



Novant Health
Development Standards
 08/27/21
Rezoning Petition No. 2021-087

Site Development Data:
 -Acreage: ± 1.90 acres
 -Tax Parcel #: 125-251-01
 -Existing Zoning: O-4 (CD)
 -Proposed Zoning: MUDD (CD)
 -Existing Uses: Parking Lot & Vacant
 -Proposed Uses: General Office, Medical Office, or Institutional, including health clinics and similar uses.
 -Maximum Gross Square Feet of Development: Up to 15,000 square feet of gross floor area for non-residential uses.
 -Maximum Building Height: As allowed by the Ordinance, but not to exceed 30 feet.
 -Parking: Parking will be provided as required by the Ordinance.

1. General Provisions:
 a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Novant Health ("Petitioner") to accommodate the development of residential, office, medical office or institutional uses as allowed in the MUDD zoning district on approximately 1.90 acre site located at Lillington Avenue and Amherst Place (the "Site").
 b. **Zoning Districts/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.
 c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, 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. **Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:
 a. The Site may only be developed with up to 15,000 square feet of gross floor area for General Office, Medical Office, or Institutional, including health clinics and similar uses, together with accessory uses, including a parking structure as allowed in the MUDD zoning district.
 For purposes of the development limitations set forth in these Development Standards for this Petition (that not to be construed as a limitation on FAR requirements or definition set by the Ordinance), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (top or enclosed).
 b. The Site will comply with the Tree Ordinance.
 i. On-site tree save area will be provided as generally depicted on the rezoning plan. Any required tree save area that is not able to be provided through on-site tree save will be provided through mitigation options at 150%.

3. Access and Transportation:
 a. Vehicular access to the Site will be from Lillington Avenue and Amherst Place, with a maximum of two (2) driveway locations from Lillington Avenue and one (1) from Amherst Place. Vehicular access points are subject to applicable published standards and any adjustments required for approval by CDOT.
 b. All required transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

4. Streetscape, Buffers, Yards and Landscaping:
 a. The setback along Lillington Avenue will be 16 feet as measured from the existing back of curb or back of sidewalk, whichever is greater. The setback along Amherst Place will be 16 feet as measured from the existing back of curb or back of sidewalk, whichever is greater.
 b. Along the Site's frontage on Lillington Avenue and Amherst Place the Petitioner will maintain the existing planting strip widths and provide a 6-foot sidewalk. A sidewalk easement will be provided if the proposed sidewalk is located outside of the existing right-of-way.
 c. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

5. Architectural Standards:
 a. Building Placement and Site Design shall focus on and enhance the Pedestrian environment on Public streets, through the following:
 i. The proposed building(s) shall be placed so as to present an interesting and well-articulated facade to the public ways. Facades fronting streets shall include a combination of windows, operable doors, public plaza space, or wall art for a minimum of 60% of the length of building facade along each street as follows:
 1. Where provided, windows shall include transparent glass between 2' and 10' on the first floor, and shall not be screened by film, decals, other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk or plaza space, except at the southern corner of the property, where the sill height shall not exceed 6' above adjacent sidewalk or plaza space due to grade limitations.
 2. Up to 35% of this requirement may be met by providing public plaza space containing seat walls, landscaping and freestanding art, or wall murals between the public sidewalk and the building facade. If this option is exercised, the plaza space shall be a minimum of 640 square feet in size and located at the corner of Site near the intersection of Lillington Avenue and Amherst Place as indicated on the Plan. The plaza shall occur primarily where windows are not present on the building facade, and may extend beyond the building facade. Plaza space that extends beyond the building facade shall count toward meeting this requirement.
 ii. The facade of first/ground floor of the building(s) excluding windows and doors shall incorporate a minimum of 30% masonry material such as brick or stone.
 iii. 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.
 iv. 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.
 b. Direct pedestrian connection shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.

6. Environmental Features:
 a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.
 i. Storm Water Quality Treatment For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
 ii. Volume and Peak Control For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual. For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms. For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
 b. The Site will comply with the Tree Ordinance.
 i. On-site tree save area will be provided as generally depicted on the rezoning plan. Any required tree save area that is not able to be provided through on-site tree save will be provided through mitigation options at 150%.

7. Lighting:
 a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 b. Detached lighting on the Site will be limited to 25 feet in height.

8. Signage:
 a. All new signage for the site will comply with the Ordinance.

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 portion of the Site affected by such amendments 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.

SEALS:

PROJECT:

**LILLINGTON AVENUE
 REZONING**
 LILLINGTON AVENUE
 CHARLOTTE, NC
 PETITION #: 2021-087

CLIENT:
 NOVANT HEALTH
 1900 RANDOLPH ROAD
 SUITE 500
 CHARLOTTE, NC 28207
 (704) 316-4351

DRAWN: ESB
 DATE: 03/16/21
 REVISIONS:
 10/11/21 PLAN & NOTE EDITS
 11/18/2021 STAFF COMMENTS

JOB NO: 20-076
 SHEET TITLE:

**SCHEMATIC
 SITE PLAN**

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