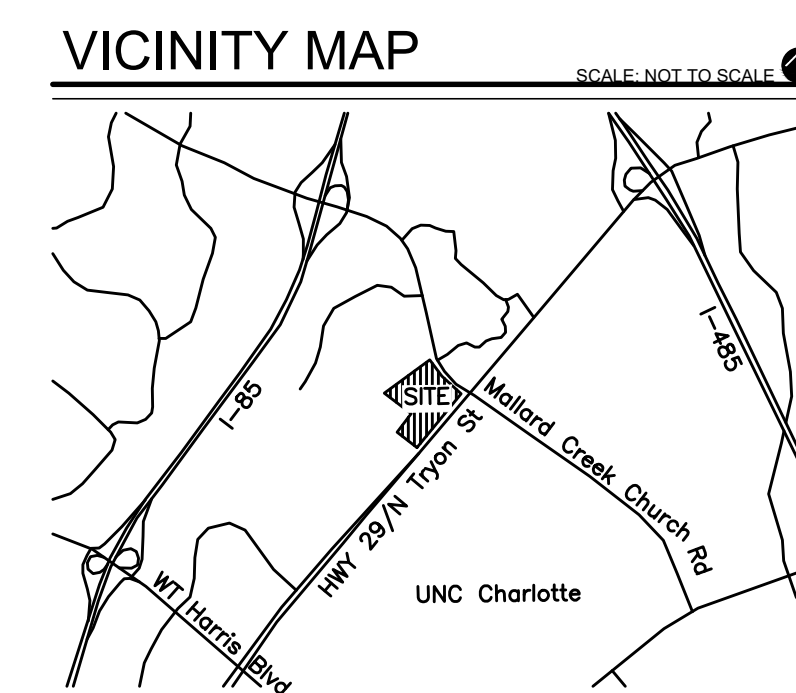


SECTION A - PROPOSED PUBLIC STREET 'B' NTS



SITE DATA

PETITIONER:	Novant Health Inc 1900 Randolph Road, Ste 500 Charlotte, NC 28207
PARCEL NUMBERS:	04744102
ADDRESS:	9831 N. Tryon St. Charlotte, NC 28262
TOTAL ACREAGE:	23.75 Acres +/-
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O SPA

SEE DEVELOPMENT STANDARDS ON SHEET R-102 FOR DETAILS.

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

619 S. CEDAR STREET, SUITE L
CHARLOTTE, NC 28202
P: 336.723.1067 F: 336.723.1069
www.stimmelpa.com

SEALS:

PROJECT:

N. TRYON & MALLARD CREEK REZONING

NORTH TRYON STREET
CHARLOTTE, NC
PETITION #: 2019-163

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

Planning Department

APPROVED BY CITY COUNCIL

October 19, 2020

DRAWN:	ESB
DATE:	10/28/19
REVISIONS:	
03/16/20	1st SUBMITTAL COMMENTS
06/15/20	TIS PROPOSED IMPROVEMENTS
08/14/20	TIS REVISIONS
09/23/20	STAFF ANALYSIS COMMENTS

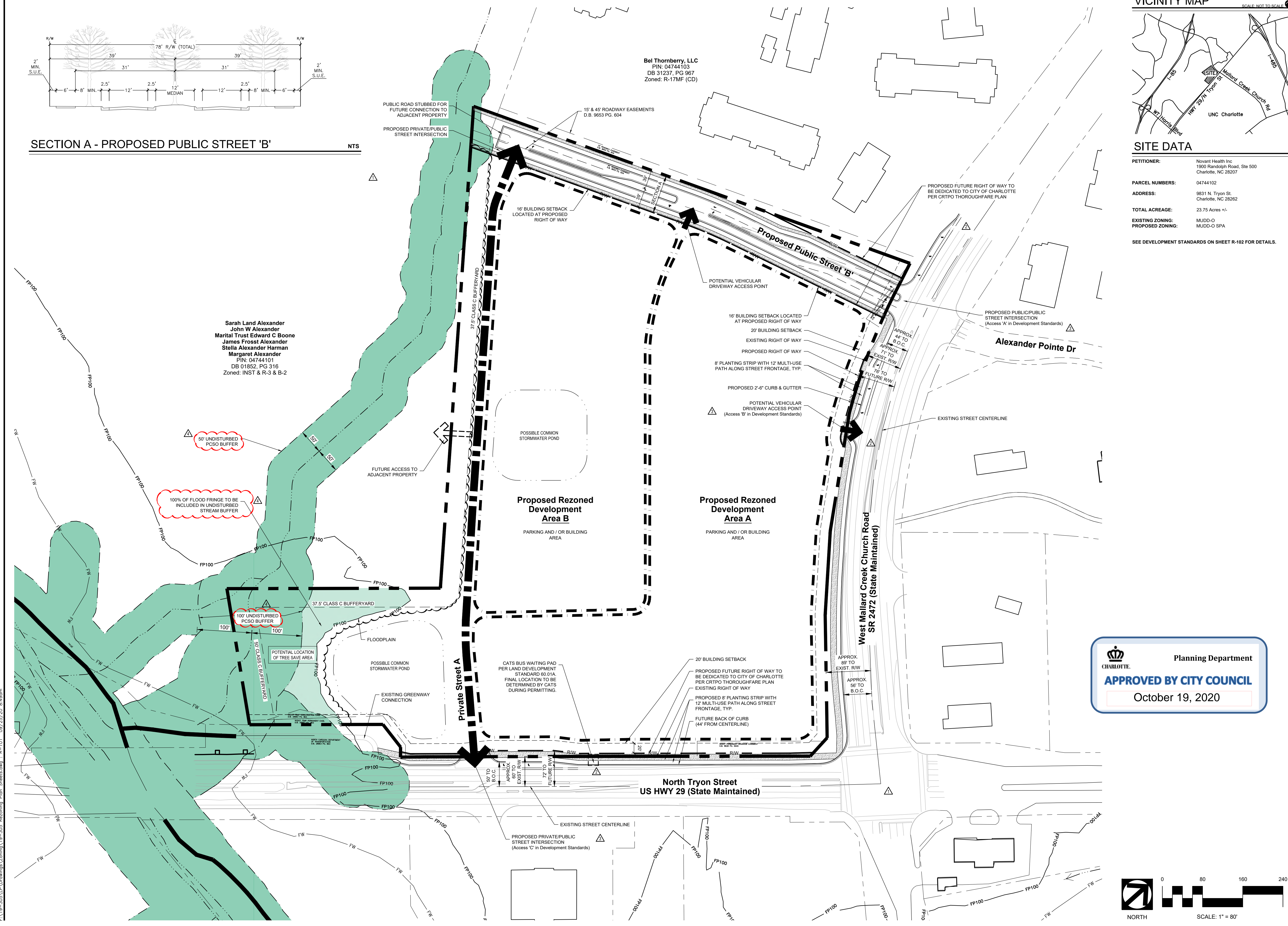
JOB. NO.: 19-305
SHEET TITLE:

SCHEMATIC SITE PLAN

SCALE: 1"=80'
SHEET NO.:

R-101

© STIMMEL ASSOCIATES, P.A.



F:\19-305\PA\Drawings\Zoning\19-305 Rezoning Plan Sheets.dwg : R-101 : 09/25/20 8:49am

Site Development Data:

- Acreage: ± 23.75 acres
- Tax Parcel #: 047-441-02
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O SPA
- Existing Uses: Vacant
- Proposed Uses: General and medical office uses, health institutions, emergency rooms, surgery centers, 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 (as more specifically described and restricted below in Section 3).
- Maximum Gross Square Feet of Development: Up to 144,000 square feet of gross floor area of permitted uses as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Building Height: Buildings will be limited to a maximum building height of four (4) stories and sixty-five (65) 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 and as indicated below.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Novant Health to accommodate development of a medical campus composed of medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as allowed in the MUDD zoning district on an approximately ± 23.75 acre site located at 9831 N Tryon Street (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-O 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:
- 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. **Gross Floor Area.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall include any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities) and enclosed loading dock/service areas.

2. Optional Provisions:

- a. Within Development Area A to allow surface parking areas and maneuvering for parking areas to be located between the proposed building and the abutting streets as follows:
 - i. An Optional provision to allow 20% of the building frontage on N. Tryon Street to have parking and maneuvering for parking between the building and the street.
 - ii. An Optional provision to allow 50% of the building frontage on W. Mallard Creek Church Road to have parking and maneuvering for parking between the building and the street.
 - iii. An Optional provision to allow 100% of the building frontage on Public Street B to have parking and maneuvering for parking between the building and the street.
 - iv. An Optional provision to allow 100% of the building frontage on Private Street A to have parking and maneuvering for parking between the building and the street.
- b. Within Development Area B to allow parking areas and maneuvering for parking areas to be located between the proposed building and the abutting streets as follows:
 - i. An Optional Provision to allow 100% of the building frontage on N. Tryon Street to have parking and maneuvering for parking between the building and the street.
 - ii. An Optional Provision to allow 100% of the building frontage on W. Mallard Creek Church Road to have parking and maneuvering for parking between the building and the street.
 - iii. An Optional Provision to allow 35% of the building frontage on Public Street B to have parking and maneuvering for parking between the building and the street.
 - iv. An Optional Provision to allow 35% of the building frontage on Private Street A to have parking and maneuvering for parking between the building and the street.
- c. To not require doorways to be recessed into the face of the building(s) when the door is 4 or more feet behind the sidewalk along the street.

3. Permitted Uses & Development Limitations:

- a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.

4. Transportation Improvements/Proposed Improvements:

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

The following Transportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 on Sheet R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number or letter when describing an improvement corresponds to the number or letter found on Figure 11 for the proposed improvement).

The following roadway improvements will be made by the Petitioner as part of the development of the Site as proposed by the rezoning Plan:

- a. **Mallard Creek Church Road & I-85 Southbound Ramps (Signalized)**

2025 Build with Improvements Conditions

 - Construct an additional southbound right turn lane with 275 feet of storage on I-85 Southbound Off-Ramp.
- b. **Mallard Creek Church Road & I-85 Northbound Ramps (Signalized)**

• No suggested improvements.
- c. **Mallard Creek Church Road & Berkeley Place Drive (Signalized)**

2025 Build with Improvements Conditions

 - Construct a westbound right turn lane with 50 feet of storage on Berkeley Place Drive.
 - Implement right turn overlap phasing for the new westbound right turn lane.
 - Consideration may be given to any pedestrian improvements deemed acceptable in the vicinity of this study intersection in lieu of additional roadway improvements.
- d. **Mallard Creek Church Road & North Tryon Street (Signalized)**

2025 Build with Improvements Conditions

 - Construct an additional westbound left turn lane with 325 feet of storage on Mallard Creek Church Road.
 - Extend the existing westbound left turn lane to 325 feet storage on Mallard Creek Ch Rd.
 - Construct an additional southbound right turn lane with 375 feet of storage on North Tryon Street.
 - Extend the existing southbound right turn lane to 375' storage on S Tryon Street.
 - Maximize eastbound left turn lane storage by reducing/modifying turn lane bay taper.
 - Consideration may be given to any pedestrian improvements deemed acceptable in the vicinity of this study intersection in lieu of additional roadway improvements; therefore, we suggest the following improvements to the intersection:
 - Construct a channelization median for the eastbound and southbound right turn lanes and provide pedestrian refuges within each
- e. **Mallard Creek Church Road & Mary Alexander Road-Bonnie Cone Lane (Signalized)**

2025 Build with Improvements Conditions

 - No suggested improvements.
- f. **North Tryon Street & I-485 Inner Off-Ramp (Signalized)**

2025 Build with Improvements Conditions

 - No suggested improvements.
- g. **North Tryon Street & Institute Circle (Signalized)**

2025 Build with Improvements Conditions

 - No suggested improvements.
- h. **Mallard Creek Church Road & Alexander Point Drive-Access "A" (Unsignalized)**

2025 Build Conditions

 - Convert the intersection to a directional cross-over and maintain approximately the existing storage of the eastbound and westbound left turn lanes on Mallard Creek Ch Rd
 - Construct an eastbound right turn lane on with 100 feet of storage on Mallard Creek Church Road
 - Re-mark the southbound approach to a terminating right turn lane only on Alexander Point Drive
 - Construct proposed Access "A" with one ingress and one egress lane; a terminating right turn lane

- i. **Mallard Creek Church Road & Access "B"**

2025 Build Conditions

 - Construct an eastbound right turn lane with 100 feet of storage on Mallard Creek Church Road
 - Construct proposed Access "B" with one ingress and one egress lane; a terminating right turn lane
 - Minimum internal protected stem of 100 feet
 - j. **North Tryon Street & Access "C"**

2025 Build with Improvements Conditions

 - Construct a southbound right turn lane with 100 feet of storage on N Tryon Street
 - Utilize the existing northbound left turn lane with 300 feet of storage on N Tryon Street
 - Construct proposed Access "C" with one ingress and one egress lane; a terminating right turn lane
 - Minimum internal protected stem of 100 feet
- II. Standards, Phasing and Other Provisions.**
- a. **CDOT/CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.
 - b. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 3.1 above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 3.1(a) above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
 - c. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified in the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering Department, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Department or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
 - d. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.
- 5. Access:**
- a. Access to the Site will be from W. Mallard Creek Church Road, and N. Tryon Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT.
 - b. The Petitioner will construct a new public street (public street B) extending from W. Mallard Creek Church Road to northwestern property line as generally depicted on the rezoning plan. Public street B will be constructed per USDG standards.
 - c. The Petitioner will construct a private street (private street A) extending from N. Tryon Street to the public street B as generally depicted on the Rezoning Plan. Private street A will be constructed per USDG standards, and will be open to the public. A public access easement will be provided for private street A.
 - d. 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.
 - e. 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.
 - f. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
- 6. 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:
 - a. The proposed buildings shall be placed to present an interesting and well-articulated facade to N. Tryon Street and public street B described below.
 - b. The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of the N. Tryon Street and public street B 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" feet 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.
 - c. The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a minimum of 30% masonry material such as brick or stone.
 - d. Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, and W. Mallard Creek Church Road, to the sidewalks along each respective street.
 - e. 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.
 - f. 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.
 - g. Buildings should be a minimum height of 22 feet.
 - h. Multi-story buildings should have a minimum of 20% transparency on upper stories.
 2. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- 7. Streetscape, Landscaping, Sidewalks:**
- a. The Site shall comply with the applicable setback, side yard and rear yard requirements. As depicted on the Rezoning Plan, the setbacks along N. Tryon Street, and W. Mallard Creek Church Road shall be 20 feet as measured from the existing right-of-way line for each street.
 - b. Along public street B and private street A, a 16 foot setback as measured from the back of curb will be provided.
 - c. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
 - d. Urban open space will be provided on the Site as required by the Ordinance. The Petitioner will provide an improved urban open space area at the intersection of N. Tryon Street and W. Mallard Creek Church Road. This urban open space area will be improved with landscaping, walking paths and other hardscape elements, seating areas, pedestrian scale lighting and other amenities as appropriate for the urban open space.
 - e. Petitioner shall install a minimum eight (8) foot wide planting strip and a 12 foot multi-use path (MUP) along the Site's frontage on N. Tryon Street, and W. Mallard Creek Church Road as generally depicted on the Rezoning Plan. Sidewalks and planting strips as required by the USDG standards will be provided for public street B and private street A.
- 8. Environmental Features:**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - b. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full 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.
 - c. The Site will comply with the Tree Ordinance.
- 9. Signage:**
- a. Signage as allowed by the Ordinance will be allowed.
- 10. Lighting:**
- a. 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.
 - b. The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.

c. Any lighting fixtures attached to a building to be constructed on the Site shall be decorative, capped and downwardly directed.

11. CATS ADA Compliant Waiting Pad:

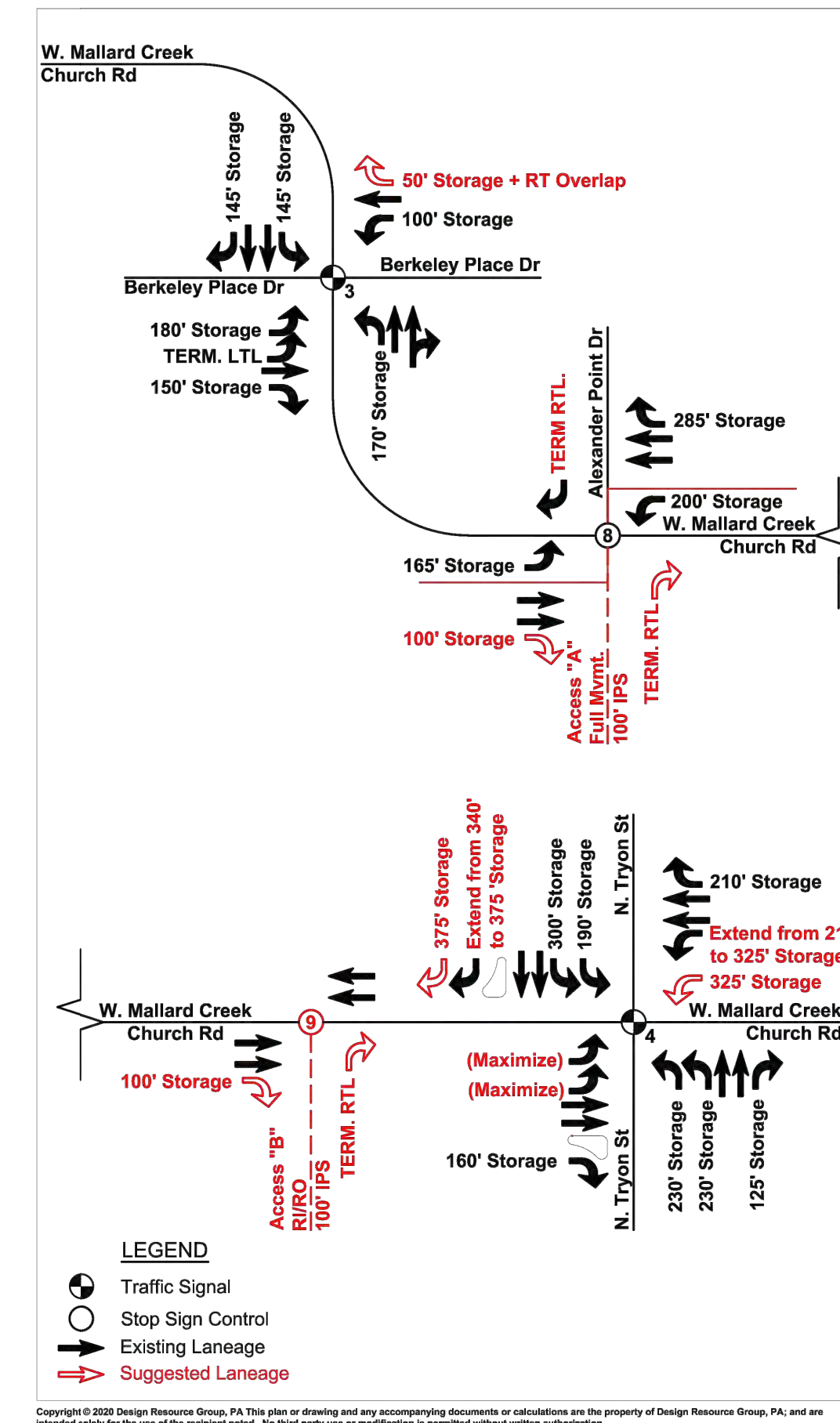
- a. The Petitioner will provide an ADA compliant bus waiting pad per Land Development Standard 60.01A. The exact location will be determined with CATS staff during the permitting process.

12. 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 applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

13. 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.



NOVANT-UNIVERSITY TIS
CHARLOTTE, NC

NOVANT HEALTH
PO BOX 33564
CHARLOTTE, NC 28233

SCENARIO 2
SUGGESTED
LANEAGE

PROJECT # 747-008
DESIGNED BY RJS
APRIL 2020
REVISIONS:
1. Update to R-102 per CDOT comments 09/23/20

Figure 11

SEALS:

PROJECT:

**N. TRYON & MALLARD CREEK
REZONING**
NORTH TRYON STREET
CHARLOTTE, NC
PETITION #: 2019-163

CLIENT:

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

DRAWN: ESB
DATE: 10/28/19

REVISIONS:
03/16/20 1st SUBMITTAL COMMENTS
06/15/20 TIS PROPOSED IMPROVEMENTS
08/14/20 TIS REVISIONS
09/23/20 STAFF ANALYSIS COMMENTS

JOB. NO.: 19-305
SHEET TITLE:

**DEVELOPMENT
STANDARDS**

SCALE: NTS
SHEET NO.:

R-102

© STIMMEL ASSOCIATES, P.A.