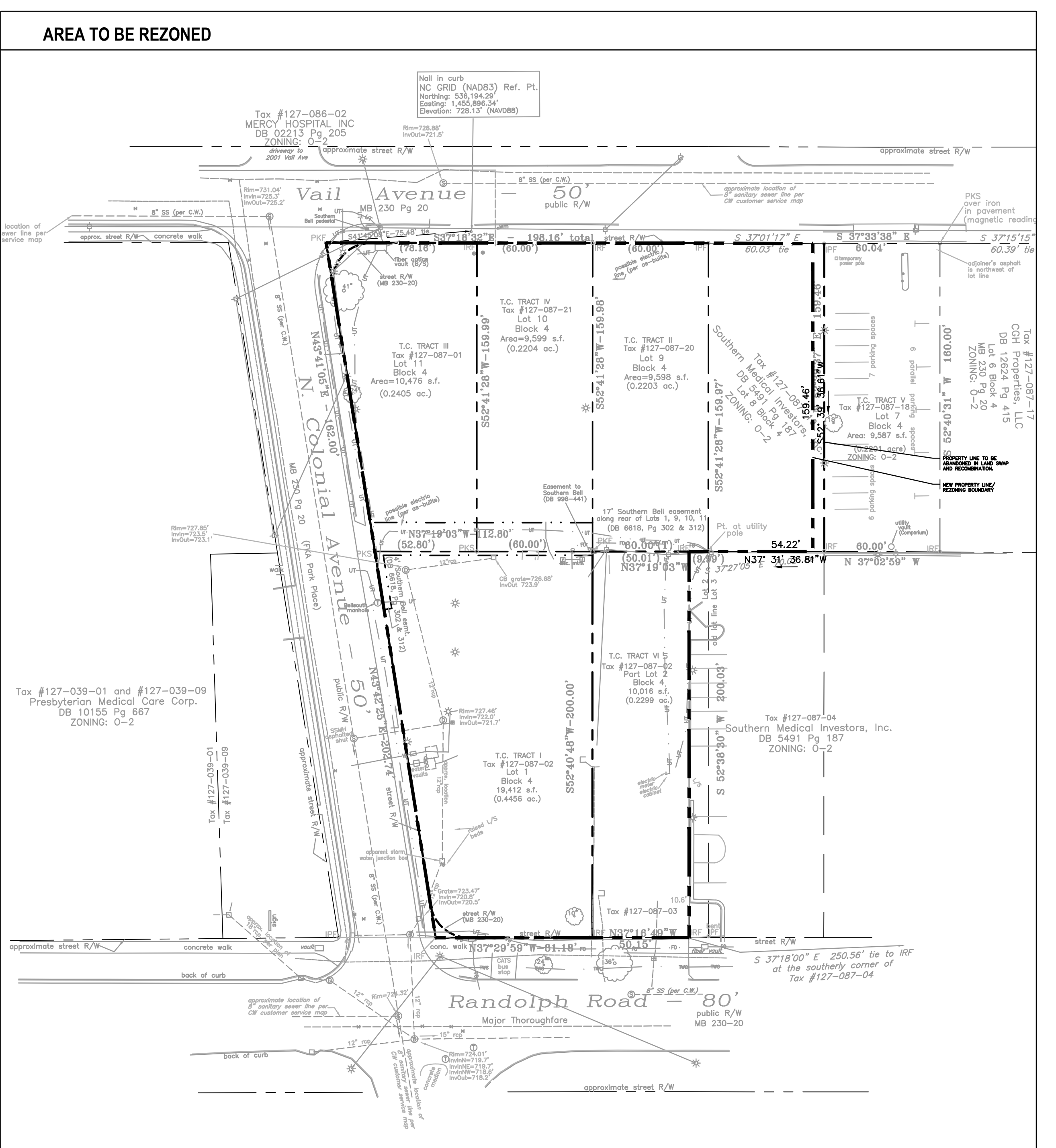
Revised
11/16/20 - REZONING AMENDMENT
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REZONING PETITION 2020-141

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

RZ-200

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EXHIBIT A

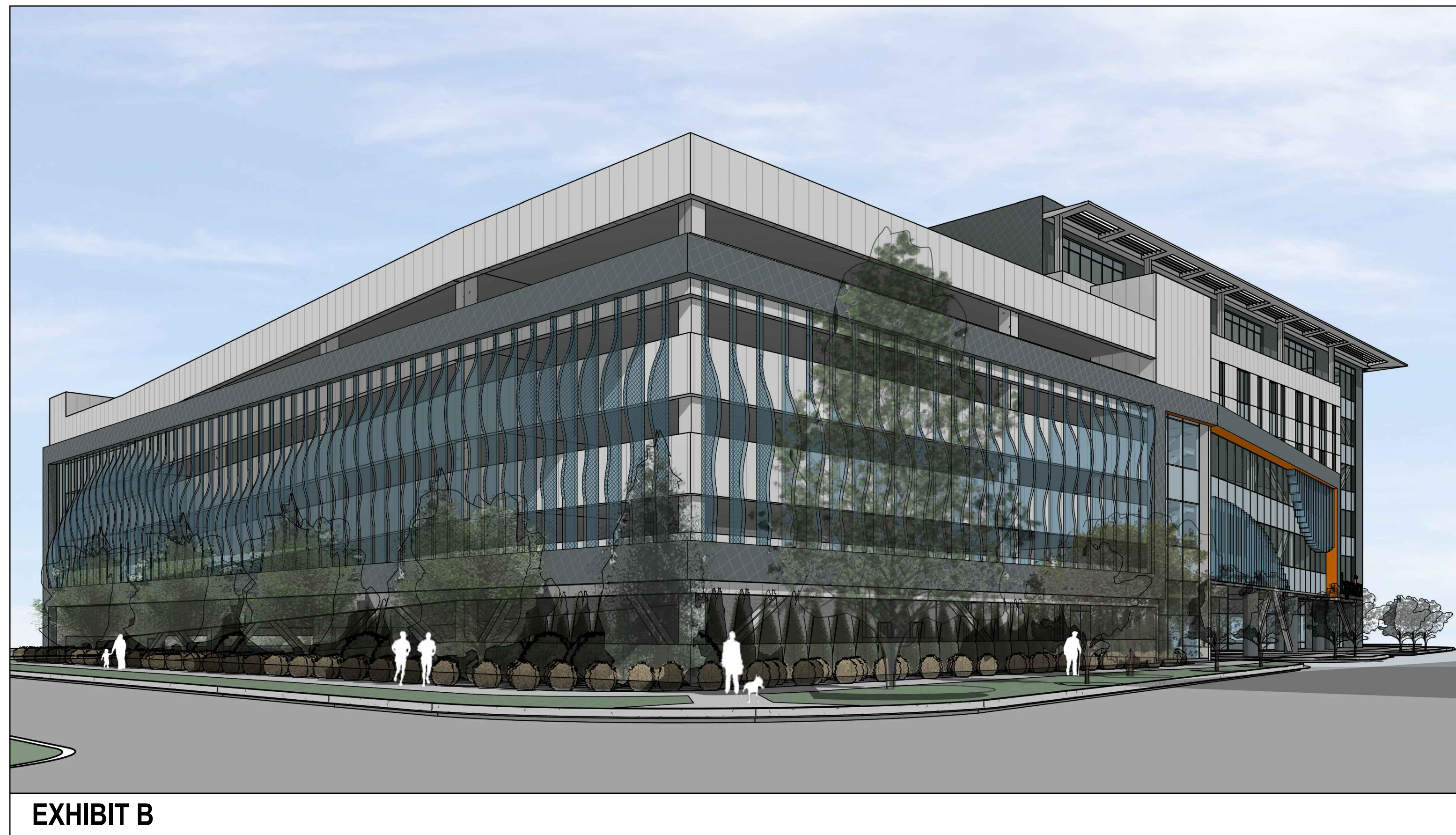
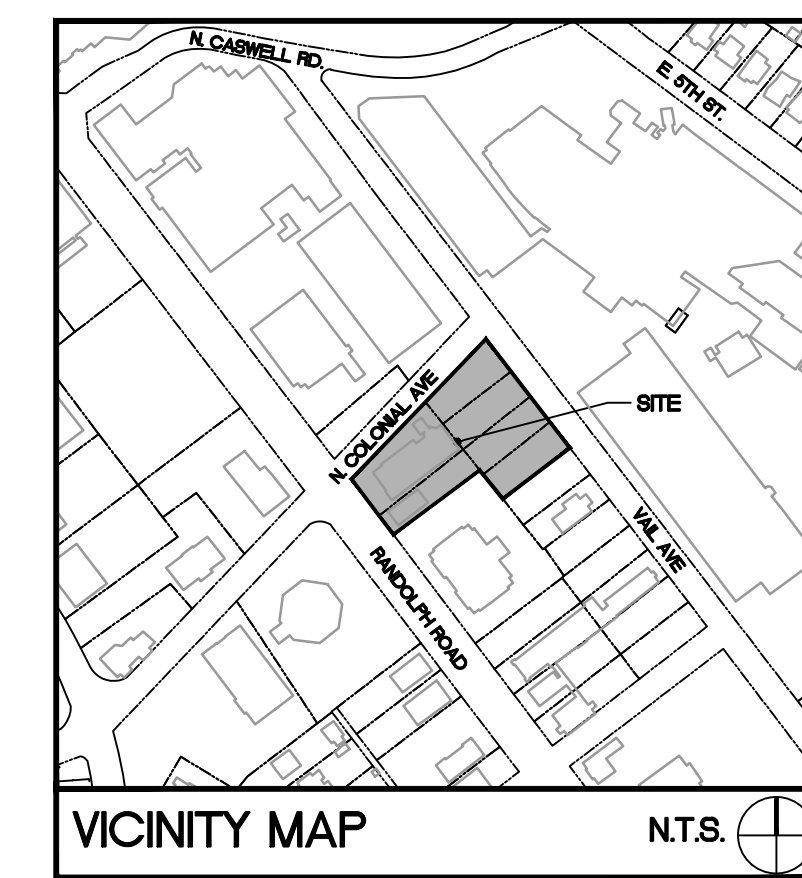


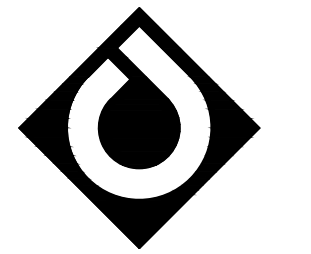
EXHIBIT B

NOTE: THESE RENDERINGS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).



VICINITY MAP N.T.S.

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ARCHITECTURAL RENDERINGS

Project No.
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REZONING PETITION 2020-141

RZ-300

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