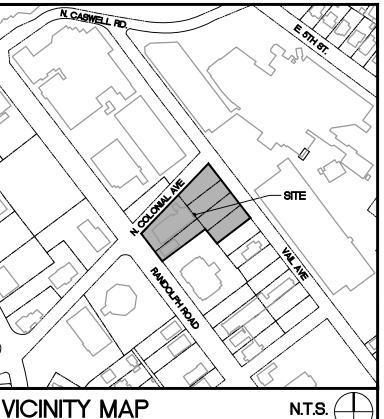
driveway to approximate street R/W approximate street R/W 2001 Vail Ave Vail TYPE II MODIFIED DRIVEWAY -PROPOSED PEDESTRIAN public R/W CROSSWALK. AREA TO BE FILLED WITH NATIVE LANDSCAPING TO WORK AS A NATURAL SCREEN FOR GARAGE 170.43 S 37°15'1 approx. street R/W concrete walk 60.39 26.00' - PARKING STRUCTURE SCREENING SHALL MEET THE ORDINANCE REQUIREMENTS. PROPOSED ACCESSIBLE RAMP. EXISTING TREE. SEE NOTE 5.E. POTENTIAL LOCATION FOR OPEN SPACE. 160.00 AREA TO INCLUDE SEATING, ENHANCED PLANTING, PAVED SURFACE, WATERING **PROPOSED** FOUNTAIN, AND NEARBY DOG WASTE STATION. (LIMITS OFFSET 1' FOR GRAPHIC STRUCTURED CLARITY) **PARKING** PROPOSED SIDEWALK/UTILITY EASEMENT, 3' FROM BACK OF SIDEWALK (WHERE POSSIBLE) EXISTING TREE TO REMAIN, TYP. -31 Tax #127-087-182 PROPOSED 8' SIDEWALK. Lot 7 0 PROPOSED CONCRETE Block 4 SIDEWALK AND PLANTING Area: 9,587 s.f. STRIP. STREET TREES TO BE PROVIDED PER CITY OF CHARLOTTE TREE ORDINANCE. ZONING: 0-2 PROPERTY LINE TO BE
ABANDONED IN LAND SWAP
AND RECOMBINATION. 8.00' PLANTING STRIP EXISTING RIGHT OF WAY, TYP. 35' X 35' SITE TRIANGLE NEW PROPERTY LINE/ REZONING BOUNDARÝ PROPOSED STOP SIGN, TYP. 1 UTILITY AREA. LIMITED PROPOSED PEDESTRIAN ACCESS FROM LOWER LEVEL CROSSWALK. OF DECK / (Comporium) 60.00 60.00° PROPOSED PEDESTRIAN CROSSWALK. N 37°02'59" W TYPE II MODIFIED DRIVEWAY HATCHED AREA DENOTES OVERHANG. DUMPSTER ENCLOSURE. MASONRY SCREEN WALL TO BE PROVIDED PER
ORDINANCE. SCREEN WALL
TO MATCH ARCHITECTURE. PETITIONER: PROPOSED PEDESTRIAN -CROSSWALK. TYPE II MODIFIED DRIVEWAY, ONE WAY INGRESS. PROPOSED MOBILE MRI Tax #127-039-01 and #127-039-09
Presbyterian Medical Care Corp.

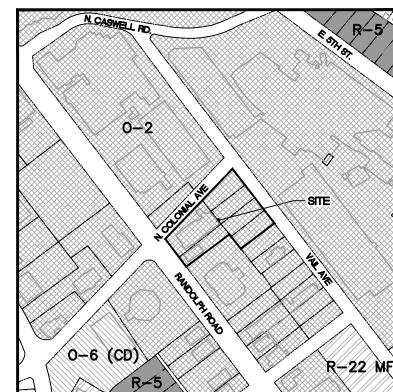
DB 10155 Pg 667
ZONING: 0-2 Tax #127-087-04 Southern Medical Investors, Inc. 16.00' SETBACK FROM EXISTING BOC. DB 5491 Pg 187 PROPOSED 1'-6" CONCRETE CURB AND GUTTER, TYP. ZONING: 0-2 PROPOSED MEDICAL OFFICE BUILDING — DRIVEWAY FOR SERVICE/ MRI USE ONLY - PROPOSED PEDESTRIAN CROSSWALK. - TYPE II MODIFIED DRIVEWAY, ONE POTENTIAL LOCATION FOR ±2,100 SF URBAN OPEN SPACE (OFFSET 1' FOR GRAPHIC CLARITY) PROPOSED ACCESSIBLE RAMP street R/W S 37°18'00" E 250.56' tie to IRF at the southerly corner of Tax #127-087-04 approximate street R/W concrete walk back of curb

Tax #127-086-02



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.



LEGEND

<u>SYMBOL</u> PROPOSED SIDEWALK CONNECTION PROPOSED CURB & GUTTER — SUE — PROPOSED STORM UTILITY EASEMENT

REZONING SUMMARY

2701 COLSGATE ROAD CHARLOTTE, NC 28211

FLAGSHIP HEALTHCARE PROPERTIES

127-087-19, 127-087-20, 127-087-21

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

±1.55 AC

0-2

REZONING SITE AREA:

TAX PARCEL #: 127-087-01, 127-087-02,127-087-03,

EXISTING ZONING:

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: MAXIMUM BUILDING HEIGHT:

TOTAL PROPOSED GROSS FLOOR AREA: ±117,000 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. *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



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

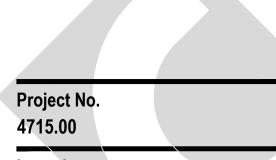
FLAGSHIP HEALTHCARE

2701 COLTSGATE ROAD **CHARLOTTE, NC 28211**

RANDOLPH ROAD MOB

2001 RANDOLPH ROAD **CHARLOTTE, NC 28207**

CONDITIONAL **REZONING PLAN**



Issued 4/24/20

Revised 12/15/20 - REZONING AMENDMENT

01/11/21 - REZONING AMENDMENT

4 02/15/21 - REZONING AMENDMENT



REZONING PETITION

2020-141



RZ-100

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~~~~~ DEVELOPMENT STANDARD RZP-2020-141

SITE DEVELOPMENT DATA

--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 SOUARE FEET OF DEVELOPMENT: UP TO 117,000 SOUARE 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 WILL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF 95 FEET AND NOT MORE THAN SIX (6) STORIES. HEIGHT TO BE MEASURED AS REQUIRED BY

THE ORDINANCE

-PAKNING: AS NEOURED AND ALCOWED BY THE ORDINANCE. -- URBAN OPEN SPACE: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS

SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY FLAGSHIP HEALTHCARE TO COMPLETION OF THE APPLICABLE IMPROVEMENTS. ROAD (THE "SITE").

b. ZONING DISTRICT/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE AND TREE ORDINANCE. CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

BY SECTION 6.207 OF THE ORDINANCE

DOCUMENTATION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN COMPLETION OF THE APPLICABLE IMPROVEMENTS. ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE h. ALTERNATIVE IMPROVEMENTS. IN ADDITION TO OTHER PROVISIONS SET FORTH HEREIN, DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO

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

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. 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 \ BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING CONDITIONAL PLAN.

GROSS FLOOR AREA. WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET ORTH 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

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:

I. 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 A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE

THE FIRST CERTIFICATE OF OCCUPANCY. AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING ROADWAY IMPROVEMENTS WILL BE MADE BY THE PETITIONER AS PART OF THE 4. REDEVELOPMENT OF THE SITE AS PROPOSED BY THE REZONING PLAN:

1. 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)

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

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

• THE FOLLOWING TRAFFIC CALMING DEVICES ALONG VAIL AVENUE (IF DEEMED ACCEPTABLI BY CITY STAFF)

- TWO ADDITIONAL SPEED HUMPS ALONG VAIL AVENUE BETWEEN N CASWELL ROAD AND N CHASE STREET (LOCATION TO BE DETERMINED OR COORDINATED WITH CITY STAFF) - CONVERTING THE INTERSECTION OF N COLONIAL AVENUE AND VAIL AVENUE TO AN ALL-WAY STOP CONTROLLED INTERSECTION.

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)

• 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

6. 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 THI

* THE PETITIONER WILL CONTRIBUTE A TOTAL OF \$50,000 TOWARD THE PEDESTRIAN PROGRAM WHICH CAN BE USED AT EITHER ONE OR BOTH THESE INTERSECTIONS (THE INTERSECTION OF N. COLONIAL AND RANDOLPH OR THE INTERSECTION OF N. COLONIAL AND PROVIDENCE

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

CURRENTLY PLANNED TRAFFIC SIGNAL AT THIS INTERSECTION

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.

d. 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 MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON RANDOLPH ROAD. 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 d. PETITIONER SHALL INSTALL A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A OTHER PUBLIC SECTOR PROJECT SUPPORT

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

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 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 A. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE

ACCOMMODATE REDEVELOPMENT OF A MEDICAL CAMPUS COMPOSED OF MEDICAL OFFICE USES, g. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY CLINICS, HEALTH INSTITUTIONS, SURGERY CENTERS, AND RELATED USES AS ALLOWED IN THE IMPROVEMENTS REFERENCED IN SUBSECTION I. ABOVE MAY NOT BE POSSIBLE WITHOUT THE PLAN. AT THE CORNER OF N. COLONIAL AND VAIL AVENUE A POCKET PARK WITH BENCHES, A MUDD ZONING DISTRICT ON AN APPROXIMATELY ± 1.55 ACRE SITE LOCATED AT 2001 RANDOLPH — ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH \ WATERING FOUNTAIN, AND A PET WASTE COLLECTION DISPENSER WILL BE PROVIDED. EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD. THE PETITIONER IS UNABLE TO ACQUIRE ANY ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN 7-SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE. THEN COOT WILL DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED 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 SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE

AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) SHALL BE 25 FEET. COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS

ACCESS TO THE SITE WILL BE FROM N. COLONIAL AVENUE, RANDOLPH ROAD AND VAII AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REOUIRED 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.

LAYOUTS AND ANY ADJUSTMENTS REOUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH

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.

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

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

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

THE FIRST-FLOOR FACADES OF THE MEDICAL OFFICE BUILDING FRONTING ON RANDOLPH NOAD 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 FACADE 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 SHALL NOT BE USED ON THE BUILDING FACADES OF THE MEDICAL OFFICE BUILDING ORIENTED TOWARD N. COLONIAL AVENUE AND RANDOLPH ROAD; EFIS, 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

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.

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 FACADES 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 ELEMENT SUCH AS GRILLWORK, LOUVERS, OR A SIMILAR TREATMENT (GREEN WALLS WILL NOT BE USED AS

SCREENING FLEMENT) FOR PARKING STRUCTURES WITH ROOP TOP OPEN-AIR PARKING, A PARAPET THE IGHT TO ENSURE VEHICLES ARE NOT VISIBLE FROM THE NEAREST SIDEWALK IS REOUIRED. 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. STREETSCAPE, LANDSCAPING, SIDEWALKS, AND URBAN OPEN SPACE:

a. THE SITE SHALL COMPLY WITH THE APPLICABLE SETBACK, SIDE YARD AND REAR YARD REOUREMENTS. 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 16 FEET AS MEASURED FROM THE EXISTING BACK OF

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

SCREENING REQUIREMENTS OF THE ORDINANCE.

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.

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 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 AND A LARGE MATURING TREE. THE PETITIONER WILL EXPLORE WAYS TO INCORPORATE INTO THE REDUCED TO THE SUFFICIENT OF THE LUMBER FROM THE EXISTING TREE. THE LUMBER WILL BE INCORPORATED INTO A BENCH OR OTHER SITE FURNITURE. OŘ APPROPŘIATE BUILDING ELEMENTS.

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.

THE PETITIONER WILL PROVIDE PEDESTRIAN AND NEIGHBORHOOD AMENITIES WITHIN T

a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED

SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE ALLOWED.

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

THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE

THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

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

AMENDMENTS TO THE REZONING PLAN

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. <u>BINDING EFFECT OF THE REZONING APPLICATION</u>:

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.

AREA TO BE REZONED

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

DB 10155 Pg 667

ZONING: 0-2

ximate street R/W

Presbyterian Medical Care Corp.

8" SS (per C.W.)

Avenue

vault (B/S)

Tax #127-087-0

Area=10,476 s.f

(0.2405 ac.)

Tax #127-087-21

Block 4 Area=9.599 s.f.

(0.2204 ac.)

Block 4

(0.4456 ac.)

Tax #127-087-20

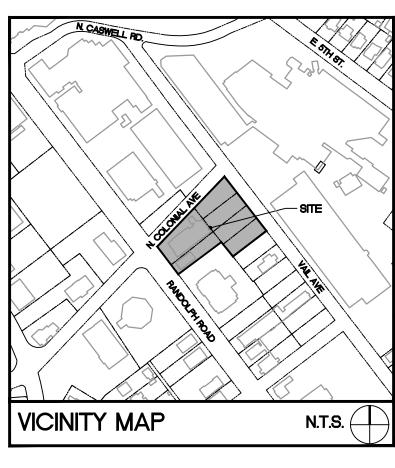
Block 4

Area=9.598 s.f

(0.2203 ac.)

(DB 6618, Pg 302 & 31

10,016 s.f



SURVEY DISCLAIMER

ALTA/ACSM LAND TITLE SURVEY ISSUED MARCH 02, 2020 PROVÍDED BY A.G. 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**

2001 RANDOLPH ROAD **CHARLOTTE, NC 28207**

DEVELOPMEN STANDARDS

4715.00

ragnetic rec

Block 4

Area: 9,587 s.f.

, N 37 3<u>16.63</u>6.84"W

Tax #127-087-04

ZONING: O-

DB 5491 Pg 187

uthern Medical Investors, Inc.

S 37°18'00" E 250.56' tie to IRF

at the southerly corner of

Tax #127-087-04

public R/W MB 230-20

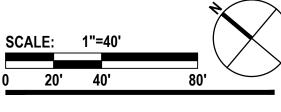
Issued

4/24/20

Revised

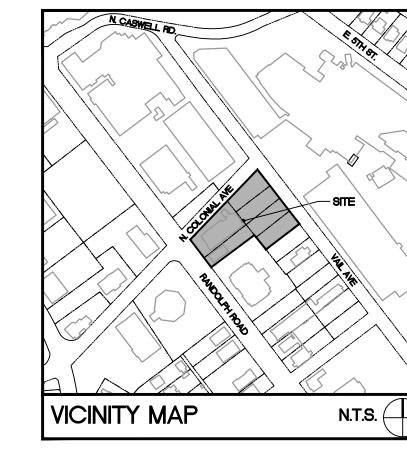
11/16/20 - REZONING AMENDMENT 12/15/20 - REZONING AMENDMENT 01/11/21 - REZONING AMENDMENT /4\02/15/21 - REZONING AMENDMENT





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FLAGSHIP HEALTHCARE

2701 COLTSGATE ROAD **CHARLOTTE, NC 28211**

RANDOLPH ROAD MOB

2001 RANDOLPH ROAD **CHARLOTTE, NC 28207**

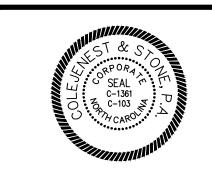
ARCHITECTURAL RENDERINGS

Project No.

4715.00

4/24/20

Revised



REZONING PETITION 2020-141

RZ-300

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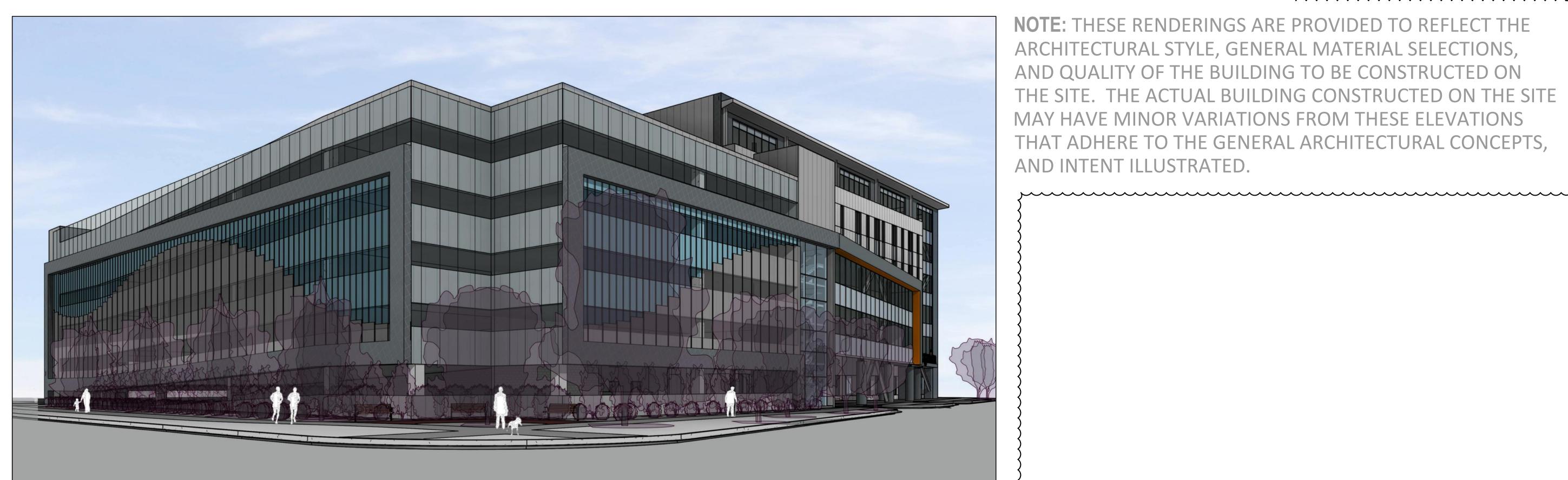


EXHIBIT B

NOTE: THESE RENDERINGS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE, GENERAL MATERIAL SELECTIONS, AND QUALITY OF THE BUILDING TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY HAVE MINOR VARIATIONS FROM THESE ELEVATIONS THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPTS, AND INTENT ILLUSTRATED.