



## Charlotte-Mecklenburg Planning Department

**DATE:** April 10, 2018

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2013-043 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.

- Modification of the required transportation improvements.

Reasons for Staff's support of the request:

- Staff is supporting the request since the changes still meets the intent of the plan approved by the City Council.

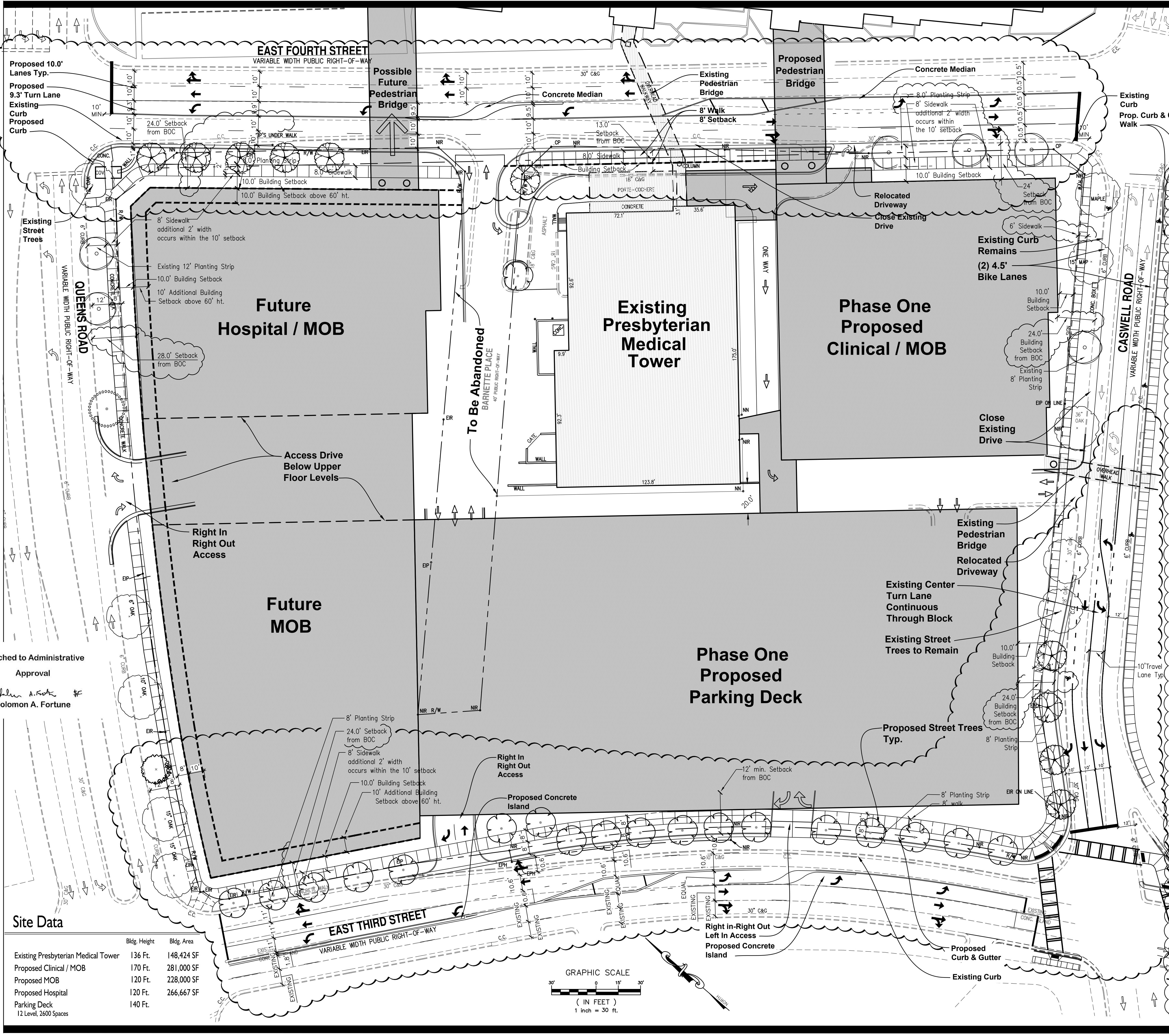
**Note:**

**No other conditional note changes were made as part of this request.**

**All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.**

**Signage was not reviewed as part of this request.**





**SITE PLAN NOTES**

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.

2. Access to the site will be provided by driveway connections to 3rd St., 4th St., Caswell Rd., and Queens Rd., as generally depicted on this site. The exact location and dimensions of the various driveway connections to the site may be modified during the design and development review process. The site plan currently shows a turn lane from Third Street into the proposed parking deck. Notwithstanding the configuration of driveways on Third Street shown on the site plan, the determination of the need for any turn lanes from Third Street into the parking deck will be made by the responsible transportation authority and the site will be constructed in accordance with that determination which may include one turn lane, two turn lanes, or no turn lanes. Transportation improvements, if any are needed as determined by a Traffic Impact Analysis, will be incorporated into the site development process as the various portions of the site are developed. The driveway between the new surgical tower and the existing Presbyterian Medical Tower may be eliminated based on final building and site design. The development of transportation improvements at the 4th Street/Queens Road intersection may require the relocation of the stone gate at that location. If such relocation is required, the feature will be relocated to a location as close to the current location as possible and only so far as is necessary to accommodate the transportation improvements.

3. The proposed use of the property will be for the development of the site to accommodate hospital and hospital related uses, including interim surface parking, structured parking and service areas.

4. All dumpsters will be screened with solid enclosures and gates.

5. The proposed development will comply with all applicable Ordinance requirements for signage. It is the Petitioner's intent that signage for the site will complement the overall design of the structures with either building names, logos, or other features and site signage that can also direct visitors to the hospital to critical areas such as the emergency entrance, parking facilities, etc.

6. Parking will be provided which meets or exceeds the requirements of the Ordinance. The design of the surface parking areas may include existing parking, new parking, parking in the footprints of buildings that have been removed, or any combination thereof as generally indicated on Sheet L-3 of the site plan. The exact configuration of parking areas will be determined during the design and development review process. The surface parking areas may be developed as an interim use of portions of the site until the land area is needed for the construction of structures as outlined as an Optional provision in Section 14 below.

7. The Petitioner has provided illustrative building elevations for the structures to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and architectural style and character of the building is maintained. The details of the building and over street connections design and conformance to the MUDD standards will be reviewed and approved as part of the MUDD review process. It is the Petitioner's intent that the architecture and materials of the new buildings will reflect, but not attempt to copy, the high quality character and materials used within the larger Presbyterian campus. With regard to the parking deck proposed as part of this development, the Petitioner will use a grill work, ornamental or artistic images and shapes, or other artistic features to address blank walls and to enhance the pedestrian environment. In addition, the parking deck will be designed with internal screening at the public street entrances intended to screen the view into the deck from the public sidewalk.

8. The development of the site will provide for a pedestrian and bicycle pathway generally through the center of the site connecting Queens Rd. and Caswell Street, recognizing the need for this area to also safely accommodate utility and service facilities to serve the site, as discussed in the design charrette.

9. The Petitioner will provide for a tree save area as generally depicted on the site plan as part of the Phase 1 development. This area will be maintained until any or all of the Phase 2 development occurs in which case it may be removed without any further administrative action.

10. The Petitioner will coordinate with CATS and will install a bus stop pad at a location mutually agreed to in the vicinity of the northern most proposed overstreet connection over 4th St. If CATS installs a transit shelter on that pad prior to the construction of the proposed overstreet connector then CATS will be responsible for the removal of the shelter at such time as the proposed overstreet connection is constructed at no cost to the Petitioner.

11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

12. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

13. The site plan that is part of this request had been modified to incorporate the changes from the following sources:

- Street cross sections for all streets bordering the site derived from the design charrette.
- Language for turning lanes and access points from CDOT and NCDOT.
- Additional building setbacks at street level and, along Queens Rd., above the street level derived from the design charrette.

14. Optional Requests. Due to the nature and location of the site and the unique characteristics of the potential uses for the site, the Petitioner proposes the following modifications to the normal MUDD district standards as follows:

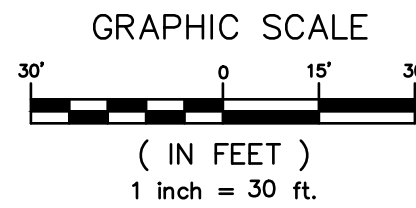
- Building height: the Petitioner proposes that three of the buildings on the site be allowed to exceed the height limit, one not to exceed 150', one not to exceed 140' and the existing building on the site which is 136'.
- The portion of the property that fronts along 3rd Street where the deck is proposed as indicated on the Site Plan may be used for surface parking until the parking deck is constructed. The surface parking lot will be allowed to be constructed between the existing parking deck and the existing medical tower and Queens Road as an Optional request. The existing trees along Third and Fourth Street will be saved for the Phase One Surface parking use.
- To the extent that it is required to allow for access and safe circulation maneuvering will be allowed in the parking area that fronts along Queens Road and will not be treated so as to be considered maneuvering between the existing buildings and the street.

15. This Petition incorporates in full all of the provisions of Petition 2012-053 which was approved on July 19, 2012.

May 22, 2013-Revised per staff analysis. 2.1

Attached to Administrative  
Approval  
*Solomon A. Fortune*  
Solomon A. Fortune

Site Data	Bldg. Height	Bldg. Area
Existing Presbyterian Medical Tower	136 Ft.	148,424 SF
Proposed Clinical / MOB	170 Ft.	281,000 SF
Proposed MOB	120 Ft.	228,000 SF
Proposed Hospital	120 Ft.	266,667 SF
Parking Deck	140 Ft.	
12 Level, 2600 Spaces		

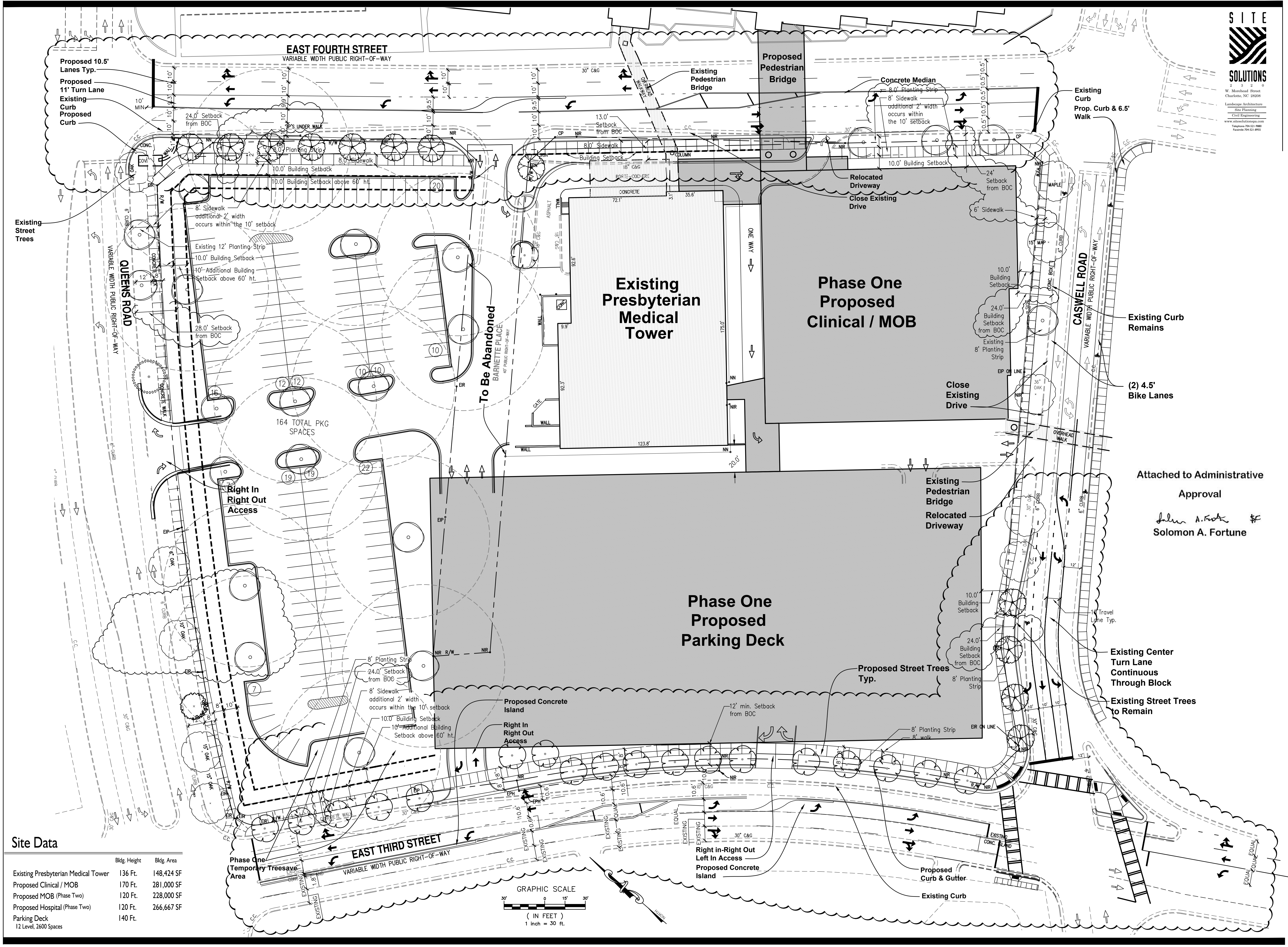


**McCULLOCH ENGLAN ASSOCIATE ARCHITECT**  
100 Queens Road  
Charlotte, NC 28208  
704/372-2000  
PETITION #2013-04  
(AMENDS PETITION # 2007-07)

SITE PLAN	
March 21, 2007	
January 23, 2006	Revisions from Dee Charrette
February 22, 2006	Revisions per Staff Comment
March 10, 2006	Revisions per Staff Comment
February 25, 2013	Revised Note 6
April 16, 2013	Revised per Staff Comment
May 22, 2013	Revised per Staff Comment
March 15, 2018	Revised per Staff Comment

**Presbyterian HEALTHCARE**  
Presbyterian Hospital  
Charlotte, North Carolina





**SITE SOLUTIONS**  
Landscape Architecture  
Site Planning  
Civil Engineering  
www.sitesolutionsnc.com  
Telephone: 704.521.8800  
Facsimile: 704.521.8915

**McCULLOUGH ENGLAN ASSOCIATE ARCHITECT**  
100 Queens Road  
Charlotte, NC 28208  
704/372-2222  
PETITION #2013-04  
(AMENDS PETITION # 2007-07)

SITE PLAN	
March 21, 2007	Revised
January 23, 2008	Revisions from Deal Charrette
February 22, 2008	Revisions per Staff Comments
March 10, 2008	Revisions per Staff Comments
February 25, 2013	Revised Note 6
April 16, 2013	Revised per Staff Comments
May 22, 2013	Revised per Staff Comments
March 15, 2016	Revised per Staff Comments

Attached to Administrative Approval  
*Solomon A. Fortune*  
Solomon A. Fortune

Site Data		
	Bldg. Height	Bldg. Area
Existing Presbyterian Medical Tower	136 Ft.	148,424 SF
Proposed Clinical / MOB	170 Ft.	281,000 SF
Proposed MOB (Phase Two)	120 Ft.	228,000 SF
Proposed Hospital (Phase Two)	120 Ft.	266,667 SF
Parking Deck	140 Ft.	
12 Level, 2600 Spaces		

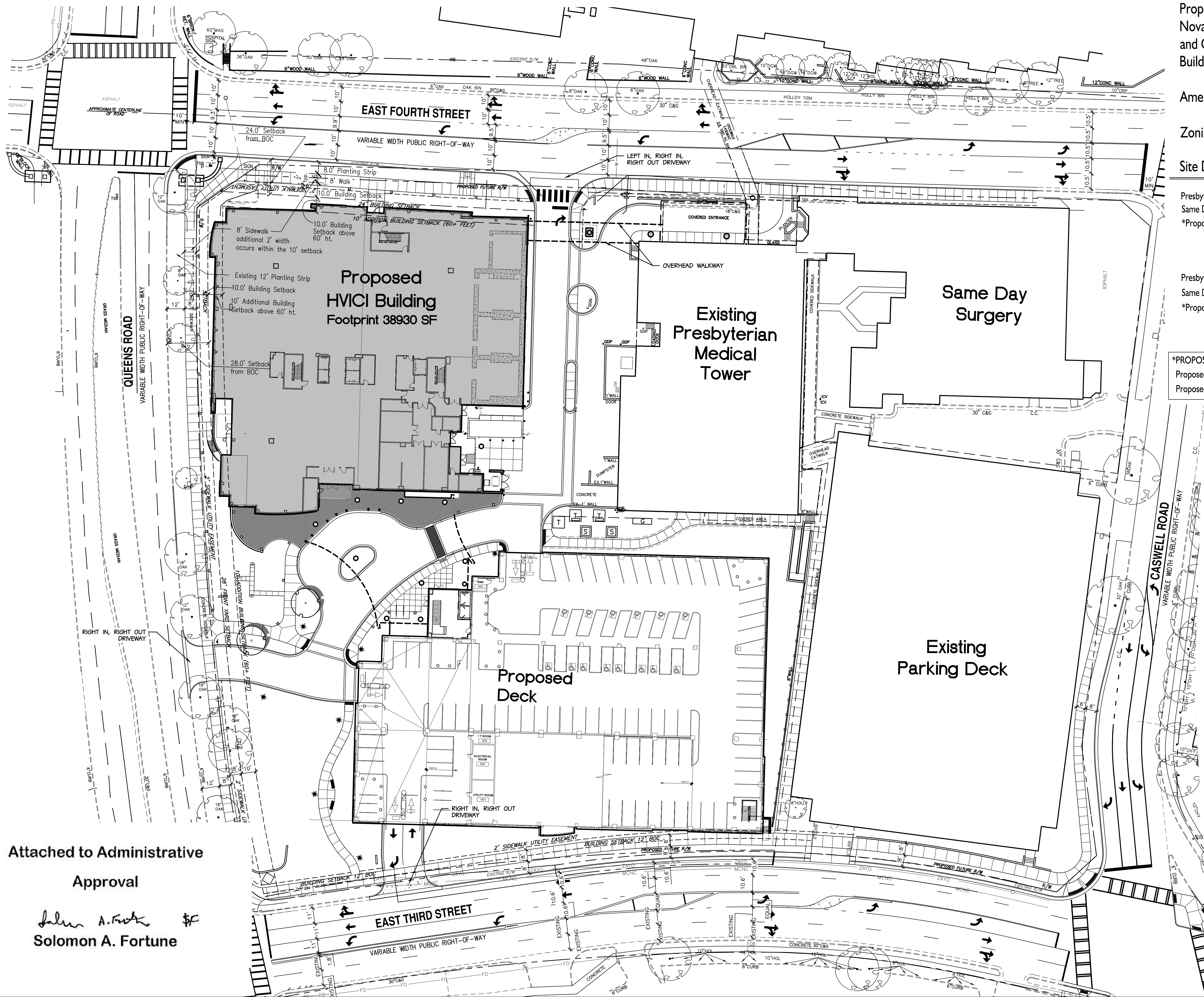
**Presbyterian HEALTHCARE**  
Presbyterian Hospital  
Charlotte, North Carolina

**L-2**









Proposed  
Novant Health Heart & Vascular Institute  
and Cancer Institute  
Building and Parking Deck

Amendment to Petition #2013-043  
Petition #2007-076

Zoning: MUDD-O

#### Site Data

	Bldg. Area
Presbyterian Medical Tower	169,760 SF
Same Day Surgery	19,452 SF
*Proposed HVICI Building	290,000 SF
Total:	479,212 SF

	Parking Spaces
Presbyterian Medical Tower Deck	681
Same Day Surgery Lot	13
*Proposed Deck	1,030

Total Parking Provided: 1,724 Spaces  
Parking Required 479,212 sf/600: 799 Spaces

#### \*PROPOSED BUILDING & PARKING DECK: CURRENT PHASE

Proposed HVICI Building	290,000 SF
Proposed Deck	1,030 Spaces

NOTE:  
Turn lanes and road improvements shown are per the TIA mitigations and have been approved by CDOT and NCDOT.

NOTE:  
The site plan shown on Sheet L-4 shows revised phasing for the development of the site to allow for the building and parking deck. Future phasing is unknown at this time but will incorporate in full all of the provisions of Petition 2013-043 which was approved on June 17, 2013 and amended Petition 2007-076 approved March 24, 2008.

#### LEGEND

—	EXISTING SIGN
EIP	EXISTING IRON PIN
☆	EXISTING LIGHT POLE
○	EXISTING UTILITY POLE
R/W	RIGHT-OF-WAY
HC	ACCESSIBLE SPACE
○	EXISTING TREE TO REMAIN
⊗	EXISTING FIRE HYDRANT
⊗HV	EXISTING WATER VALVE
⊗WM	EXISTING WATER METER
⊗	EXISTING SEWER MANHOLE
⊗	EXISTING STORM MANHOLE
□	EXISTING DRAINAGE STRUCTURE
+XXX.X	EXISTING SPOT ELEVATION
○CD	EXISTING CLEANOUT
○DS	EXISTING DOWNSPOUT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	PROPERTY LINE
-x-x-x-	EXISTING FENCE
-UGE-	EXISTING UNDERGROUND ELECTRIC LINE
-OH/U-	EXISTING OVERHEAD UTILITY LINE
-SS-	EXISTING SANITARY SEWER LINE
-W-	EXISTING WATER LINE
---	EXISTING STORM DRAINAGE PIPE
⊗GV	EXISTING GAS VALVE
⊗GM	EXISTING GAS METER



30 0 15 30 60  
SCALE: 1"=30'

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

McCULLOCH  
ENGLAND  
ASSOCIATES  
ARCHITECTS

100 Queens Road  
Charlotte, NC  
28204  
704.372.2740  
www.McCullochEngland.com

benesch

2000 Bank of America  
Charlotte, NC 28202  
704.372.2740  
www.benesch.com

AMENDS: PETITIONS:  
#2013-043 # 2007-076

Novant Health  
HVI AND CANCER INSTITUTE

Project Number

Drawn By

Date

06/30/17

Revisions

No. Description Date

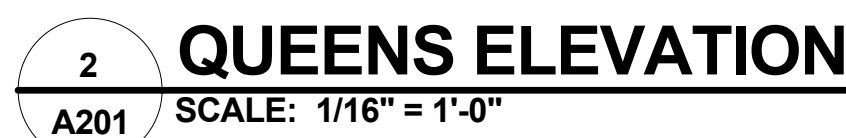
1 Per City Comments 10-24-17

2 Street Dimensions 02-27-18

SITE PLAN

L-4





*Solomon A. Fortune* \$F  
Solomon A. Fortune





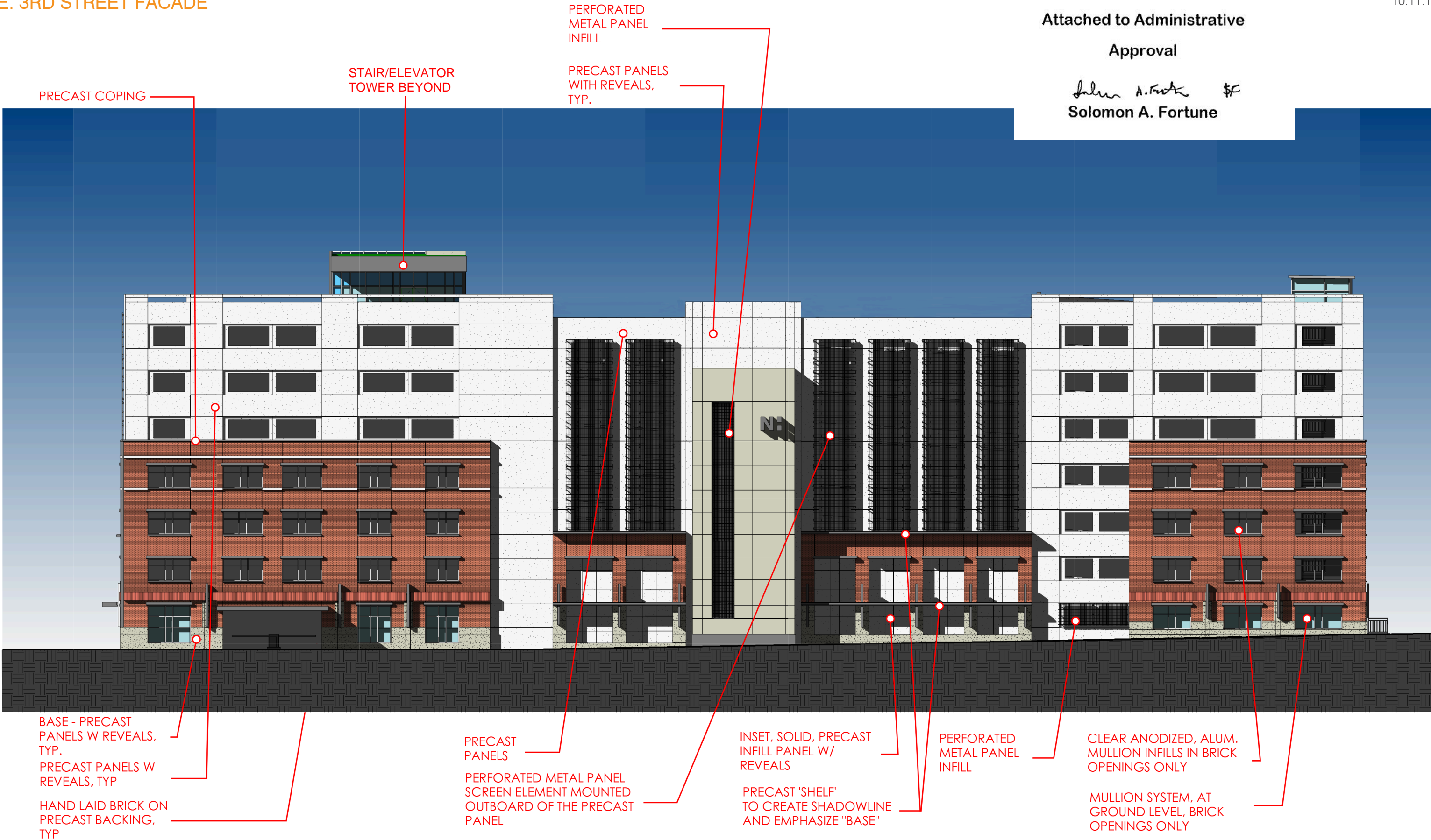
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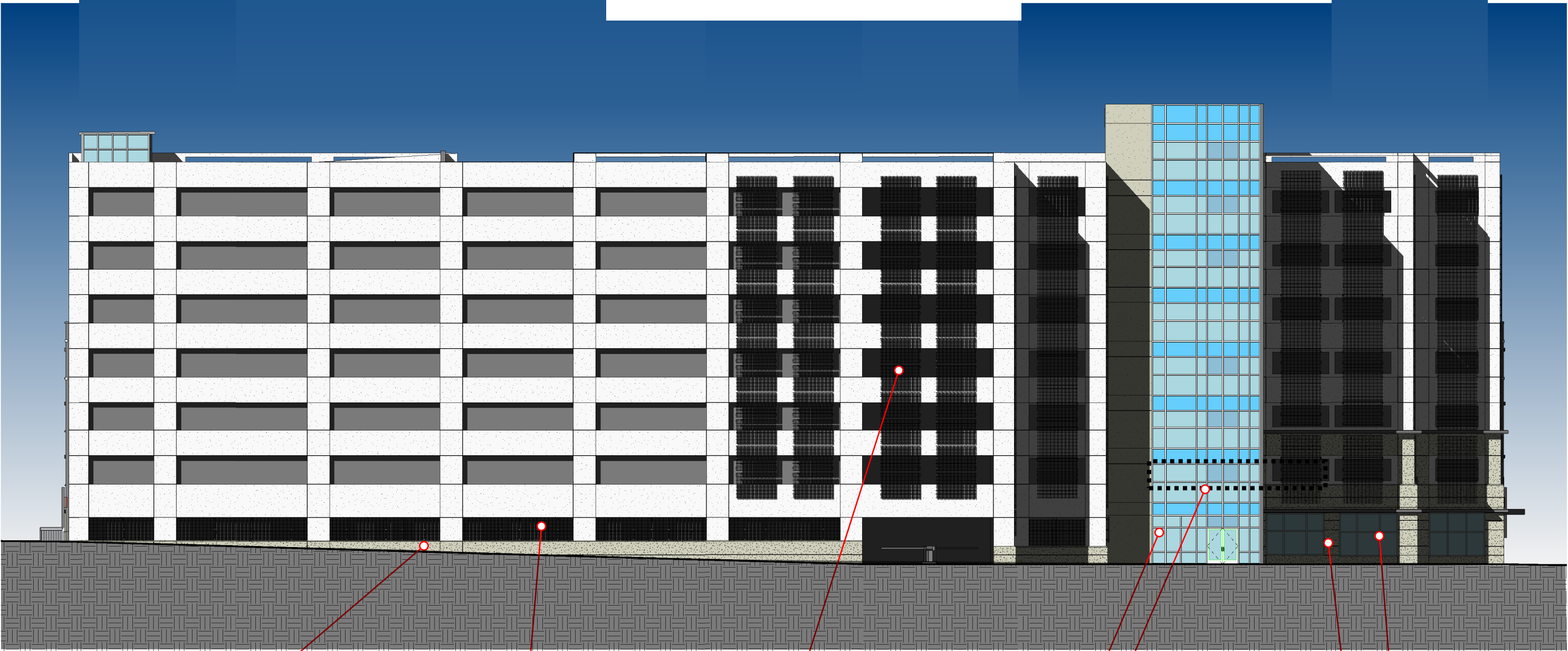
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Solomon A. Fortune



BASE - PRECAST  
PANELS W REVEALS,  
TYP.

PERFORATED METAL  
PANEL INFILL AT  
GROUND LEVEL  
ONLY

PERFORATED METAL PANEL  
SCREEN ELEMENT MOUNTED  
OUTBOARD OF THE PRECAST  
PANEL

CURTAIN WALL SYSTEM  
SIM. TO MOB TOWER

LINE OF CANOPY  
CONNECTING MOB AND  
DECK (NOT SHOWN FOR  
CLARITY)

BASE - PRECAST  
PANELS W REVEALS,  
TYP.

STOREFRONT GLAZING ON  
MULLION SYSTEM, AT  
GROUND LEVEL ONLY



Approval

*Solomon A. Fortune* \$F  
Solomon A. Fortune

PRECAST PANELS WITH  
REVEALS, TYP



STOREFRONT GLAZING ON  
MULLION SYSTEM, AT  
GROUND LEVEL ONLY

BASE - PRECAST  
PANELS W REVEALS,  
TYP.

PERFORATED METAL  
PANEL INFILL AT  
GROUND LEVEL ONLY

BASE - PRECAST  
PANELS W REVEALS,  
TYP.





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Approval

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QUEENS RD ELEVATION: MOB WITH PARKING DECK



PERSPECTIVE: LOOKING EAST ALONG QUEENS RD



PERSPECTIVE: LOOKING NORTH EAST AT THE CORNER OF E 3RD ST AND QUEENS RD