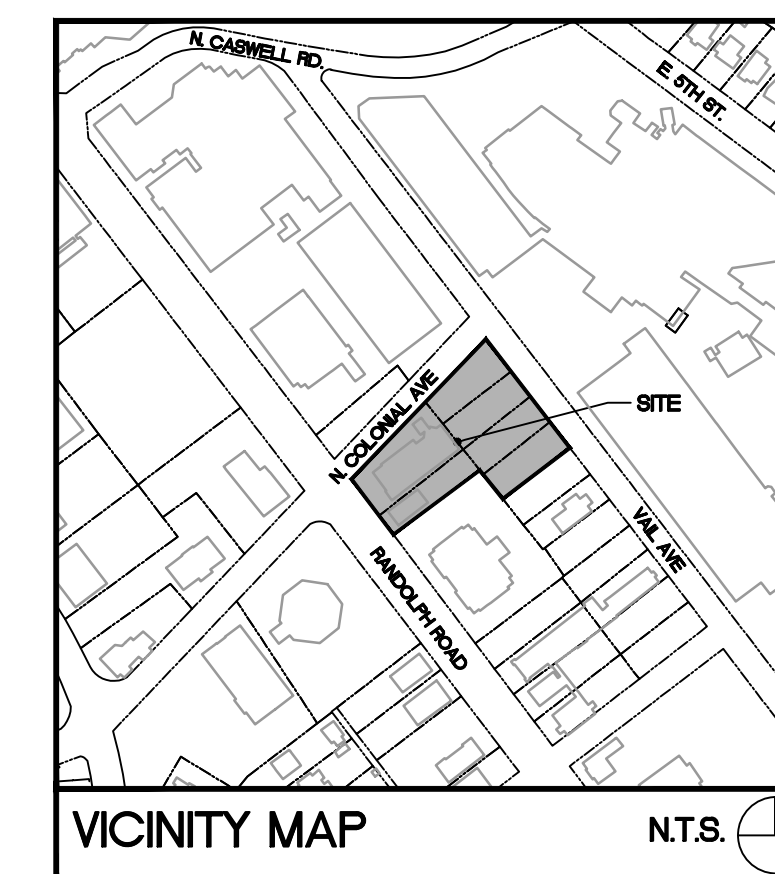
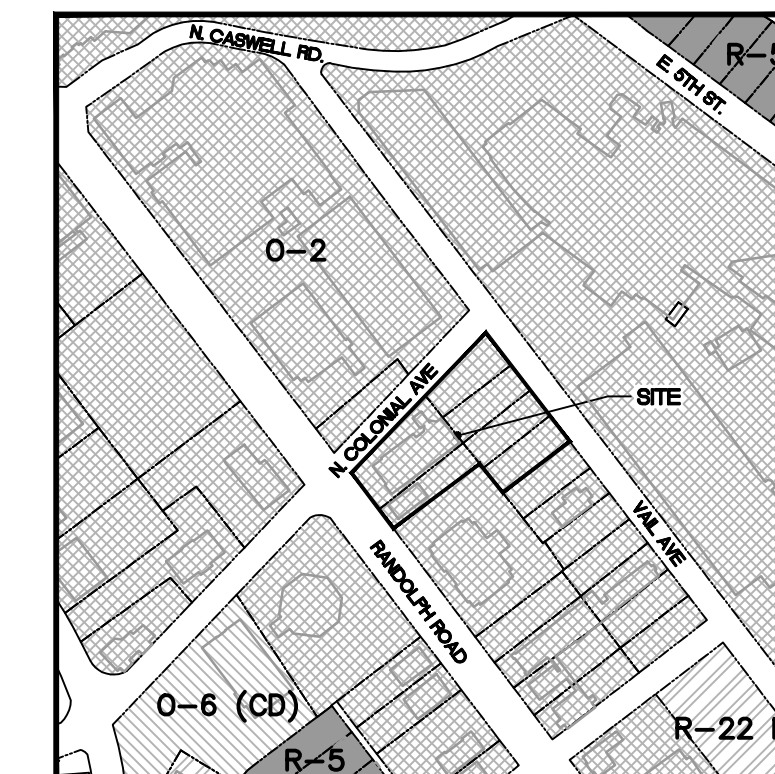


driveway to approximate street R/W
 2001 Vail Ave

approximate street R/W



VICINITY MAP N.T.S.



LEGEND

SYMBOL	DESCRIPTION
	PROPOSED SIDEWALK CONNECTION
	PROPOSED CURB & GUTTER
	PROPOSED STORM UTILITY EASEMENT

REZONING SUMMARY

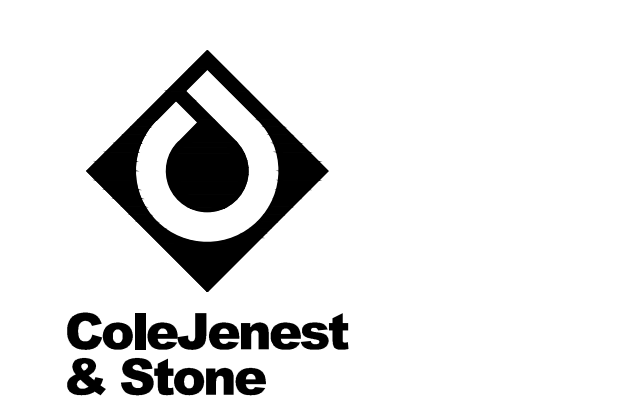
PETITIONER:	FLAGSHIP HEALTHCARE PROPERTIES 2701 COLSGATE ROAD CHARLOTTE, NC 28211
PROPERTY OWNERS:	PARCELS 127-087-01, 127-087-02, 127-087-20, 127-087-21: ROPER FAMILY LIMITED PARTNERSHIP 1200 WAREHAM CT CHARLOTTE, NC 28207
PARCEL 127-087-19:	SOUTHERN MEDICAL INVESTORS, INC. 4201 CONGRESS ST. STE. 170 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 SETBACKS:

VAIL AVENUE:	36' FROM BACK OF CURB, OR R/W, WHICHEVER IS GREATER
N. COLONIAL AVENUE:	16' FROM BACK OF CURB, OR R/W, WHICHEVER IS GREATER
RANDOLPH ROAD:	31' 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
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



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

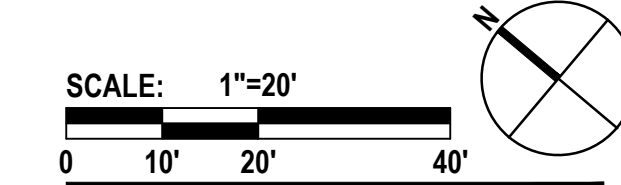
CONDITIONAL REZONING PLAN

Project No.
4715.00
 Issued
4/24/20

Revised
 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



RZ-100

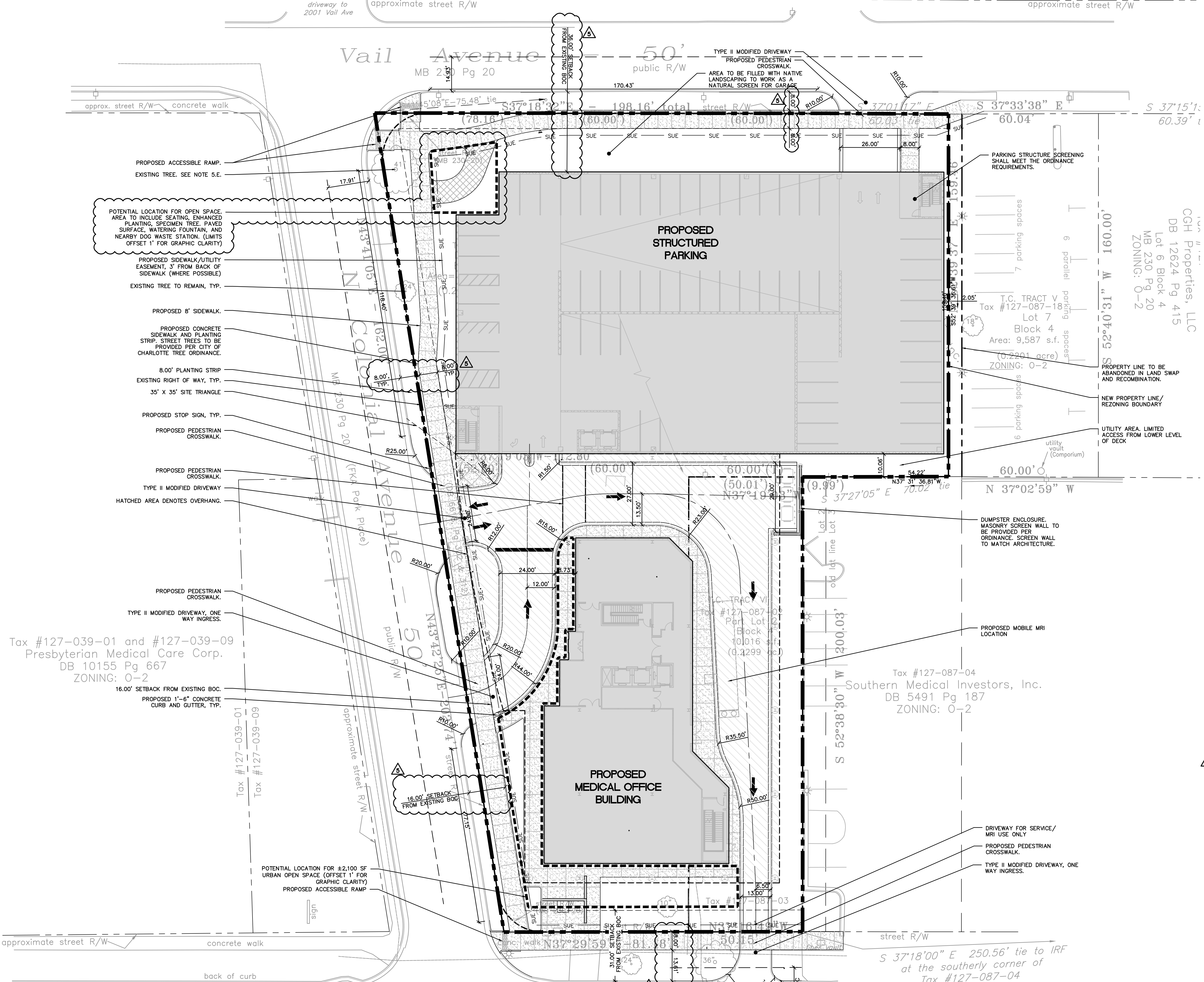
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 ColeJenest & Stone, P.A. 2020

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

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

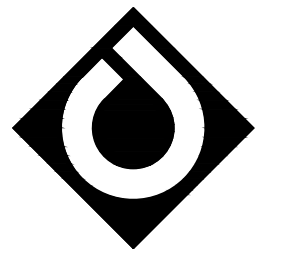
approximate street R/W concrete walk
 back of curb



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

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

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

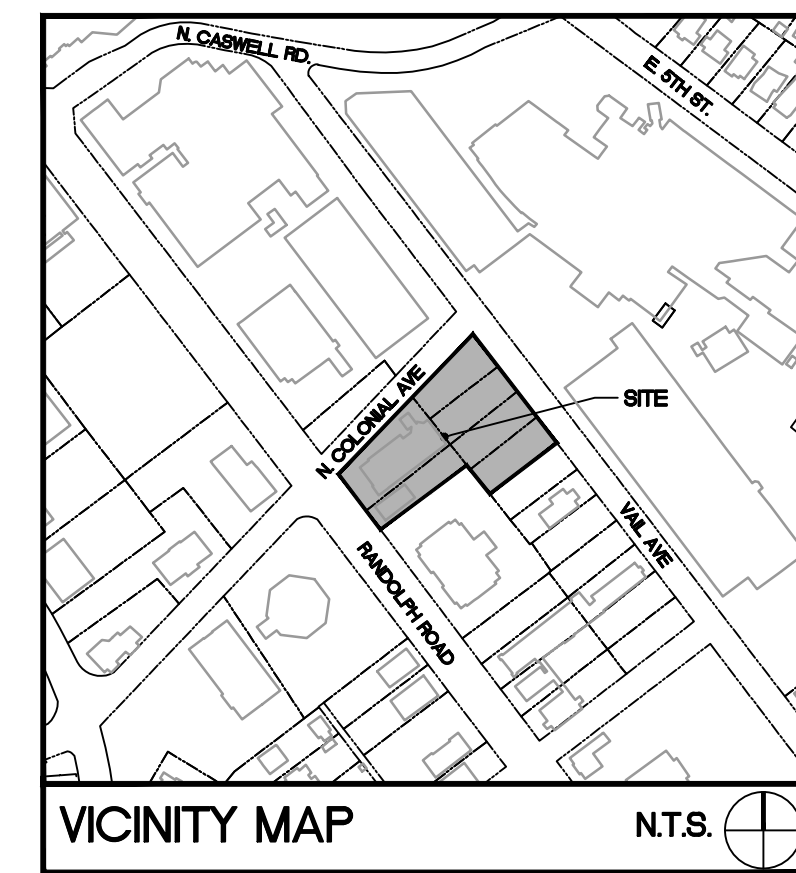


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VICINITY MAP

NT.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

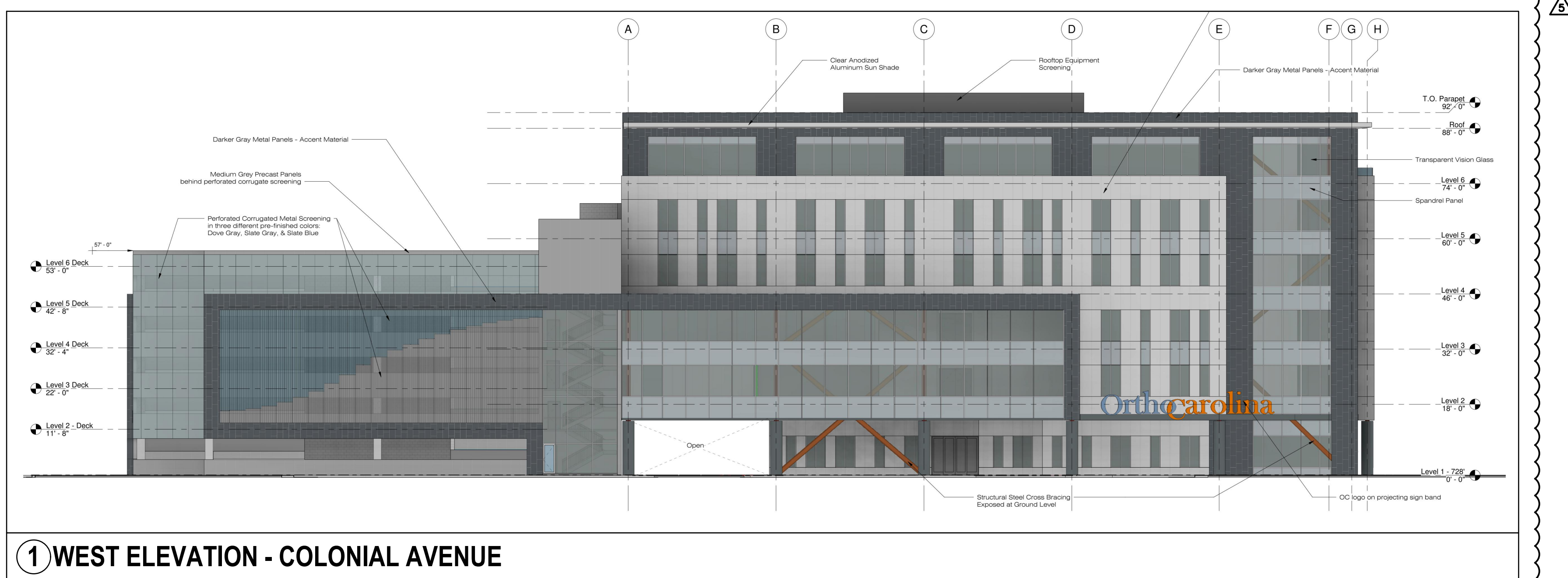


REZONING PETITION 2020-141

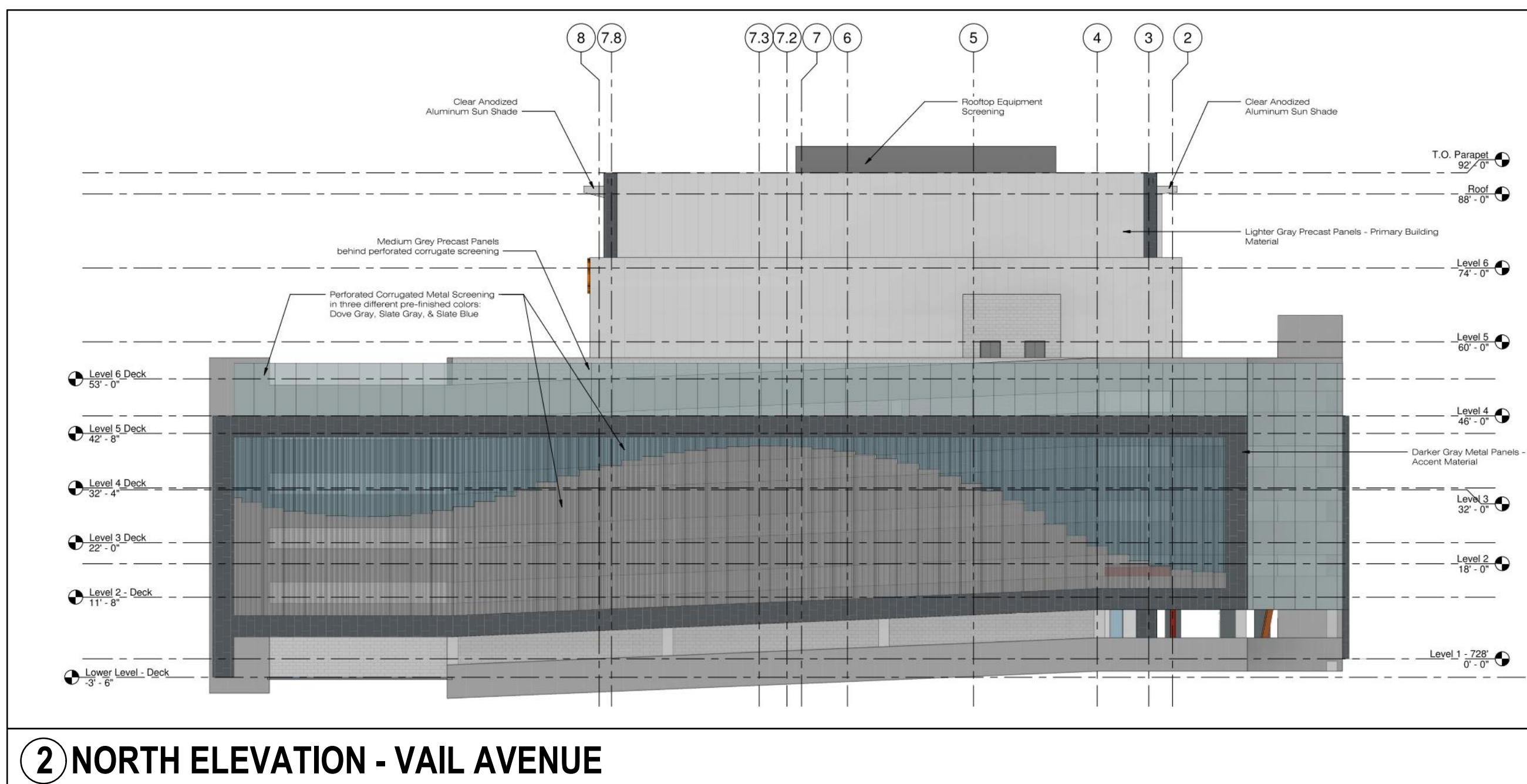
RZ-300

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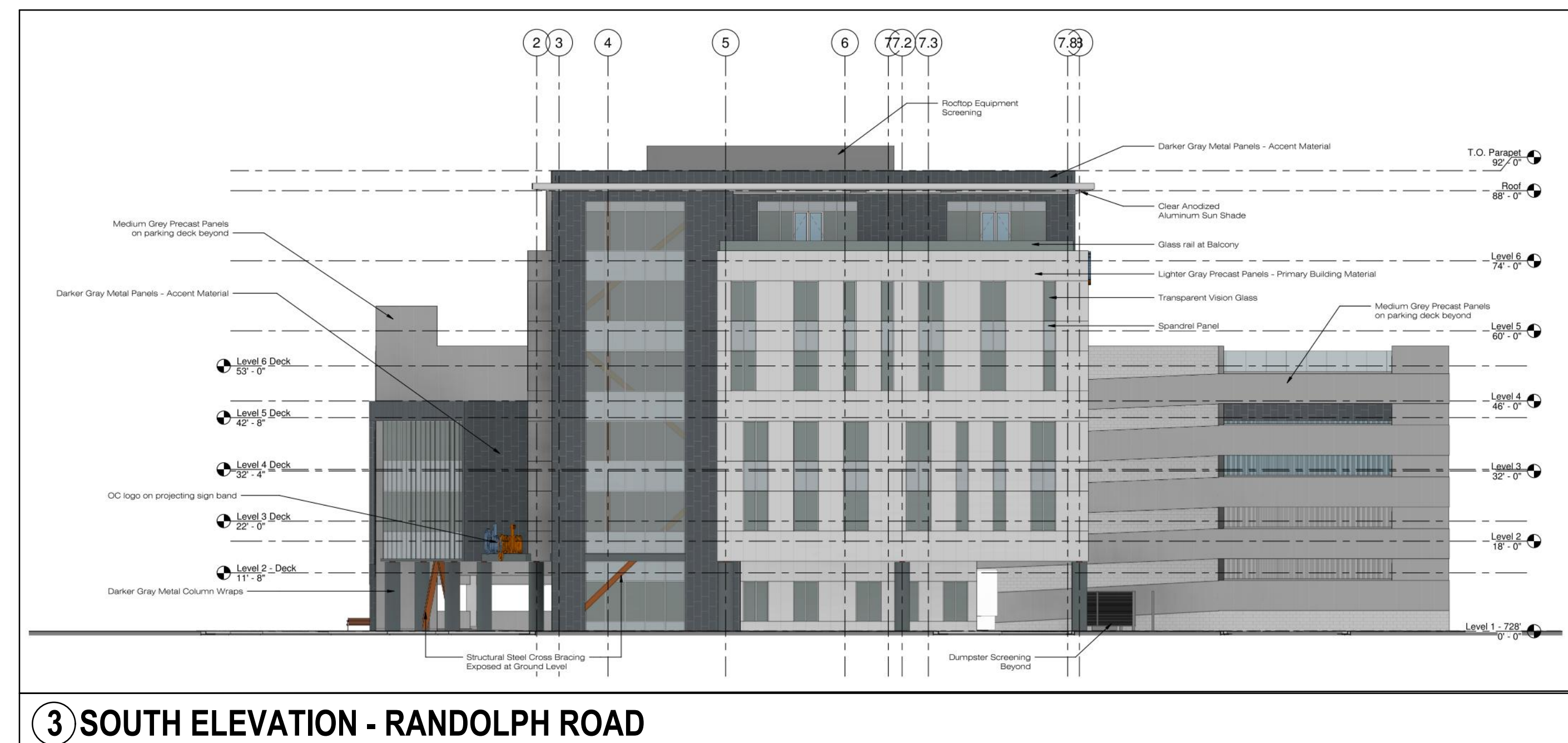
ColeJenest & Stone, P.A. 2020 ©



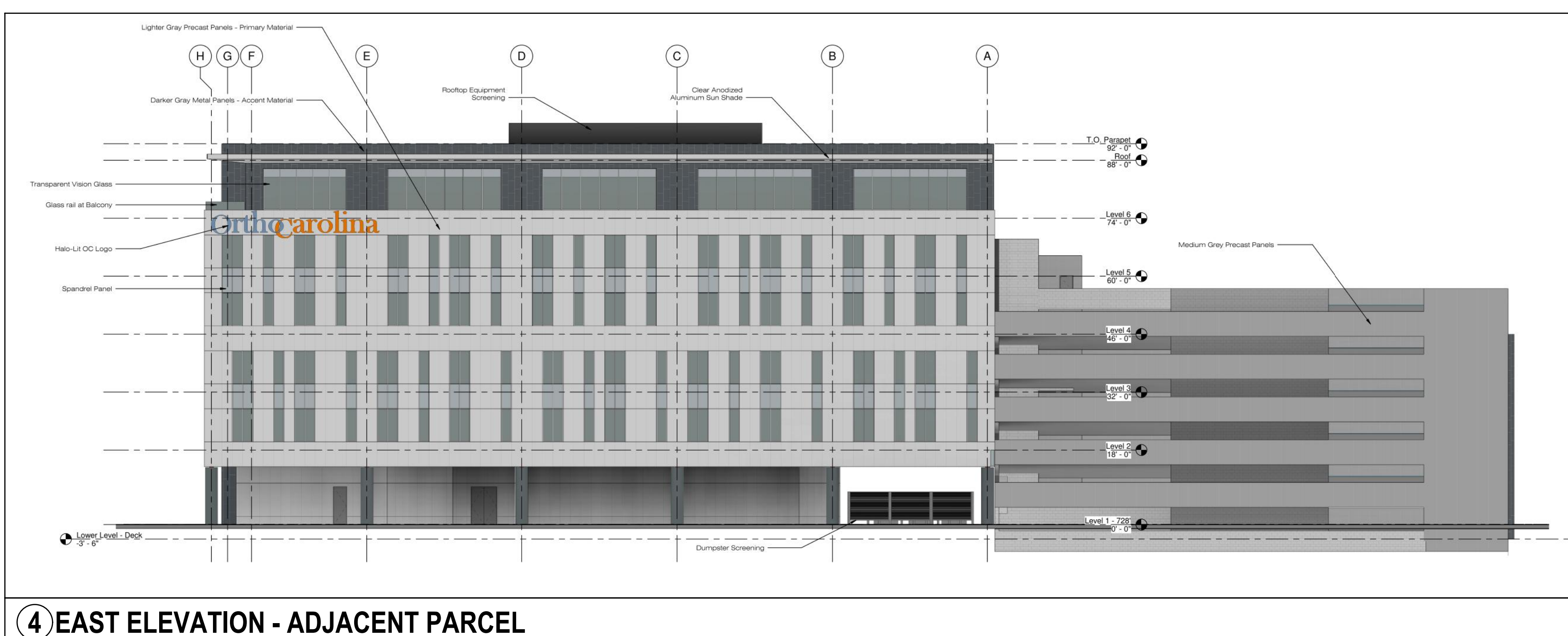
1 WEST ELEVATION - COLONIAL AVENUE



2 NORTH ELEVATION - VAIL AVENUE



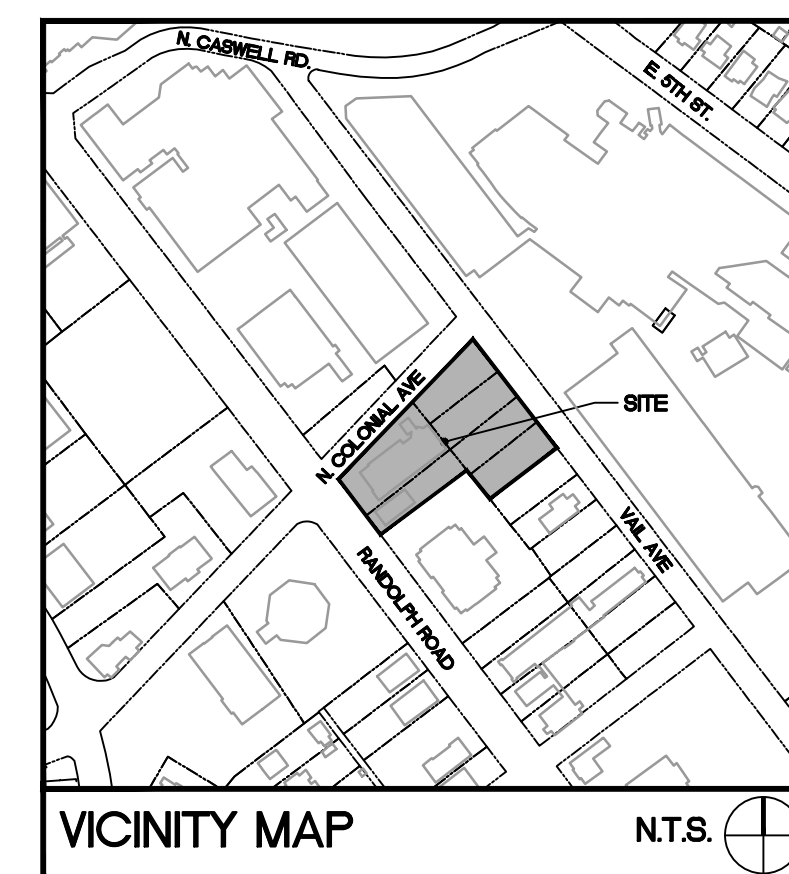
3 SOUTH ELEVATION - RANDOLPH ROAD



4 EAST ELEVATION - ADJACENT PARCEL



CONCEPTUAL LANDSCAPE RENDERING

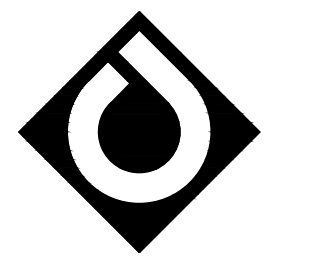


VICINITY MAP

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HEALTHCARE**

2701 COLTSGATE ROAD
 CHARLOTTE, NC 28211

**RANDOLPH
ROAD
MOB**

2001 RANDOLPH ROAD
 CHARLOTTE, NC 28207

**LANDSCAPE
RENDERING**

Project No.
 4715.00

Issued
 4/24/20

Revised

03/22/21 - REZONING AMENDMENT



**REZONING PETITION
2020-141**

RZ-400

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