

11

2020-06-12 STAFF COMMENTS

landscape architecture | planning civil engineering | surveying

RZ-1

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

REZONING

Site Development Data:
--Acreage: 1.40.425
--Tax Parcel #: 22314152, 22314153, 22314154, 22314155, 22314156, 22314157, 22314158
--Existing Zoning: INST (CD) SPA
--Proposed Zoning: INST (CD) SPA
--Existing Uses: Hospital and medical office.
--Proposed Uses: Clinic and office, medical, dental, and optical, and a health institution as permitted by right and under prescribed conditions together with accessory uses, including a helicopter landing pad as allowed in the INST zoning district (as more specifically described and restricted below in Section 2).
--Maximum Gross Square Feet of Development: Up to 331,000 square feet of gross floor areas for clinics and offices, medical, dental, and optical, and a health institution with up to 96 licensed patient beds.
--Maximum Building Height: Up to five (5) stories and not to exceed 75 feet. Height to be measured as required by the Ordinance.
--Parking: Parking will be provided as required by the Ordinance.

PURPOSE OF REZONING SITE PLAN AMENDMENT:
The purpose of this rezoning is limited in nature and is intended to permit a 36,000 square foot increase in medical office use and a 1,000 square foot and 48 bed increase health institution entitlements from rezoning petition #2028-058 which allowed for 30,000 square feet of gross floor area for clinics and offices, medical, dental, and optical and 203,000 square feet of health institution and 48 beds. Section 2.a below provides more detail regarding the permitted uses and development levels. This Rezoning Petition shall be governed by the City of Charlotte Zoning Ordinance (the "Ordinance"). The Unified Development Ordinance adopted in 2021 shall not apply.

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, Inc. ("Petitioner") to accommodate the development of a medical office and health institution building with a variety of medical uses as allowed in the INST zoning district on approximately 40.425-acre site located at the southeast intersection of Providence Road West and Johnston Road (US 521) (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 INST 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 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.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to:

- i. 115,000 square feet of office inclusive of clinics, medical, dental, and optical office (inclusive of outpatient surgery, and the testing and treatment of patients).
- ii. 216,000 of health institution inclusive of 96 beds;

- iii. Any accessory uses, including a helicopter landing pad, as allowed in the INST zoning district.

For purposes of the development limitations set forth in these Development Standards for this Petition (but 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, helicopter landing pad, and all loading dock areas (open or enclosed).

- b. The vehicles along the frontage of Johnston Road and Providence Road West will be 40 feet as measured from the existing right-of-way line to a property line, whichever is greater. The side yards and rear yard shall be twenty (20) feet as measured from the property line.
- c. The helipad shall be set back a minimum of 75 feet from adjacent single family residential property lines, and a minimum of 90 feet from adjacent proposed or existing right of way line, whichever is greater.

3. Transportation Improvements:

- a. **Proposed Improvements:**
The Petitioner plans to provide, or will cause to be provided, on its own, or in cooperation with other parties who may implement portions of the improvements, the improvements set forth to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions.

- i. **Providence Road W. & Access "X" (Unsignalized)**
The developer intends to convert the existing right-of-way to an unsignalized crossover; therefore, the following improvement is suggested:
Construct a westbound left turn lane with 100 feet of storage on Providence Road W.

4. Access and Transportation:

- a. Access to the Site will be from Johnston Road and Providence Road West in the manner generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- c. The petitioner will construct a public-private street through its Site between Providence Road West and Johnston Road as generally depicted on the Rezoning Plan to satisfy connectivity requirements should future development on the Site trigger Subdivision Ordinance compliance.
- d. Along a portion of the Site's Providence Road West frontage, Petitioner will dedicate and convey in fee simple, 100-foot (50) feet of right of way as graphically depicted on the Rezoning Plan. Along the remainder of the Site's Providence Road West frontage, Petitioner will dedicate and convey in fee (60) feet of right of way, also as depicted on the Rezoning Plan. All right of way to be dedicated shall be measured from the existing centerline of Providence Road West.
- e. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed Rezoning Plan prior to the issuance of the first certificate of occupancy.
- f. Any required roadway improvement 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.
- g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.
- h. The Petitioner will dedicate and convey an easement for the public use and maintenance of the twelve (12) foot multi-use path along the Site's frontage to Johnston Road prior to the issuance of the first certificate of occupancy. Post-construction of the multi-use path(s), Petitioner shall have no obligation to maintain, repair or replace said multi-use path(s).
- i. In connection with the construction of the traffic improvements described herein, subject to receiving all necessary approvals, and provided it is not required to secure any additional right of way or permanent easement, Petitioner will construct a left turn lane within the existing right of way of Providence Road West for ingress onto Wyndham Oaks Drive. These improvements shall not be required to be completed in order to receive a certificate of occupancy.

5. Streetscape, Buffers, Yards and Landscaping:

- a. Along the Site's frontage on Johnston Road the Petitioner will construct a twelve (12) foot multi-use path as generally depicted on the Rezoning Plan. The multi-use path will be located outside of the right of way and consist of a minimum of sixty-six (66) feet from the existing centerline of Johnston Road. Petitioner reserves the right to install the multi-use path within the 40-foot setback and in a manner designed to avoid physical and environmental constraints.
- b. Along the Site's frontage on Providence Road West, the Petitioner shall have the option to construct a five (5) foot bike lane, an eight (8) foot planting strip, and a six (6) foot sidewalk OR an eight (8) foot planting strip and a 12 multi-use path as generally depicted on the Rezoning Plan.
- c. Petitioner will provide a 75-foot-wide Class B Buffer against adjacent residential development as generally depicted on the Rezoning Plan. Petitioner reserves the right to use existing vegetation to meet the intent of the Ordinance buffer

yard requirements.

- d. Petitioner shall have the option to reduce only the portion of the Buffer adjacent to 22314402 which may be reduced in width by 25% through the provision of a wall, fence or berm that meets Ordinance standards.

- e. Petitioner reserves the right to postpone installation of any screening, sidewalks and lighting associated with the private street identified on the Rezoning Plan until such time as future development triggers the requirement to construct same.
- f. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- g. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative glass. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

6. Architectural Standards:

- a. Direct pedestrian connections shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.
- b. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 50% of each storage 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, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" feet above adjacent street sidewalk.
- c. The facades of first-ground floor of the buildings along streets shall incorporate a minimum of 30% masonry material such as brick or stone.
- d. 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.
- e. 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 material or colors, awnings, arcades, or other architectural elements.
- f. Building should be a minimum height of 22 feet.
- g. Multi-story building should have a minimum of 20% transparency on upper stories.

7. Environmental Features:

- a. The petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance. Development within any SWIMP/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated as required by City ordinance. Interim/permanent stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions. If required by City ordinance, the existing pool on site may require a buffer depending on results of the delineation report.
- b. The Site will comply with the Tree Ordinance.

8. Lighting:

- a. All new detached and attached lighting shall be full cut-off type lighting. Fixtures excluding down, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 31 feet in height.

9. Amendments to the Rezoning Plan:

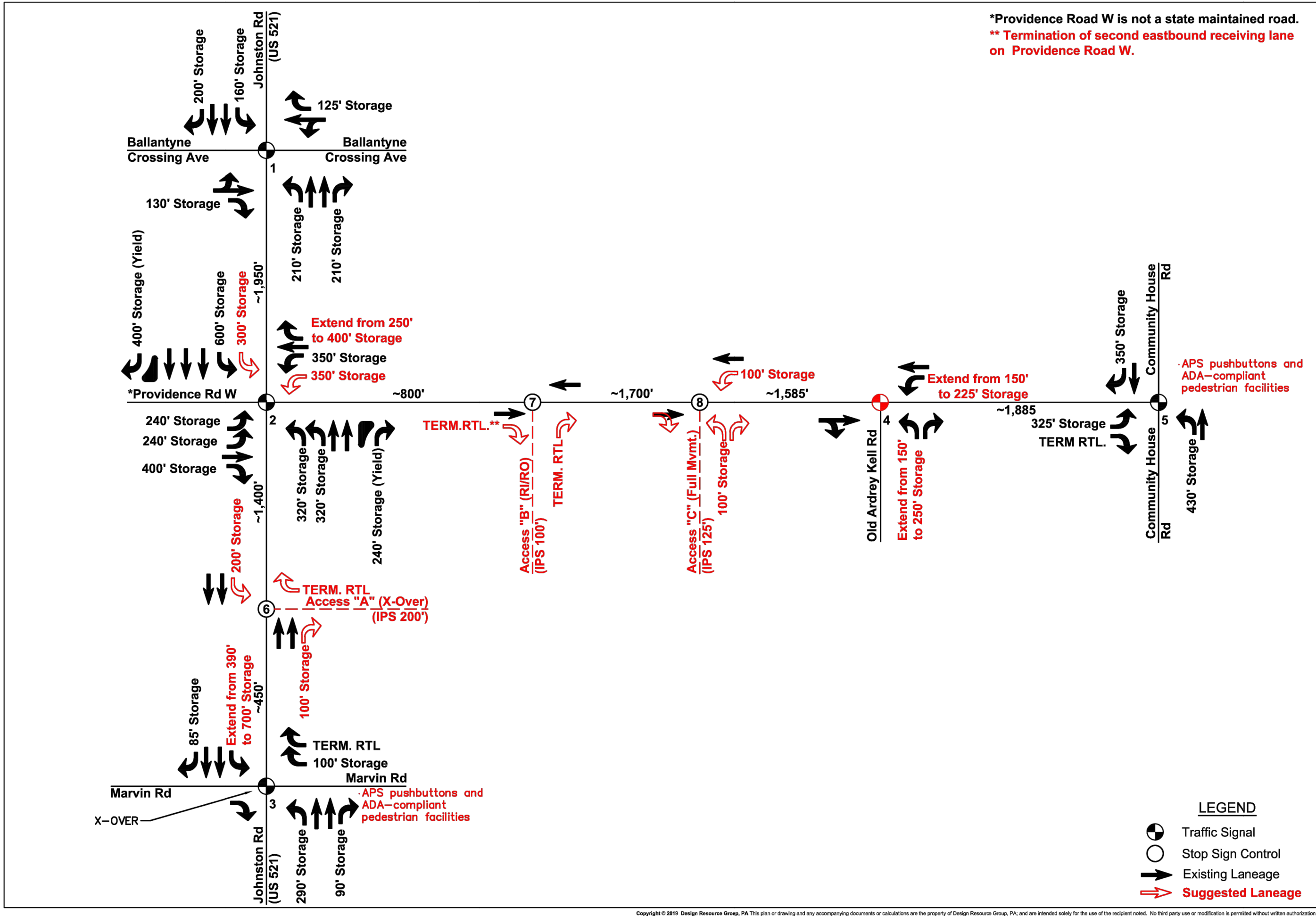
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment, in accordance with the provisions of Chapter 6 of the Ordinance.

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, 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.

Existing Gross Floor Area

Allowed SF per RZ #2028-058: 262,000 SF GFA
Existing medical office: 50,046 SF
Existing health institution: 203,000 SF
Existing beds: 48



NOVANT SOUTH CHARLOTTE MEDICAL CENTER TIS & SPA RP 2020-058

SUGGESTED LANEAGE

SCALE: 1" = 100'	NTS
PROJECT #: 741-003	DATE: JUNE 2020
REVISIONS:	

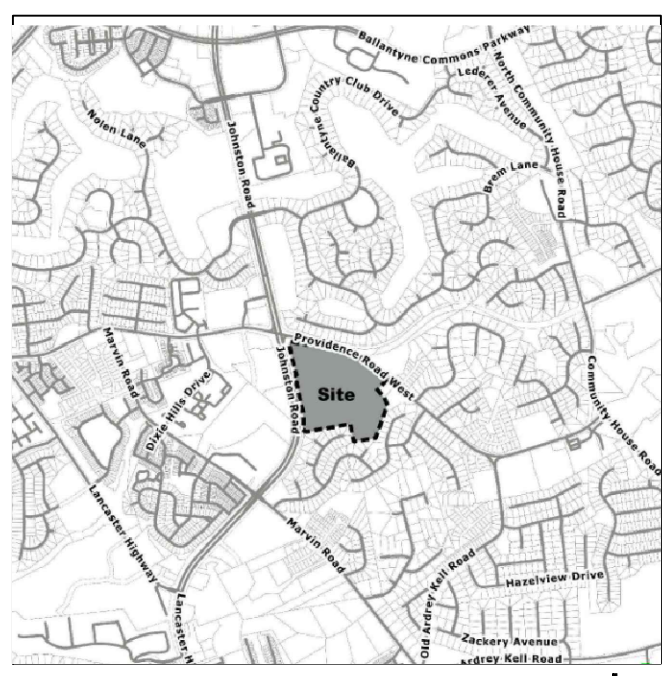
Exhibit A



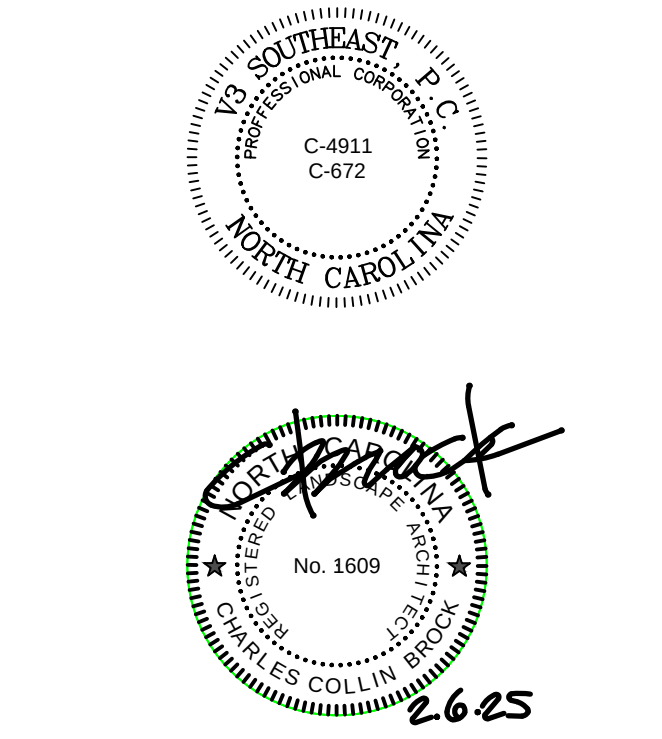
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Novant Ballantyne MOB

10901 Providence Rd
Charlotte, NC 28277



BACKGROUND TAKEN FROM PREVIOUS REZONING PLANS AND MECKLENBURG COUNTY GIS INFORMATION



REZONING PETITION # 2025-009

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DATE: 02.06.25	PM: CCB
DRAWN BY: ABZ	REVIEWED BY:
PROJECT NUMBER: 250027	

REZONING NOTES

REVIEWS:	
1 04.14.25	REZONING COMMENTS
2 07.14.25	PLAN AND NOTE UPDATES
3 08.21.25	STAFF COMMENTS

RZ-2
REZONING



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAYMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.