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NOVANT HEALTH - MAIN CAMPUS FACILITIES UMUD-O REZONING
Development Standards
1/30/2023
Rezoning Petition No. 2023-

Site Development Data:
 --Acreage: 29.52 acres
 --Tax Parcels: 127-038-01, 127-039-01, 127-039-09, 155-012-01, 155-012-19 and 155-012-12
 --Existing Zoning: O-2 and B-1
 --Proposed Zoning: MUDD-O
 --Existing Uses: Healthcare Institutions, clinics, offices and a limited history (i.e., Novant Medical Center, Orthopedic Medical Center, Surgery Center Facilities and parking)
 --Proposed Uses: Healthcare institutions and related uses, clinics and related use, offices and related uses, as well as uses permitted by right and under prescribed conditions in the MUDD zoning district (with the benefit of the Optional provisions below) together with accessory uses, including limited heliports, as allowed in the MUDD zoning district (as may be more specifically described in Section 3 below).
 --Maximum Gross Square Foot of Development: As allowed by the MUDD zoning district (with the benefit of the Optional provisions below).
 --Maximum Building Height: Subject to the Optional provisions set forth in Section 2 below, building height for development within the Site may exceed the height limits of the MUDD zoning district up to a maximum building height of 145 feet. Height shall be measured/calculated in accordance with the Ordinance.
 --Parking: As required by the Ordinance.

PRECAUTIONARY MUDD-O REZONING FILING IN CONNECTION WITH UDO TRANSITION:
 The City's adopted Unified Development Ordinance will become effective as of June 1, 2023 (the "UDO") and conditional rezoning petitions to be considered under the current City of Charlotte Zoning Ordinance must be filed on or before January 31, 2023. The existing O-2 and B-1 zoning districts for the Novant Health facilities located on the Site as described below (the "Healthcare Facilities") will transition into new zoning districts under the UDO in a manner that could result in implications for such facilities unless certain zoning adjustments are made either by way of amendments to the UDO or corrective rezoning actions.

While none of these implications would be expected to hinder current operations of the Healthcare Facilities, further review and examination of the UDO is needed to ensure that no non-conforming structures or undue limitations or adjustments to the Healthcare Facilities will result from the transition of the current zoning into zoning under the UDO.

Accordingly, in order to ensure zoning compliance suitability of the Healthcare Facilities, in the event that examination and review of zoning under the UDO reveals certain zoning implications that may not be able to be properly addressed under the UDO, this MUDD-O rezoning is filed under the current City of Charlotte Zoning Ordinance as a precautionary step especially in light of the unique nature of the facilities.

APPLICATION OF MUDD-O STANDARDS GENERALLY
 Development standards/provisions not specifically listed or referenced below in this Rezoning Plan (e.g. building height, among other items) will be governed by the standards/provisions of the MUDD zoning district.

1. General Provisions:

- a. **Site Location:** These Development Standards and the Technical Data Sheet and other graphics, if any, set forth on the attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Novant Health, Inc., The Presbyterian Hospital and Presbyterian Medical Care Corp ("Petitioner") for an approximately 29.52 acre site located along Hawthorne Lane and Randolph Road (the "Site") as generally depicted on Sheet RZ-1. This Rezoning Plan and Rezoning shall supersede prior rezoning petitions, if any.
- 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 in effect as of the date of filing of this Rezoning on or prior to January 31, 2023 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, with the benefit of Optional Provisions provided below.
- c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, building envelopes, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") if 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.
- d. **Number of Buildings Principal and Accessory:** Notwithstanding the number of buildings or lots shown on the Rezoning Plan, the number of buildings constructed on the Site is not limited by this graphic illustration of buildings indicated on the Rezoning Plan.
- e. **Planned/Unified Development on Site:** The Site may be viewed in the aggregate as a planned/unified development plan as to development taking place on the Site. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards, if applicable at all, will not be required internally between improvements and other site elements located on the Site.

2. Optional Provisions:

The following optional provisions shall apply to the Site:

- a. [To allow parking, loading areas, and maneuvering for parking and loading areas to occur between buildings on the Site and public or private streets and to allow ride share, valet or similar areas within the setback and between the building(s) in certain designated areas in a manner as may be authorized by CDOT (locations of the ride share and/or valet service can be adjusted).]
- b. [To allow buildings in those locations as generally depicted on the Rezoning Plan to exceed one hundred twenty feet (120') in height up to a maximum height of 145 feet.]
- c. [To allow buildings in those locations as generally depicted on the Rezoning Plan to have blank walls that exceed the measurements required by the MUDD zoning district subject to the limitations described in the Rezoning Plan.]
- d. [To allow a 50% reduction in the required number of loading docks serving development on the Site.]
- e. [To not require adherence to the street wall provisions of Section 8.506.2a on required fire walls as generally depicted on the Rezoning Plan.]

3. Permitted Uses:

The Site may be developed with; healthcare institutions and related uses, clinics and related use, offices and related uses, as well as uses permitted by right and under prescribed conditions in the MUDD zoning district (with the benefit of the Optional provisions below) together with accessory uses, including limited heliports, as allowed in the MUDD zoning district.

4. 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 portion or area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

5. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ADJOINING PROPERTIES

- A PARCEL ID: 15501202
ONE HUNDRED THIRTY ONE PROVIDENCE ROAD, LLC
ZONED: O-2
LAND USE: OFFICE
- B PARCEL ID: 15501203
MPM PROVIDENCE, LLC
ZONED: O-2
LAND USE: OFFICE
- C PARCEL ID: 15501209
RANDOLPH ROAD REDEVELOPMENT, LLC
ZONED: O-2
LAND USE: OFFICE

PROJECT NAME & LOCATION:

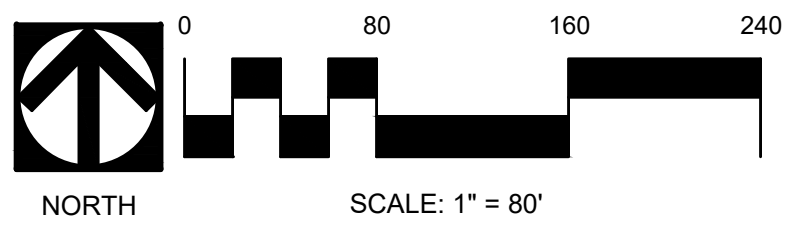
**NOVANT HEALTH
 MAIN CAMPUS FACILITIES UMUD-O REZONING**
 Charlotte, NC
 REZONING PETITION: 2023-XXX

OWNER/ PETITIONER
 NOVANT HEALTH INC., THE PRESBYTERIAN HOSPITAL, PRESBYTERIAN MEDICAL CARE CORP.
 2085 FRONTIS PLAZA BLVD
 WINSTON-SALEM, NC 27103

MARK	DATE	DESCRIPTION
SUBMITTAL DATE:	01/30/2023	
PROJECT NO:	23-022	
DRAWN BY:	DRB	
SCALE:	1" = 80'	

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 SHEET TITLE:
Rezoning Site Plan
 SHEET NUMBER:

RZ-1



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