



Charlotte-Mecklenburg Planning, Design, & Development

DATE: March 11, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2018-048 Novant Health, Inc

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow a modification to the dedication of right-of-way.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

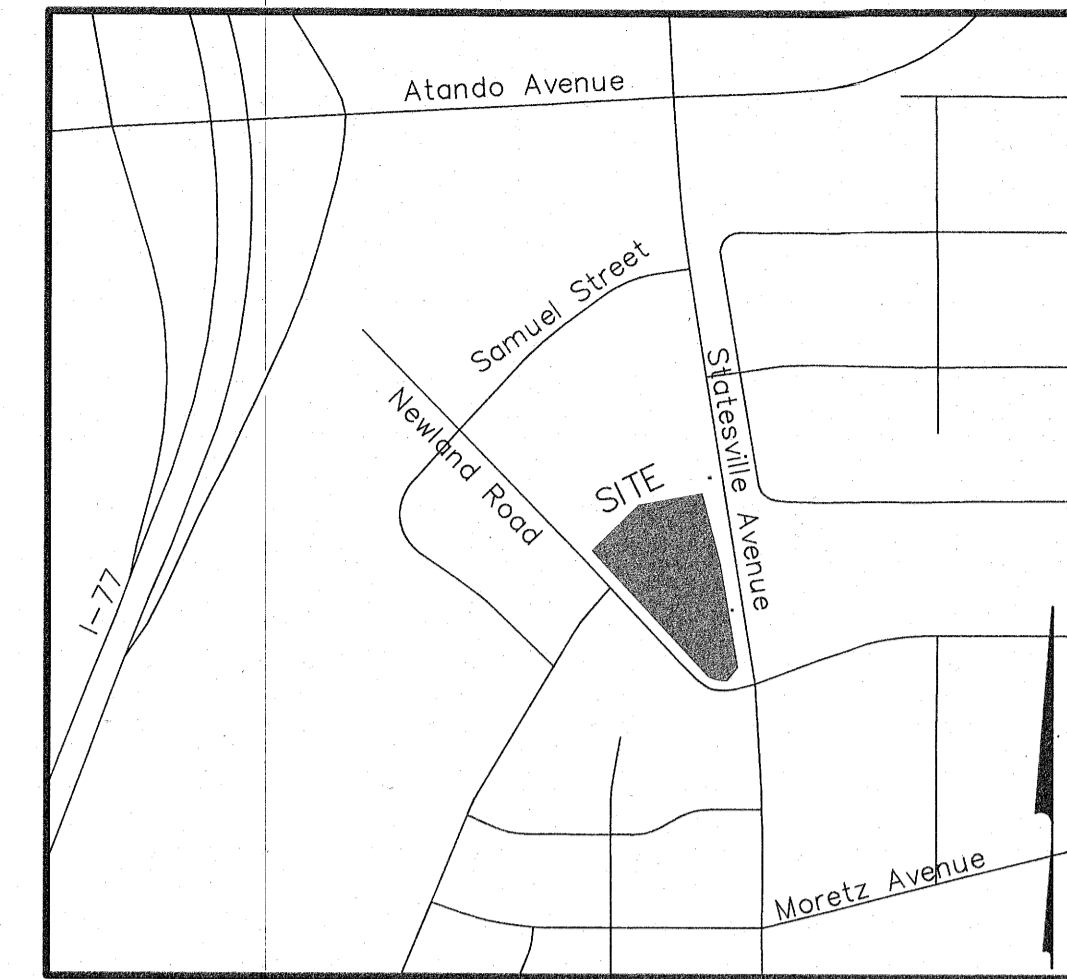
Signage was not reviewed as part of this request.

Development Data

- Development Data Table**
 - Rezoning Site Area = 1.52 Acres
 - Tax Parcels included in Rezoning 07707901
 - Existing Zoning R-22MF
 - Proposed Zoning O-1 (CD)
 - Square Footage of Buildings
 - 7,500 square feet maximum - Medical Center
 - 4,000 square feet maximum - Community Center
 - Maximum Building Height 40'
 - Maximum Number of Buildings 2
 - Parking Spaces
 - Minimum provided at 1 Space per 200 SF (Medical Center)
 - Minimum provided at 1 Space per 250 SF (Community Center)
- General Provisions**
 - The existing conditions represented on this plan are based upon a Field Survey completed by EMH&T on 12/5/2017. Surrounding roadway infrastructure improvements reflected on the proposed conditions as part of Rezoning Plan 2017-027 were provided by others.
 - The schematic depictions of the parking areas, sidewalks, buildings, driveways, layout, locations, and sizes depicted on this Rezoning Plan are graphic representations. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Since the project has not completed Final Construction Plans, 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, minor instances that don't materially change the overall design intent depicted on the Rezoning Plan will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.
 - 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.
- Permitted Uses**
 - Uses permitted under O-1 Zoning as part of the City of Charlotte Zoning Ordinance, excluding residential units.
- Transportation**
 - Vehicular access to the site will be from Newland Avenue in the manner generally depicted on the Rezoning Plan. The final location and configuration will be coordinated with CDOT.
 - All transportation improvements associated with the drive aligned with Double Oaks Road shall be approved and constructed before the site's first building certificate of occupancy is issued. No Newland Avenue realignment work is required before a certificate of occupancy is issued on this site.
 - The proposed drive entrance shall properly align with Double Oaks Rd.
- Dedication and Fee Simple conveyance of all land to the City shall occur prior to the issuance of the Certificate of Occupancy for any buildings on site.**
- Construction of this site shall not obstruct the use of any adjacent bus stops/shelters.**
- Architectural Standards**
 - The building materials used on the principle building constructed on site may use a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits and on handrails/railing.
 - The building walls located on Newland Avenue and Statesville Avenue will be designed to include store fronts with glass facing each street. The building facades fronting these public streets shall include a minimum of 40% transparent glass between 2' and 10' on the first floor. However, the service side of the buildings will be allowed to reduce the amount of transparent glass between 2' and 10' to 20%. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3' clear depth between window and floor wall. Windows within this zone shall not be screened by materials applied directly to the glass, such as, but not limited to, films, decals, and other opaque materials. The maximum sill height for required transparency shall not exceed 4' above adjacent street sidewalk.
 - Building elevations shall not have expanses of blank walls greater than 20'; 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 wall treatment.
 - 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 offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades or other architectural elements.
 - The ends of buildings facing public streets will be designed to have architectural features to help avoid a blank street wall.
 - Sidewalks will be provided that connect the principle building entrance (the "front door") to the sidewalk along the public street.
- Streetscape and Landscaping**
 - This development is not contingent upon any adjacent offsite roadway improvements as identified as part of Rezoning Plan 2017-027
 - All landscaping and screening requirements shall meet the standards set forth by the City of Charlotte Zoning Ordinance.
 - The petitioner will provide a sidewalk network that links the proposed building on the site to the sidewalk along each of the abutting public streets in the manner generally depicted on the rezoning plan. The minimum width of this internal sidewalk will be five (5) feet.
 - Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
 - Dumpster and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principle building.
 - Community artwork may be incorporated into the design of the site so long as it does not impact the architectural standards set forth in section 5.
 - The site development may include community gardens so long as all landscape standards are met.
 - Site shall comply with the City's Tree Ordinance.
 - No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee. The location of structures/driveways/other items illustrated on the site plan are conceptual in nature and do not confirm or imply authorization by the City to remove any City trees located in street right of way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way. No trees can be removed from or planted in the right-of-way of any State maintained street (Statesville Avenue) without permission of NCDOT or the City Arborist's office. If trees are to be planted, they must be planted to meet NCDOT guidelines. A tree planting permit shall be obtained from NCDOT in coordination with the Arborist's office prior to planting trees in the NCDOT right-of-way following plan approved by the City. No trees can be planted in the right-of-way of any City maintained street (Newland Ave) without explicit permission of the City Arborist's office. Tree species must be approved by the City Arborist's office prior to tree planting.
- Environmental Features**
 - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - The location, size, and type of storm water management systems (BMP) depicted on the Rezoning Plan are subject to review and approval as part of the final development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Parks, Greenways and Open Space**
 - Parking will generally conform to the layout shown on the plan. Parking shall meet the requirement set forth by the City of Charlotte Zoning Ordinance.
- Fire Protection**
 - Fire protection shall meet the requirements set forth by the City of Charlotte Fire Department.
- Lighting**
 - All new detached and attached lighting shall be full cut-off type lighting fixtures with exception of decorative lighting that may be installed along the driveways, sidewalks and parking areas.
 - Detached lighting on the site will be limited to 21 feet in height.

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA REZONING SITE PLAN FOR NOVANT HEALTH, INC. FAMILY MEDICAL CENTER 2701 STATESVILLE ROAD

April 2, 2018

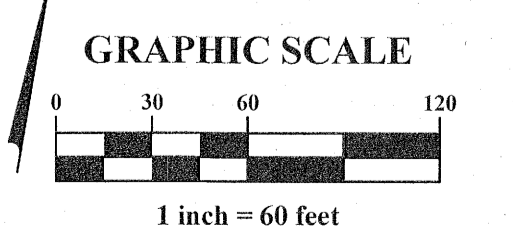
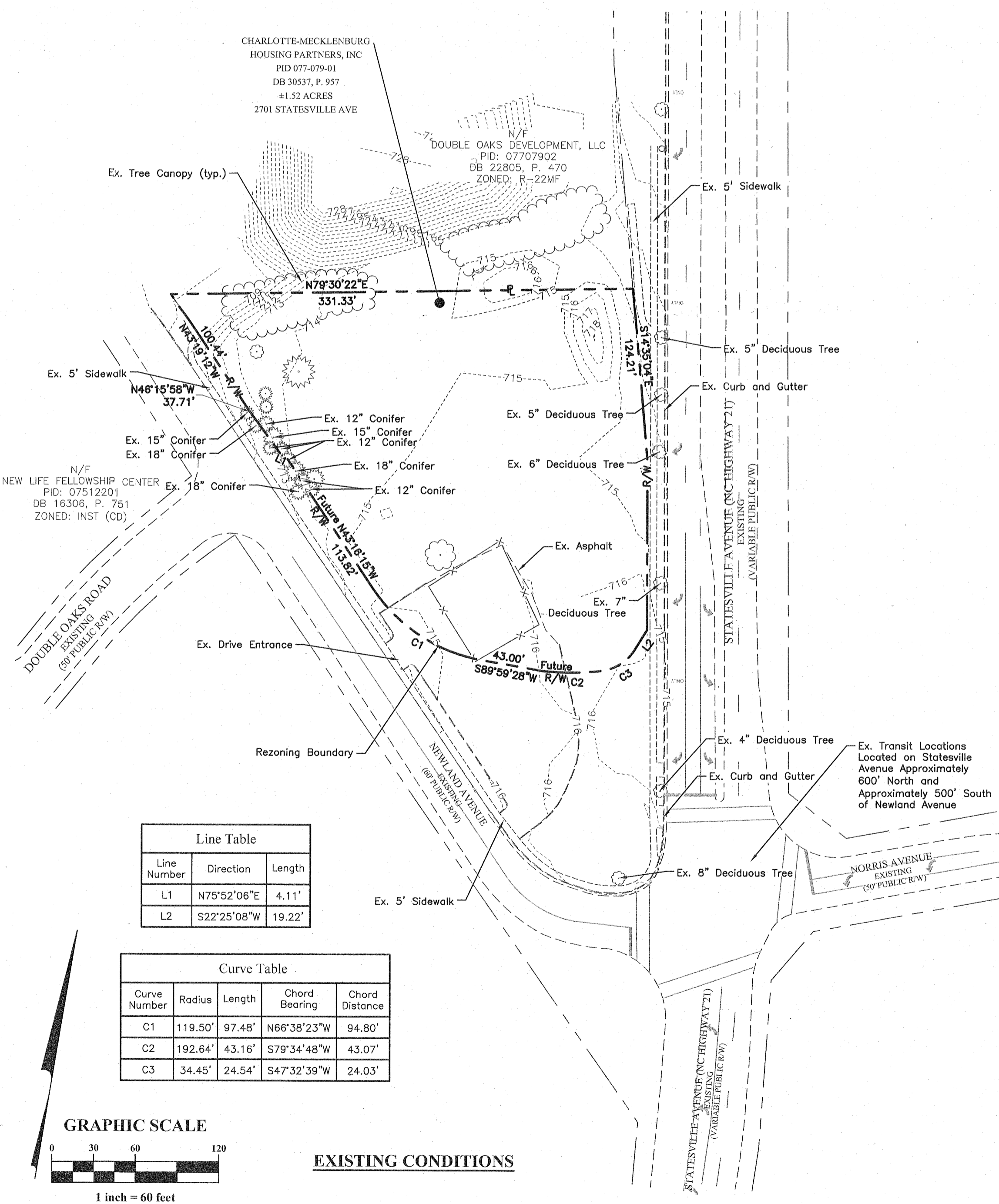


LOCATION MAP
Scale: 1"=500'

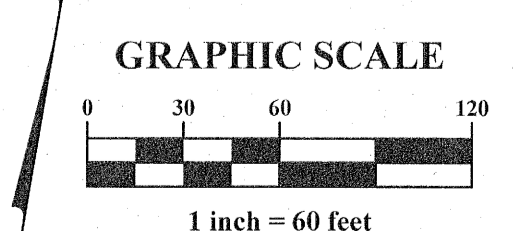
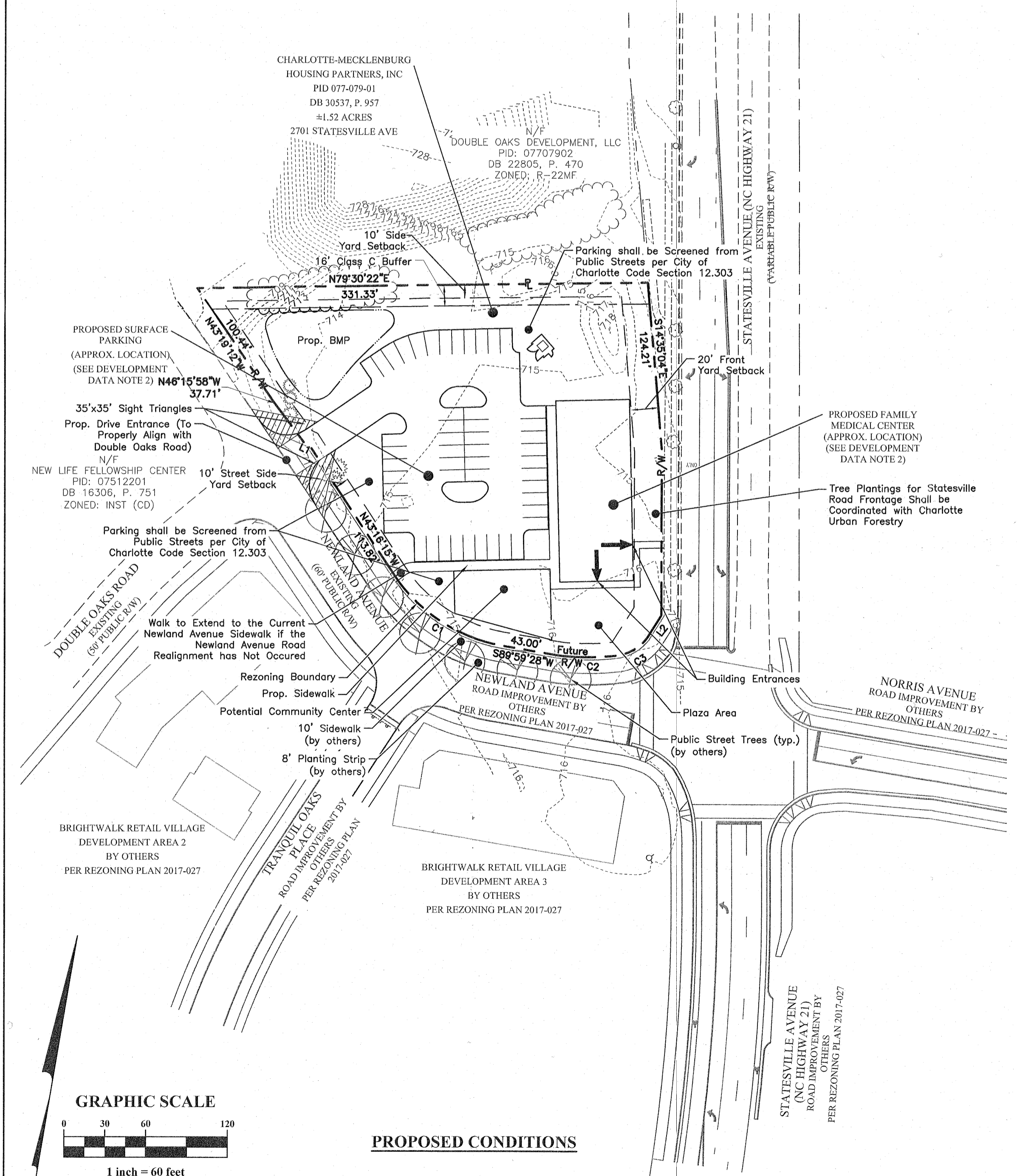
Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune



EXISTING CONDITIONS



PROPOSED CONDITIONS

MARK	DATE	DESCRIPTION
1	07/25/18	Revised Per City Comments
2	07/25/18	Revised Per City Comments and Road Improvements Updates
3	02/26/19	Administrative Amendment

NOVANT HEALTH
3600 Country Club Drive, Ste. 201
Winston Salem, NC 27104
PH: (704) 384-9801

FOR
NOVANT HEALTH, INC.
FAMILY MEDICAL CENTER
2701 STATESVILLE ROAD
REZONING SITE PLAN



DATE	April 2, 2018
SCALE	As Noted
JOB NO.	20171316
SHEET	RZ-01

2018-048