driveway to approximate street R/W approximate street R/W 2001 Vail Ave ColeJenest Vail TYPE II MODIFIED DRIVEWAY -& Stone PROPOSED PEDESTRIAN public R/W CROSSWALK. AREA TO BE FILLED WITH NATIVE LANDSCAPING TO WORK AS A NATURAL SCREEN FOR GARAGE Shaping the Environment 170.43 Realizing the Possibilities S 37°15'1 approx. street R/W concrete walk Land Planning Landscape Architecture 60.39 Civil Engineering Urban Design 26.00' - PARKING STRUCTURE SCREENING SHALL MEET THE ORDINANCE REQUIREMENTS. 200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202 VICINITY MAP PROPOSED ACCESSIBLE RAMP. p+ 704 376 1555 f+ 704 376 7851 EXISTING TREE. SEE NOTE 5.E. url+ www.colejeneststone.com SURVEY DISCLAIMER **FLAGSHIP** ALTA/ACSM LAND TITLE SURVEY ISSUED MARCH 02, 2020 PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST POTENTIAL LOCATION FOR OPEN SPACE. 160.00 FIFTH ST., CHARLOTTE, NC 28204, (704) 372-9444. AREA TO INCLUDE SEATING, ENHANCED **HEALTHCARE** PLANTING, SPECIMEN TREE. PAVED **PROPOSED** SURFACE, WATERING FOUNTAIN, AND NEARBY DOG WASTE STATION. (LIMITS STRUCTURED OFFSET 1' FOR GRAPHIC CLARITY) 2701 COLTSGATE ROAD **PARKING** \_\_\_\_\_ **CHARLOTTE, NC 28211** PROPOSED SIDEWALK/UTILITY EASEMENT, 3' FROM BACK OF SIDEWALK (WHERE POSSIBLE) **RANDOLPH** EXISTING TREE TO REMAIN, TYP. 0-2 31 Tax #127-087-182 PROPOSED 8' SIDEWALK. **ROAD** Lot 7 0 PROPOSED CONCRETE Block 4 SIDEWALK AND PLANTING Area: 9,587 s.f. MOB STRIP. STREET TREES TO BE PROVIDED PER CITY OF CHARLOTTE TREE ORDINANCE. ZONING: 0-2 PROPERTY LINE TO BE ABANDONED IN LAND SWAP 2001 RANDOLPH ROAD 8.00' PLANTING STRIP AND RECOMBINATION. EXISTING RIGHT OF WAY, TYP. **CHARLOTTE, NC 28207** 35' X 35' SITE TRIANGLE NEW PROPERTY LINE/ R-22 MF REZONING BOUNDARÝ CONDITIONAL PROPOSED STOP SIGN, TYP. **LEGEND** 1 UTILITY AREA. LIMITED PROPOSED PEDESTRIAN **REZONING PLAN** ACCESS FROM LOWER LEVEL CROSSWALK. OF DECK <u>SYMBOL</u> / (Comporium) PROPOSED SIDEWALK CONNECTION 60.00 60.00 PROPOSED PEDESTRIAN CROSSWALK. N 37°02'59" W TYPE II MODIFIED DRIVEWAY PROPOSED CURB & GUTTER HATCHED AREA DENOTES OVERHANG. Project No. DUMPSTER ENCLOSURE. 4715.00 — SUE — PROPOSED STORM UTILITY EASEMENT MASONRY SCREEN WALL TO BE PROVIDED PER
ORDINANCE. SCREEN WALL
TO MATCH ARCHITECTURE. Issued **REZONING SUMMARY** 4/24/20 PETITIONER: FLAGSHIP HEALTHCARE PROPERTIES 2701 COLSGATE ROAD CHARLOTTE, NC 28211 PROPERTY OWNERS: PROPOSED PEDESTRIAN -PARCELS 127-087-01, 127-087-02, 127-087-20, 127-087-21: CROSSWALK. ROPER FAMILY LIMITED PARTNERSHIP 1200 WAREHAM CT TYPE II MODIFIED DRIVEWAY, ONE CHARLOTTE, NC 28207 WAY INGRESS. Revised PROPOSED MOBILE MRI PARCEL 127-087-19: SOUTHERN MEDICAL INVESTORS, INC. 11/16/20 - REZONING AMENDMENT Tax #127-039-01 and #127-039-09 4201 CONGRESS ST. STE. 170 12/15/20 - REZONING AMENDMENT CHARLOTTE, NC 28209 Presbyterian Medical Care Corp.

DB 10155 Pg 667

ZONING: 0-2 01/11/21 - REZONING AMENDMENT 02/15/21 - REZONING AMENDMENT REZONING SITE AREA: ±1.55 AC 5 03/22/21 - REZONING AMENDMENT Tax #127-087-04 Southern Medical Investors, Inc. TAX PARCEL #: 127-087-01, 127-087-02,127-087-03, 16.00' SETBACK FROM EXISTING BOC. 127-087-19, 127-087-20, 127-087-21 DB 5491 Pg 187 PROPOSED 1'-6" CONCRETE CURB AND GUTTER, TYP. **EXISTING ZONING:** 0-2 ZONING: 0-2 PROPOSED ZONING: MUDD(CD) **EXISTING USE:** OFFICE PROPOSED USE: MEDICAL OFFICE BUILDING MINIMUM SETBACKS: VAIL AVENUE: 36' FROM BACK OF CURB, OR R/W, PROPOSED WHICHEVER IS GREATER MEDICAL OFFICE N. COLONIAL AVENUE: 16' FROM BACK OF CURB, OR R/W, WHICHEVER IS GREATER BUILDING 31' FROM BACK OF CURB, OR R/W, RANDOLPH ROAD: WHICHEVER IS GREATER **REZONING PETITION** MINIMUM SIDE YARD: — DRIVEWAY FOR SERVICE/ 2020-141 MRI USE ONLY MAXIMUM BUILDING HEIGHT: - PROPOSED PEDESTRIAN CROSSWALK. TOTAL PROPOSED GROSS FLOOR AREA: ±117,000 SF - TYPE II MODIFIED DRIVEWAY, ONE **REQUIRED LANDSCAPE AREA:** 5% OF PROPOSED IMPERVIOUS AREA POTENTIAL LOCATION FOR ±2,100 SF URBAN OPEN SPACE (OFFSET 1' FOR GRAPHIC CLARITY) **DEDICATED TREE SAVE:** REQUIRED: 0.198 AC (15%) PROPOSED ACCESSIBLE RAMP -PROVIDED: 0.0 AC 10' 20' TO BE SATISFIED ON SITE, THROUGH PAYMENT IN-LIEU, OR A COMBINATION. **RZ-100** RIPERME \*LOCATION OF ALL NEW TRANSFORMER VAULTS, UTILITY STRUCTURES, AIR VENTS. BACKFLOW PREVENTERS, AND OTHER SIMILAR DEVICES street R/W S 37°18'00" E 250.56' tie to IRF at the southerly corner of Tax #127-087-04 SHALL MEET ORDINANCE REQUIREMENTS. approximate street R/W concrete walk The drawings, the project manual and the design shown 1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited. back of curb ColeJenest & Stone, P.A. 2020 (C)

Tax #127-086-02

#### 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 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 WILL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF 95 FEET. HEIGHT TO BE MEASURED AS REOUIRED BY THE ORDINANCE.

-PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE ORBAN OPEN SPACE: WILL DE PROVIDED AS REOUINED BY THE ORDINANCE.

#### 1. <u>GENERAL PROVISIONS</u>:

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

**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

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 AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED CRITERIA DESCRIBED ABOVE. THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE BY CDOT. THE PROPOSED ACCESS POINT TO RANDOLPH ROAD WILL BE LIMITED TO AN EXIT ONLY AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, DRIVEWAY FOR USE BY AN MRI TRAILER AND OTHER SERVICE VEHICLES. SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE

COMMITTEE SO THAT THEY ARE AWARE OF THE PROPOSED CHANGES TO THE APPROVED \ APPLICABLE PUBLISHED STANDARDS CONDITIONAL PLAN.

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

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 e. THE PETITIONER WILL CONSTRUCT 2 ADA CURB RAMPS AT THE INTERSECTION QUADRANT OF

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 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 & 5 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 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).

CONVERTING THE INTERSECTION OF N COLONIAL AVENUE & VAIL AVENUE TO AN ALL-WAY STOP CONTROLLED INTERSECTION

• 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

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

• IMPLEMENT LEFT-TURN PERMITTED/PROTECTED PHASING AND INSTALL FLASHING YELLOW OF RANDOLPH ROAD AND CASWELL ROAD

#### N. CASWELL ROAD & E. 3<sup>RD</sup> STREET-PROVIDENCE ROAD (SIGNALIZED)

• NO SUGGESTED IMPROVEMENTS BEYOND THOSE CURRENTLY PLANNED BY CDOT

#### 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 WILI CONTRIBUTE \$50,000 TO PARTIALLY FUND\_THE INSTALLATION OF THE CURRENTLY PLANNED

TRAFFIC SIGNAL AT THE INTERSECTION OF 7<sup>1H</sup> STREET & BASCOM STREET/CAMERON AVENUE.

THE PETITIONER WILL CONTRIBUTE THESE FUNDS TO COOT AFTER THE ISSUANCE OF A BUILDING PERMIT FOR THE SITE OR PRIOR TO THE END OF THE 4<sup>I H</sup> QUARTER OF 2021 WHICHEVER OCCURS FIRST. 7. N. COLONIAL AVENUE & VAIL AVENUE (UNSIGNALIZED)

NO SUGGESTED IMPROVEMENTS

#### 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 CURB.

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 c.

SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT (AS IT RELATES TO THE ROADWAY MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON RANDOLPH ROAD. 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

d. PETITIONER SHALL INSTALL A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A ROAD/ELIZABETH AREA, BY WAY OF ANY APPLICABLE PRIVATE/PUBLIC PARTNERSHIP EFFORT OR

AND VAIL AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. OTHER PUBLIC SECTOR PROJECT SUPPORT.

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

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 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. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION I. ABOVE MAY NOT BE POSSIBLE WITHOUT TH ACOUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY 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 BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL 8. 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

ACCESS TO THE SITE WILL BE FROM N. COLONIAL AVENUE, RANDOLPH ROAD AND VAIL

THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING DEVELOPMENT DEPARTMENT WILL ALSO BE PROVIDED TO THE ECA LAND USE & DEVELOPMENT \ LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH

> 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 OUADRANT OF N. COLONIAL AVENUE AND VAIL AVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY

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 ( 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 3.1.2

### 

&6 ABOVE

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 FACADES 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 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.

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 ARROW SIGNAL HEADS ON THE NORTHBOUND AND SOUTHBOUND LEGS OF THE INTERSECTION 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%

RANSPARENCY 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 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 EIGHT 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.

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

#### STREETSCAPE, LANDSCAPING, SIDEWALKS, AND URBAN OPEN SPACE:

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 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

OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD RANDOLPH

MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON N. COLONIAL AVENUE

THE EXISTING TREE LOCATED AT THE INTERSECTION OF RANDOLPH ROAD AND N. COLONIAL CONSTRUCTION OF THE BUILDING. THE CERTIFIED ARBORIST HAS DETERMINED THAT DUE 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 AND A LARGE MATURING TREE. THE PETITIONER WILL EXPLORE WAYS EXISTING TREE THE L'UMBER WILL BE INCORPORATED INTO A BENCH OR OTHER SITE FURNITUI OR APPROPRIATE 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 AMENUTES WITHIN T FOOT SETBACK PROPOSED ALONG VAIL AVENUE AS GENERALLY DEPICTED ON THE REZON PLAN. AT THE CORNER OF N. COLONIAL AND VAIL AVENUE A POCKET PARK WITH A SPECIME 'REE, BENCHES, A WATERING FOUNTAIN, AND A PET WASTE COLLECTION DISPENSER WILL E PROVIDED PAIR OPEN PARE ARCAMAGE BEVEN POPULPUBEIO PARE DA TRAPPAT DA TRAPPAT ARCAMAGE ARCAMAGE. AND ENFORCE: 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

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

6. ENVIRONMENTAL FEATURES:

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

THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE

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

#### 9. <u>AMENDMENTS TO THE REZONING PLAN</u>

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

#### **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.

AREA TO BE REZONED

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

DB 10155 Pg 667

ZONING: 0-2

oximate street R/W /

Presbyterian Medical Care Corp.

\Avenue|

vault (B/S)

Tax #127-087-0

- <sup>г.</sup>N37<del>°19'</del>03"W-<mark>1</mark>112.80"

Tax #127-087-02

Block 4

(0.4456 ac.)

Area=10,476 s.f

(0.2405 ac.)

Tax #127-087-21

Block 4

Area=9.599 s.f.

(0.2204 ac.)

Tax #127-087-20

Block 4

Area=9.598 s.f

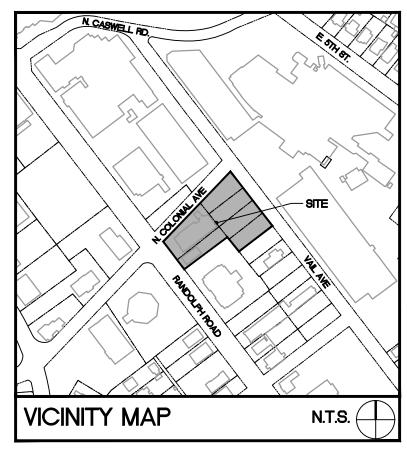
(DB 6618, Pg 302 & 31.

10,016 s.f

<u>5° SS (per C.W.)</u>

public R/W MB 230-20

(0.2203 ac.)



#### SURVEY DISCLAIMER

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



Shaping the Environmer Realizing the Possibilities

Land Planning Landscape Architectur 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

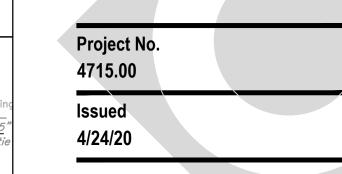
# **FLAGSHIP HEALTHCARE**

2701 COLTSGATE ROAD **CHARLOTTE, NC 28211** 

# **RANDOLPH**

2001 RANDOLPH ROAD **CHARLOTTE, NC 28207** 

### **DEVELOPMEN STANDARDS**



#### Revised

ragnetic rec

Block 4

Area: 9,587 s.f.

54.22

, N37 3<u>10 3</u>6.84"W

Tax #127-087-04

DB 5491 Pg 187

ZONING: 0-2

uthern Medical Investors, Inc.

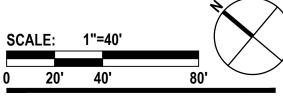
S 37°18'00" E 250.56' tie to IRF

at the southerly corner of

Tax #127-087-04

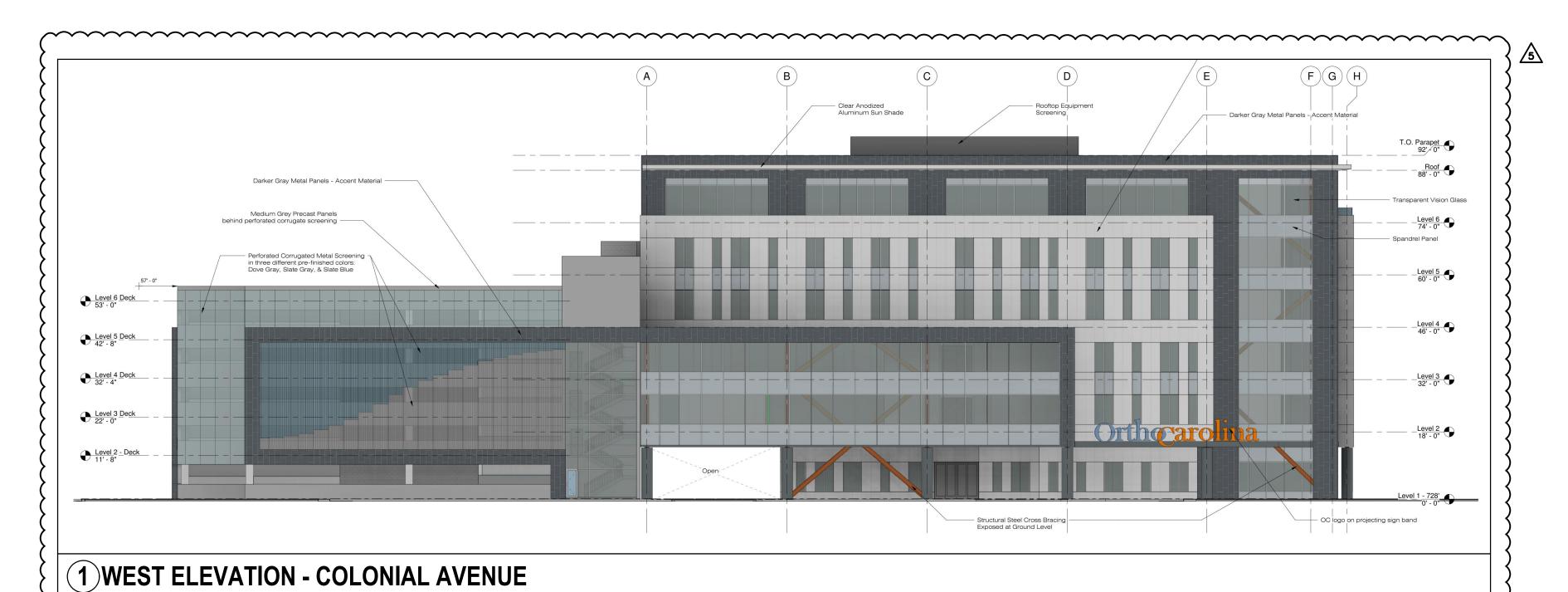
11/16/20 - REZONING AMENDMENT 12/15/20 - REZONING AMENDMENT 01/11/21 - REZONING AMENDMENT 02/15/21 - REZONING AMENDMENT **5**03/22/21 - REZONING AMENDMENT

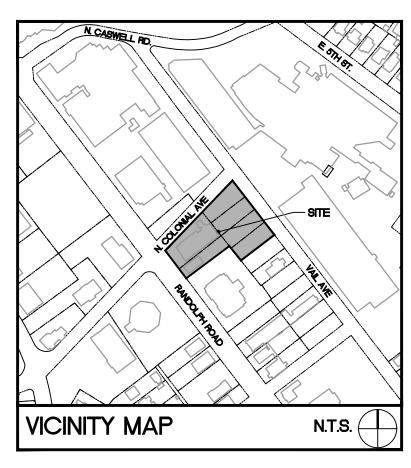




The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020





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.

# 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

# FLAGSHIP HEALTHCARE

2701 COLTSGATE ROAD CHARLOTTE, NC 28211

# RANDOLPH ROAD MOB

2001 RANDOLPH ROAD CHARLOTTE, NC 28207

# ARCHITECTURAL RENDERINGS

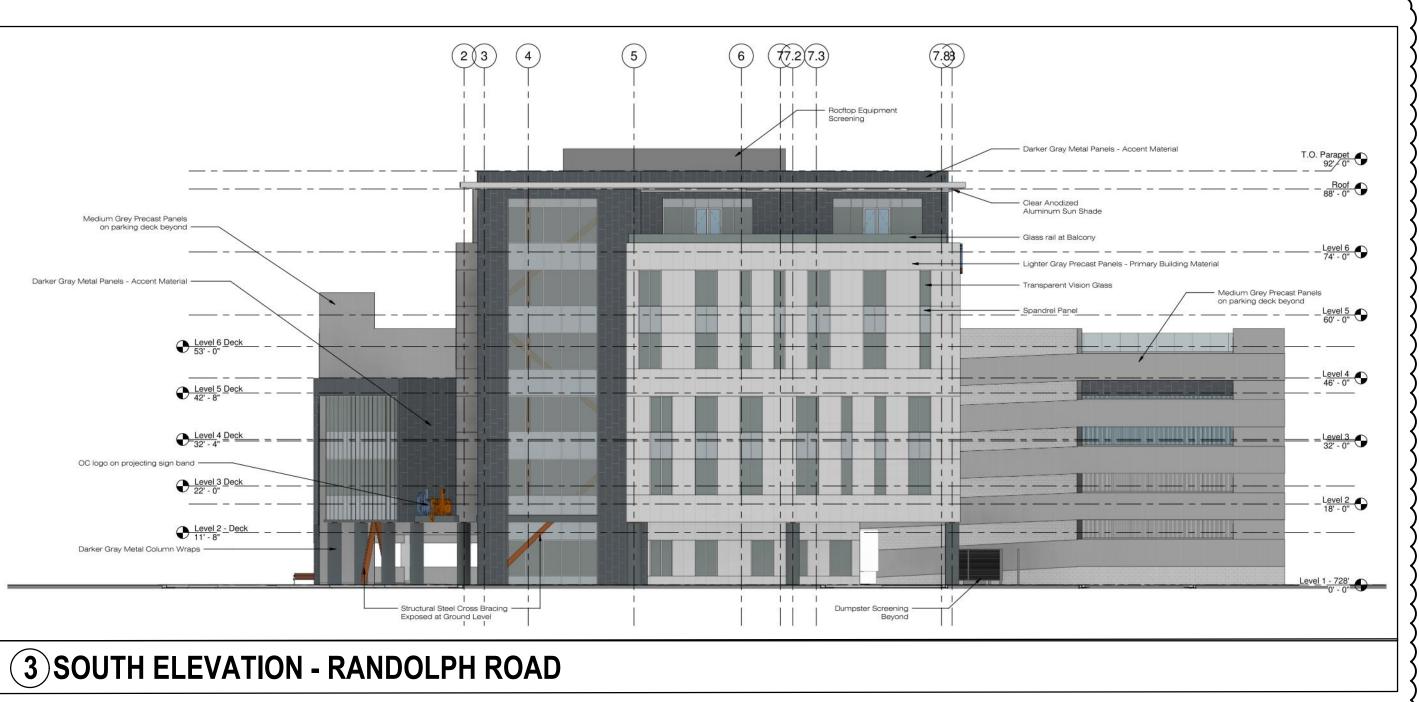
Project No.

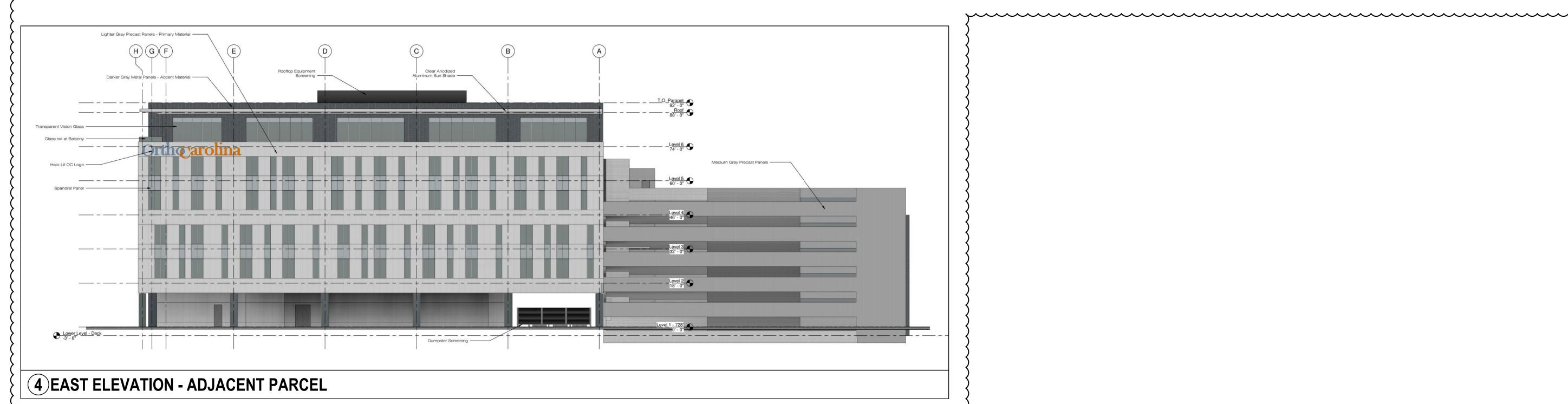
4715.00 Issued 4/24/20

Revised

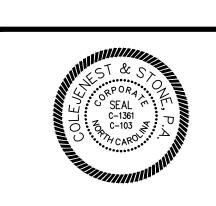
02/15/21 - REZONING AMENDMENT

03/22/21 - REZONING AMENDMENT





2 NORTH ELEVATION - VAIL AVENUE



REZONING PETITION 2020-141

**RZ-300** 

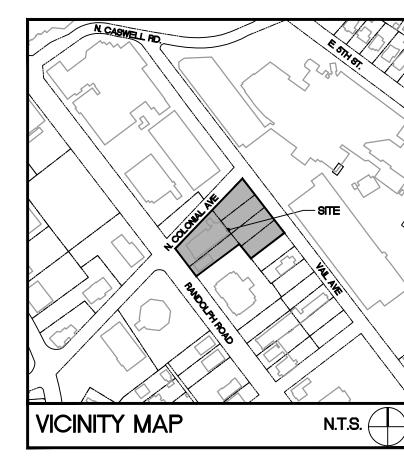
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A..

The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020



CONCEPTUAL LANDSCAPE RENDERING



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.



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

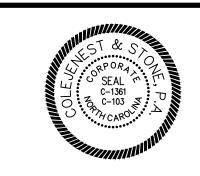
## LANDSCAPE RENDERING

Project No. 4715.00

Issued 4/24/20

Revised

03/22/21 - REZONING AMENDMENT



REZONING PETITION
2020-141



The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A..

The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020