

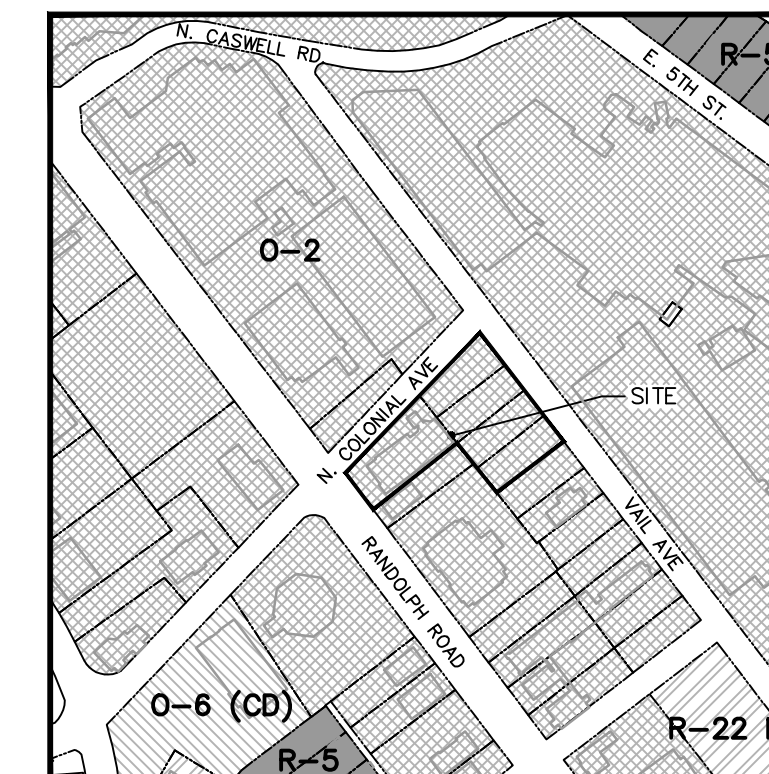
driveway to
 2001 Vail Ave

Vail Avenue — 50'
 MB 230 Pg 20 public R/W

approximate street R/W



VICINITY MAP N.T.S.



LEGEND

SYMBOL	DESCRIPTION
[Hatched Area]	PROPOSED SIDEWALK CONNECTION
[Line with Dots]	PROPOSED CURB & GUTTER
[Line with Dashed]	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: (GROSS)	±1.32 AC
TAX PARCEL #:	127-087-01, 127-087-02, 127-087-19, 127-087-20, 127-087-21
EXISTING ZONING:	O-2
PROPOSED ZONING:	MUDD-O
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:	120'
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: 1,170 SF
REQUIRED LANDSCAPE AREA:	5% OF PROPOSED IMPERVIOUS AREA
PARKING REQUIRED (1.00/600 SF)	195
PARKING PROVIDED:	468
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

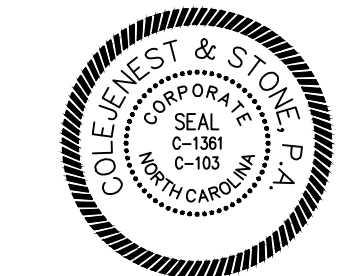
2001 RANDOLPH ROAD
 CHARLOTTE, NC 28207

CONDITIONAL REZONING PLAN

Project No.
4715.00

Issued
08/11/20

Revised



REZONING PETITION 2020-OXX

SCALE: 1"=20'

RZ-100

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.
 ColeJenest & Stone, P.A. 2020©

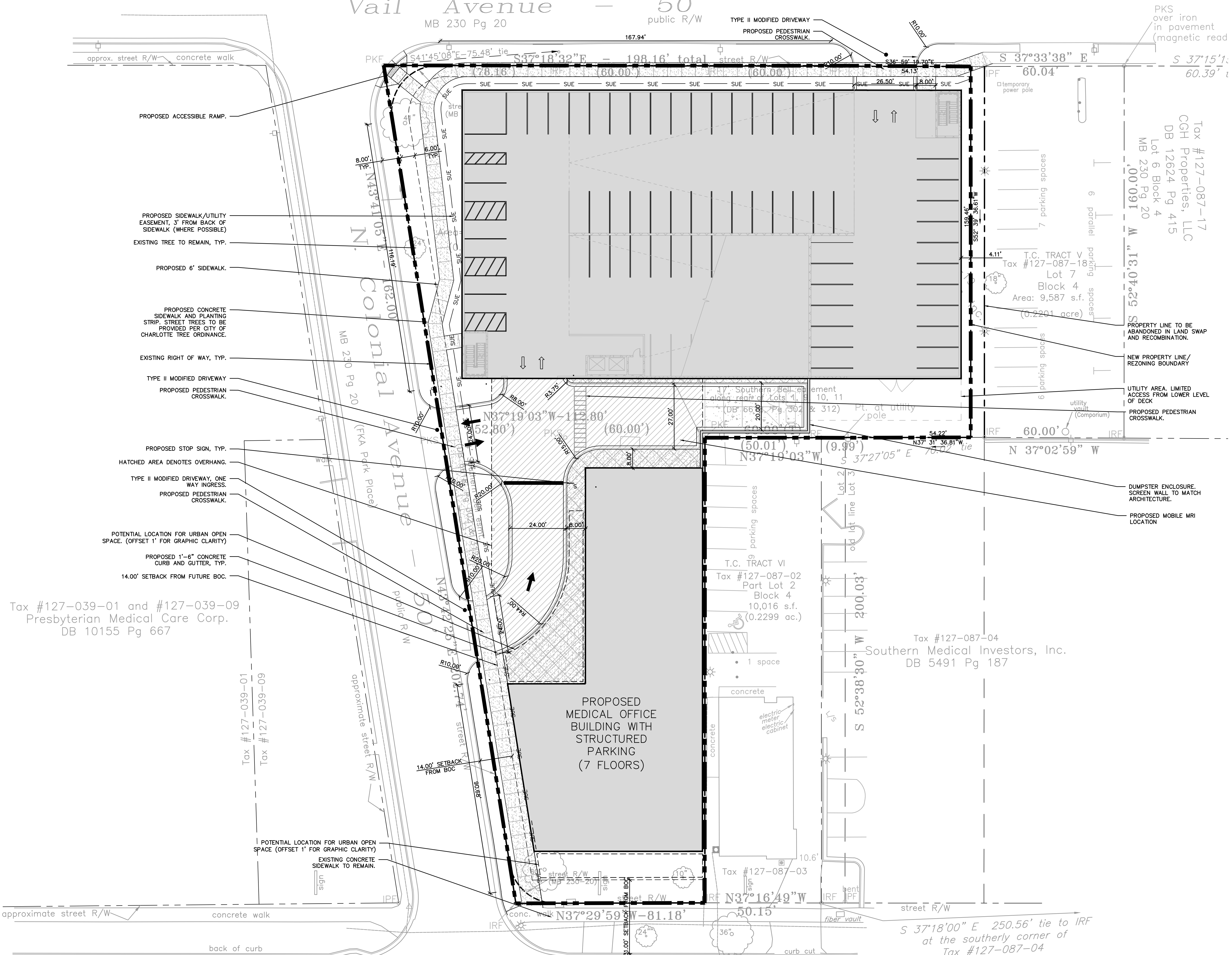
Tax #127-039-01 and #127-039-09
 Presbyterian Medical Care Corp.
 DB 10155 Pg 667

Tax #127-087-01
 Tax #127-087-02
 Tax #127-087-03
 Tax #127-087-04
 Tax #127-087-09

POTENTIAL LOCATION FOR URBAN OPEN SPACE (OFFSET 1' FOR GRAPHIC CLARITY)

EXISTING CONCRETE SIDEWALK TO REMAIN.

back of curb



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

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

Randolph Road — 80'

Site Development Data:

- Acres:** ± 1.34 acres
- Tax Parcel #:** 127-087-01, 127-087-02, 127-087-20, 127-087-21 and a portion of 127-087-19
- Existing Zoning:** O-2
- Proposed Zoning:** MUDD(O)
- 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, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district and the Optional provisions below (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 [120] 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 ± 1.34 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(CD) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- 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:

- 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. Optional Provisions:

- An optional provision to allow a mobile MRI truck to maneuver in the right-of-way of N. Colonial Avenue.
- An Optional provision to allow the existing five (5) foot sidewalk to remain along Randolph Road.

3. Permitted Uses & Development Limitations:

- 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(CD) zoning district.

4. Transportation and Access:

- Access to the Site will be from N. Colonial Avenue 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 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.
- 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.
- All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the release of the last certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

5. 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:
 - 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 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 may not be used on the first-floor 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 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.
 - Buildings should be a minimum height of 22 feet.
 - 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 from view from adjoining public rights-of-way and abutting properties as viewed from grade.

2. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

6. Streetscape, Landscaping, Sidewalks:

- The Site shall comply with the applicable setback, side yard and rear yard requirements. As depicted on the Rezoning Plan, the setbacks along Randolph Road shall be 20 feet as measured from the existing back of curb. The minimum setback along N. Colonial Avenue and Vail Avenues will 14 feet as measured from the existing back of curb.
- The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- The Petitioner will maintain the existing sidewalk and planting strip along Randolph Road.
- Petitioner shall install a minimum eight (8) foot wide planting strip and a minimum six (6) 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 will be evaluated by an Arborist to determine if it can be preserved during the construction of the building. If the arborist determines the tree cannot be preserved then the design of the building may be modified to occupy the portion of the Site where the tree was located.

7. Environmental Features:

- Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance and Tree Ordinance.

8. Signage:

- Signage as allowed by the Ordinance will be allowed.

9. Lighting:

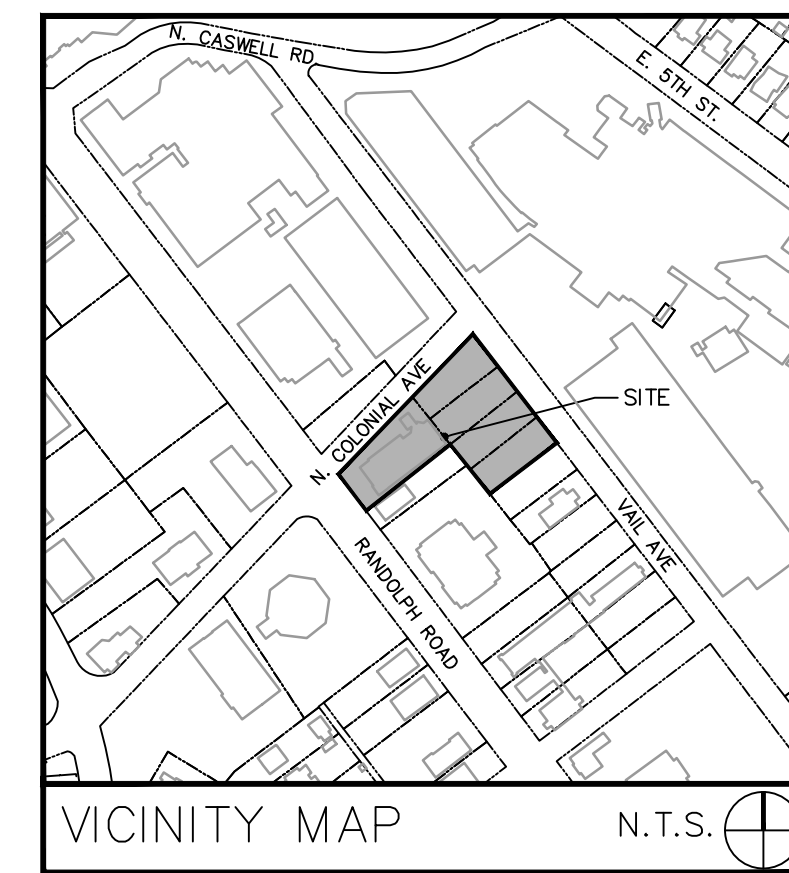
- All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting and building accent lighting) shall be fully capped and shielded and the illumination downwardly 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 Site shall be 31 feet.
- Any lighting fixtures attached to a building to be constructed on the Site shall be decorative, capped and downwardly directed.

10. Amendments to the Rezoning Plan:

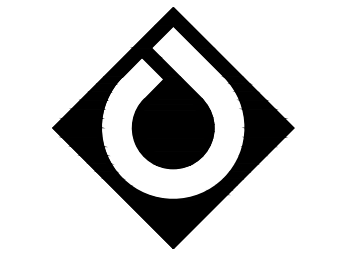
- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:

- 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. 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
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
08/11/20

Revised



REZONING PETITION 2020-0XX

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.

ColeJenest & Stone, P.A. 2020©

AREA TO BE REZONED

