

Public Records Request #3669

The following materials have been gathered in response to public records request #3669. These materials include:

- PowerPoint Presentation – Atrium Health Rezoning – May 18, 2020

This information was provided as a response to a public records request on 5/20/20 and is current to that date. There is a possibility of more current information and/or documents related to the stated subject matter.

Further Information

For further information about this request or the Citywide Records Program, please contact:

Cheyenne Flotree
Citywide Records Program Manager
City of Charlotte/City Clerk's Office
600 East 4th Street, 7th Floor
Charlotte, NC 28202
Cheyenne.Flotree@charlottenc.gov

Amelia Knight
Public Records Specialist
City of Charlotte/City Clerk's Office
600 East 4th Street, 7th Floor
Charlotte, NC 28202
Amelia.Knight@charlottenc.gov



Atrium Health

CMC MAIN REZONING

PUBLIC HEARING

MAY 18, 2020

CMC MAIN CAMPUS



HOSPITAL AGE

- > 70 YEARS
- > 50 YEARS
- > 30 YEARS
- < 30 YEARS
- ★ MAIN ENTRANCE



PROJECT REVIEW



PROJECT WILL BE COMPLETED IN PHASES TO MINIMIZE IMPACTS TO PATIENTS, FAMILIES, AND STAFF.

PROJECT REVIEW – PHASE 1



PHASE 1

- RELOCATION AND DEMOLITION OF FLORENCE CRITTENTON HOME
- RELOCATION AND DEMOLITION OF CAROLINAS COLLEGE OF HEALTH SCIENCES
- SCHEDULED TO BEGIN SUMMER 2020

PROJECT REVIEW – PHASE 2

- 2 STORY PODIUM
- 5 STORIES TOTAL
- 150 K SF

PHASE 2

- CONSTRUCTION OF THE REPLACEMENT CAROLINAS REHABILITATION HOSPITAL
- CONSTRUCTION OF LITTLE SUGAR CREEK GREENWAY IMPROVEMENTS
- SCHEDULED TO BEGIN SUMMER 2020
- SCHEDULED TO OPEN SUMMER 2022

PROJECT REVIEW – PHASE 3



PHASE 3

- DEMOLITION OF THE OLD CAROLINAS REHABILITATION HOSPITAL
- DEMOLITION OF THE BLYTHE PARKING DECK
- SCHEDULED TO BEGIN MAY 2022

PROJECT REVIEW – PHASE 4



PHASE 4

- CONSTRUCTION OF THE NEW BED TOWER
- SCHEDULED TO BEGIN AUGUST 2022
- SCHEDULED TO OPEN AUGUST 2026

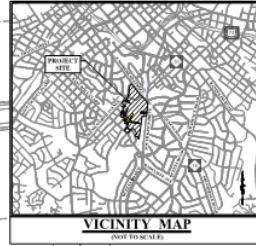
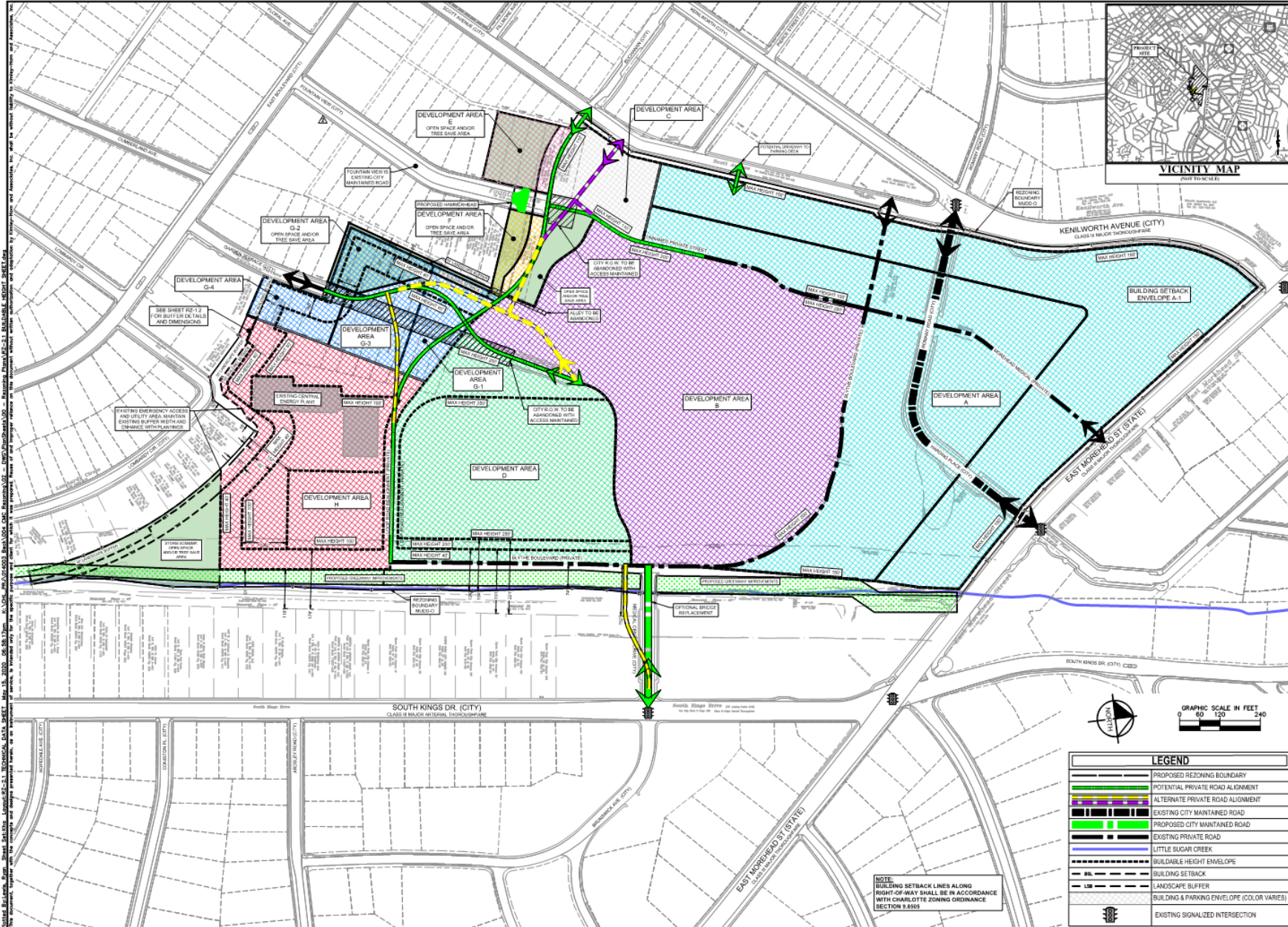
PROJECT REVIEW – PHASE 4

- 4 STORY PODIUM
- 12 STORIES TOTAL
- 1M SF

ALLOWS FOR:

- 448 NEW PATIENT ROOMS
- 36 NEW OPERATING ROOMS
- NEW EMERGENCY ROOM - 68 BAYS

REZONING PLAN



| No. | REVISIONS | DATE | BY |
|-----|--|-----------|-----|
| 3 | RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK | 6/1/2020 | CLH |
| 2 | RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK | 2/10/2020 | CLH |
| 1 | RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK | 12/7/2019 | CLH |

Kimley Horn
 200 SOUTH PARK ST. SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5237
 FAX: 704-333-5237
 NO. LICENSE # 9-922

PRELIMINARY DOCUMENT

| | |
|-------------|------------|
| SYN PROJECT | 01-1003004 |
| DATE | 05/2020 |
| SCALE | AS SHOWN |
| DESIGNED BY | CLH |
| DRAWN BY | CLH |
| CHECKED BY | FTL |

BUILDABLE HEIGHT EXHIBIT
 REZONING PETITION NO. 2019-14

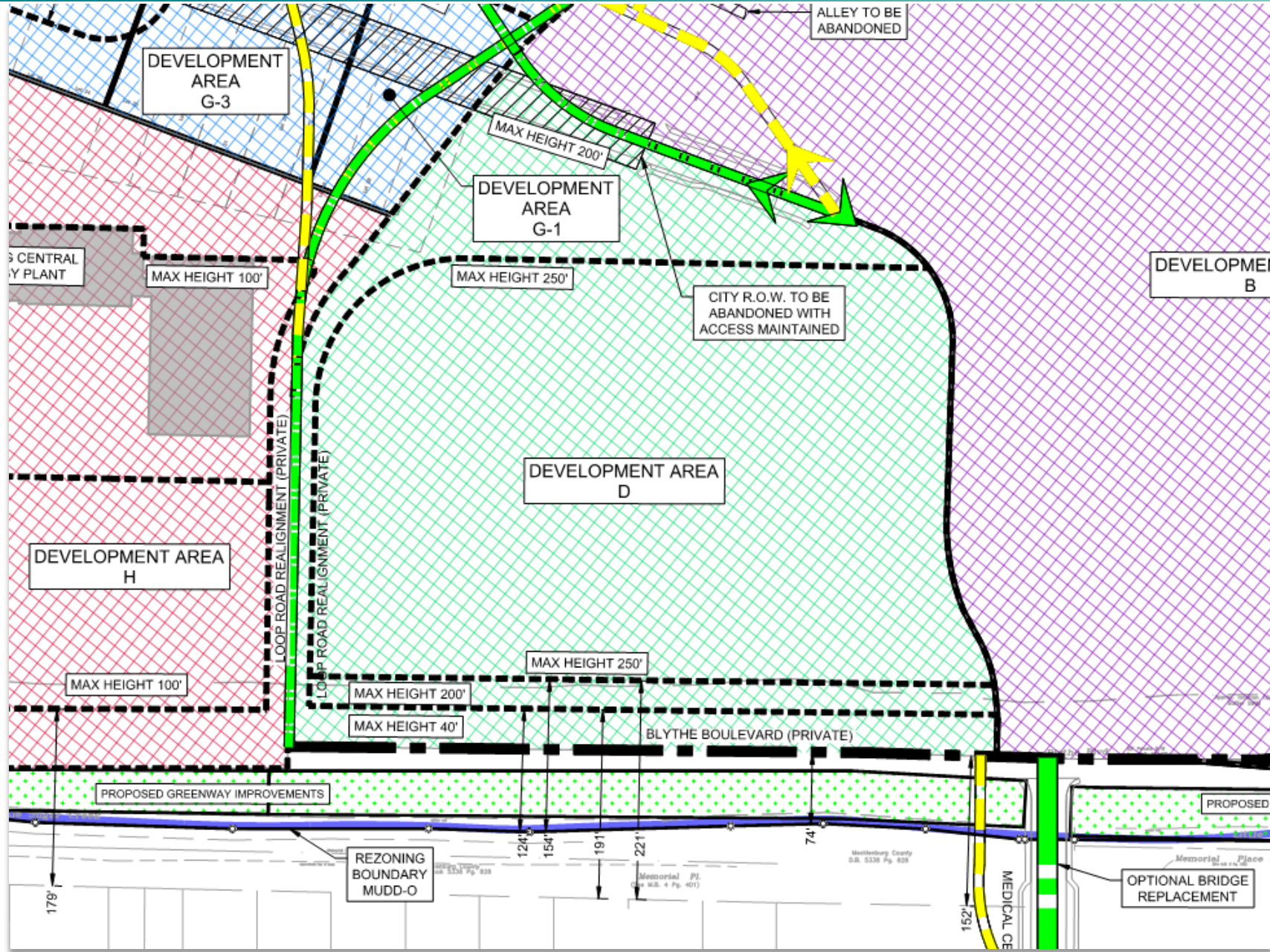
CMC MAIN CAMPUS REHABILITATION
 PREPARED FOR
ATRIUM HEALTH
 NORTH CAROLINA
 CITY OF CHARLOTTE

SHEET NUMBER
RZ-1.1

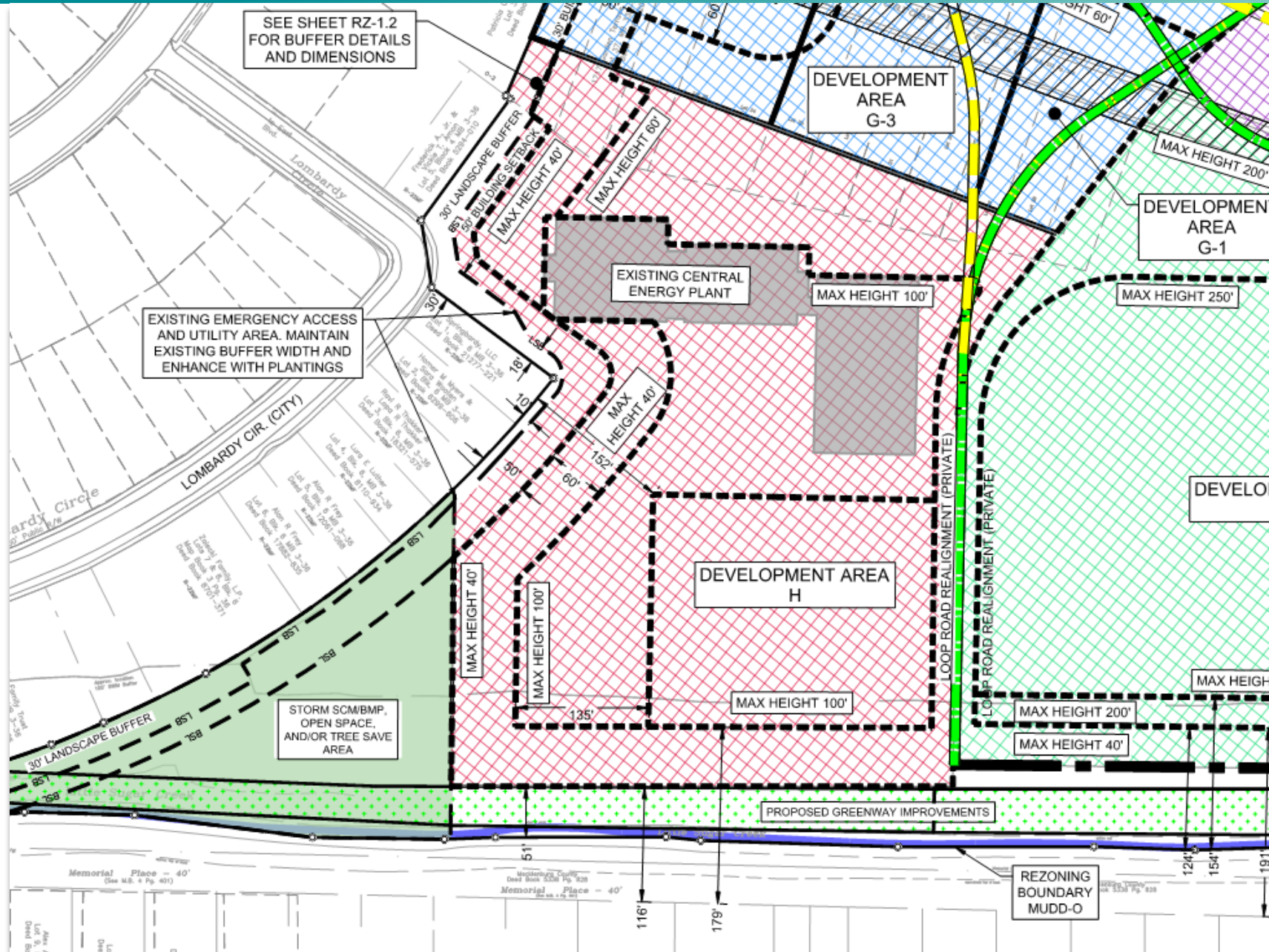
| LEGEND | |
|--------|--|
| | PROPOSED REZONING BOUNDARY |
| | POTENTIAL PRIVATE ROAD ALIGNMENT |
| | ALTERNATE PRIVATE ROAD ALIGNMENT |
| | EXISTING CITY MAINTAINED ROAD |
| | PROPOSED CITY MAINTAINED ROAD |
| | EXISTING PRIVATE ROAD |
| | LITTLE SUGAR CREEK |
| | BUILDABLE HEIGHT ENVELOPE |
| | BUILDING SETBACK |
| | LANDSCAPE BUFFER |
| | BUILDING & PARKING ENVELOPE (COLOR VARIES) |
| | EXISTING SIGNALIZED INTERSECTION |

NOTE: BUILDING SETBACK LINES ALONG RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CHARLOTTE ZONING ORDINANCE SECTION 9.8505

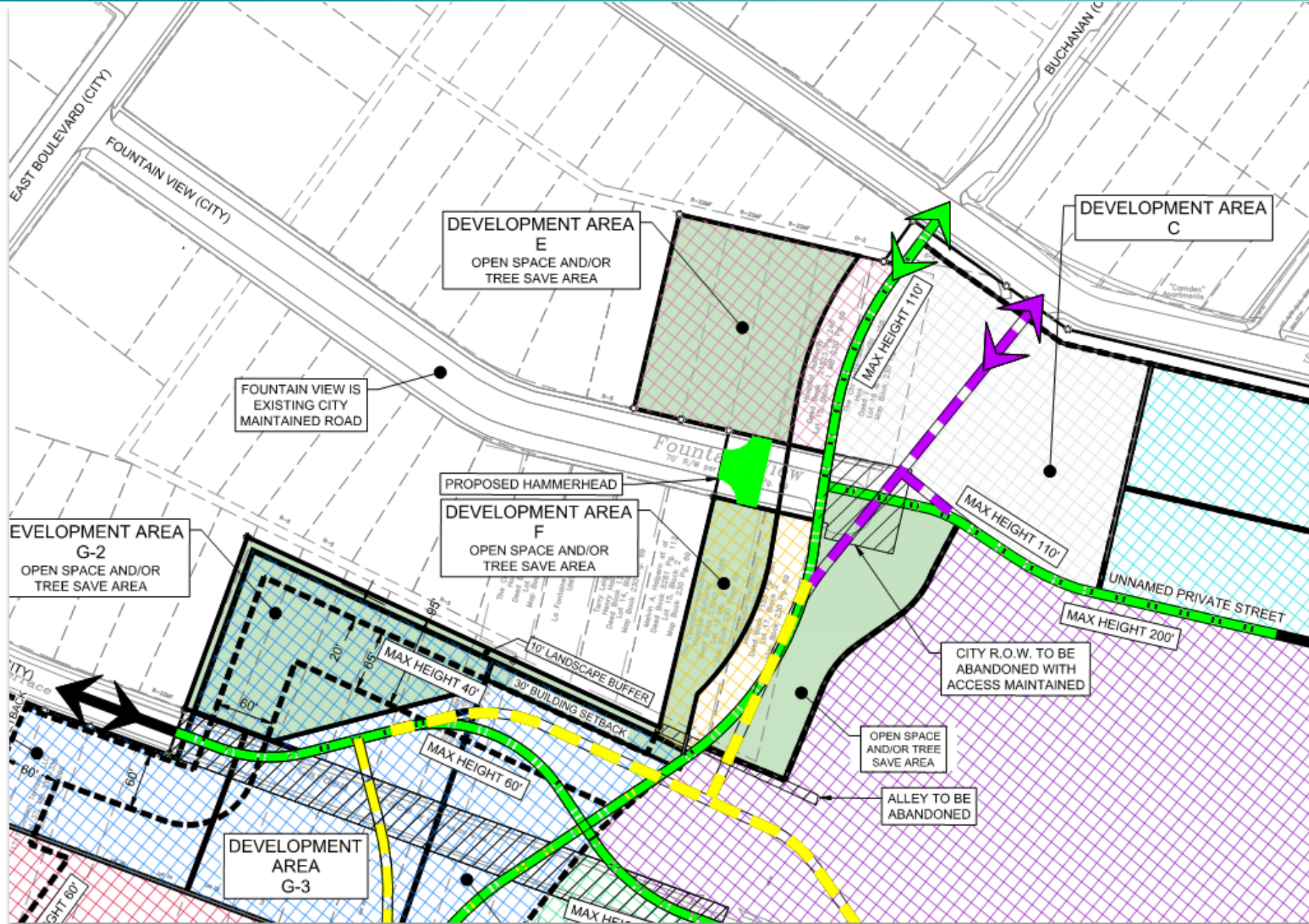
MAXIMUM BUILDING HEIGHTS – AREA D



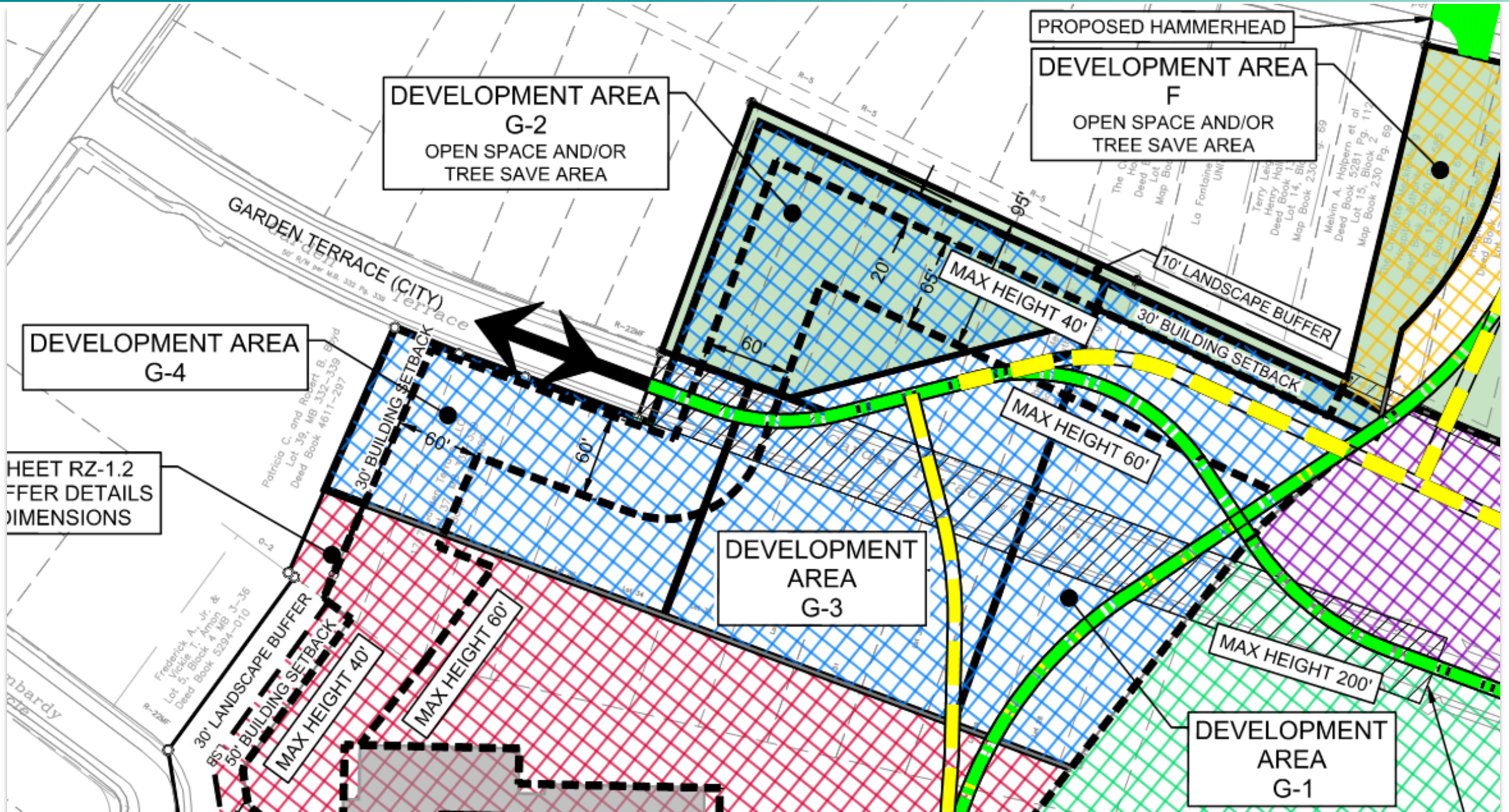
MAXIMUM BUILDING HEIGHTS – AREA H



REVIEW OF AREAS E AND F



MAXIMUM BUILDING HEIGHTS/USES – AREA G

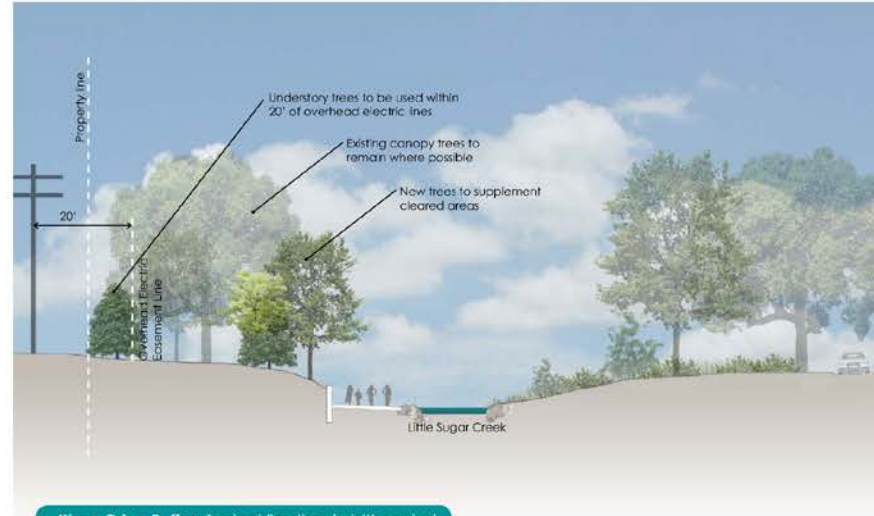
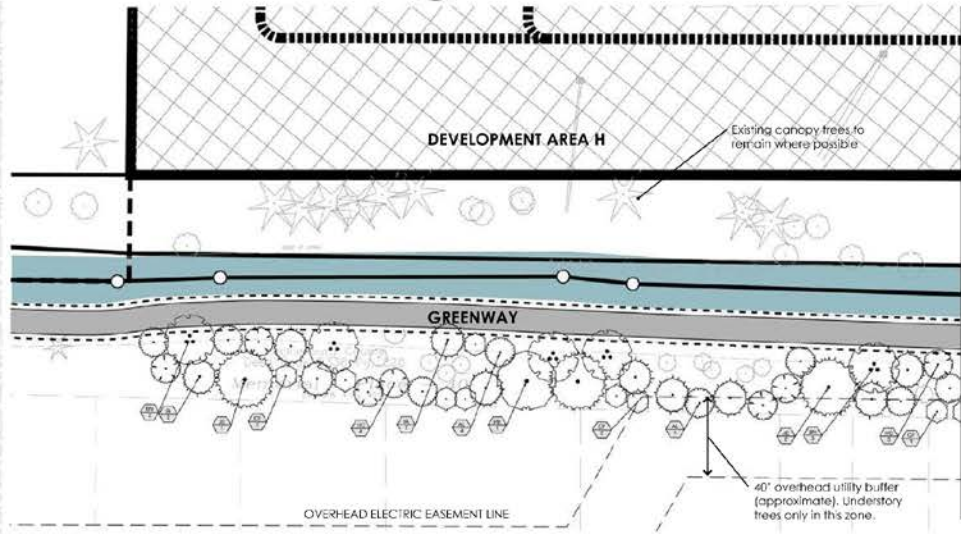
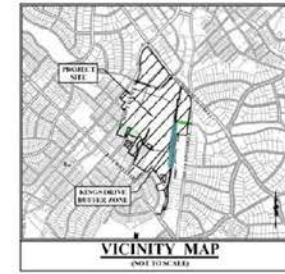


| LEGEND | |
|--------|--|
| | PROPOSED REZONING BOUNDARY |
| | POTENTIAL PRIVATE ROAD ALIGNMENT |
| | ALTERNATE PRIVATE ROAD ALIGNMENT |
| | EXISTING CITY MAINTAINED ROAD |
| | PROPOSED CITY MAINTAINED ROAD |
| | EXISTING PRIVATE ROAD |
| | LITTLE SUGAR CREEK |
| | BUILDABLE HEIGHT ENVELOPE |
| | BUILDING SETBACK |
| | LANDSCAPE BUFFER |
| | BUILDING & PARKING ENVELOPE (COLOR VARIES) |
| | EXISTING SIGNALIZED INTERSECTION |

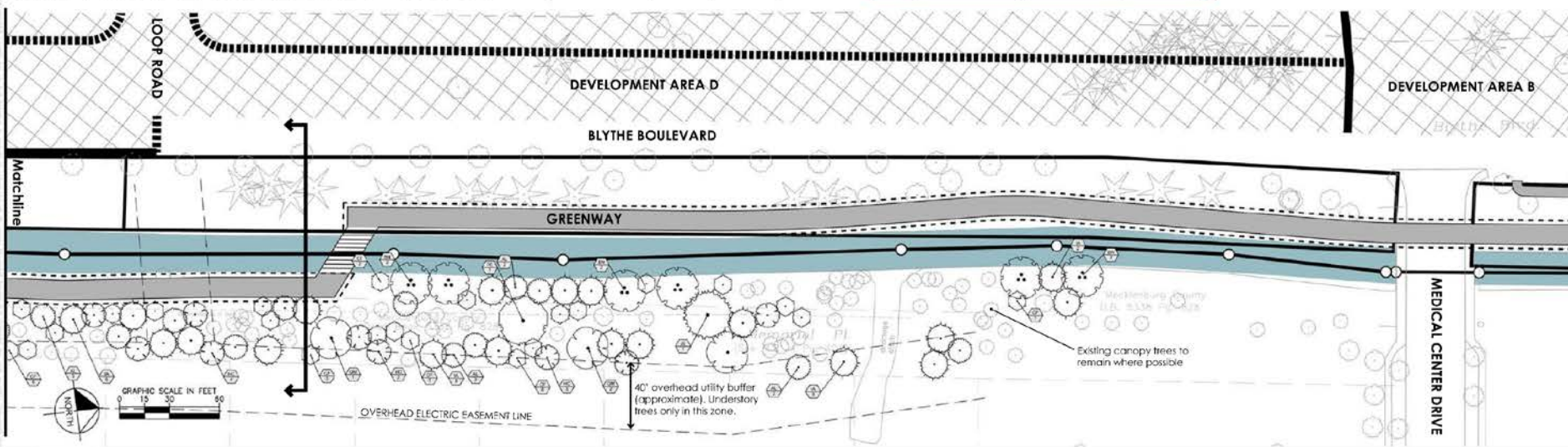
PLANT SCHEDULE

| TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | METHOD | SIZE | CAL |
|-------|------|-----|-------------------------|-----------------------------|------------|----------------|--------------|
| | AL | 20 | Hazel Alder | <i>Alnus sandata</i> | F.G. B & B | 8' MIN HEIGHT | 2.5' MIN CAL |
| | BN | 11 | River Birch Multi-Trunk | <i>Betula nigra</i> | F.G. B & B | 10' MIN HEIGHT | 3' MIN CAL |
| | CF | 31 | Eastern Dogwood | <i>Cornus florida</i> | F.G. B & B | 8' MIN HEIGHT | 2.5' MIN CAL |
| | HC | 16 | Silverbell | <i>Halesia carolina</i> | F.G. B & B | 8' MIN HEIGHT | 2.5' MIN CAL |
| | IA | 29 | American Holly | <i>Ilex opaca</i> | F.G. B & B | 6' MIN HEIGHT | 2.5' MIN CAL |
| | JE | 4 | Eastern Red Cedar | <i>Juniperus virginiana</i> | F.G. B & B | 10' MIN HEIGHT | 3' MIN CAL |
| | PE | 2 | Short Leaf Pine | <i>Pinus echinata</i> | F.G. B & B | 10' MIN HEIGHT | 3' MIN CAL |
| | QM | 3 | Swamp Chestnut Oak | <i>Quercus michauxii</i> | F.G. B & B | 10' MIN HEIGHT | 3' MIN CAL |

Note: Typical buffer plantings will be placed as applicable within the gaps of existing vegetation. Plantings and spacing will vary based on field conditions and final design of roads and greenway, and will be staked in the field prior to installation. Plants installed shall meet the requirements of the city and county. The plant species and quantities shown on this page are subject to change.



Kings Drive Buffer: Typical Section (width varies)



Kimley Horn

6150 DIXIE HWY. SUITE 200, CHARLOTTE, NC 28215
 PHONE: 704-333-5100
 FAX: 704-333-5101
 WWW.KIMLEY-HORN.COM

PRELIMINARY DOCUMENT

BUFFER PLANTING PLANS

REZONING PETITION NO. 2019-14

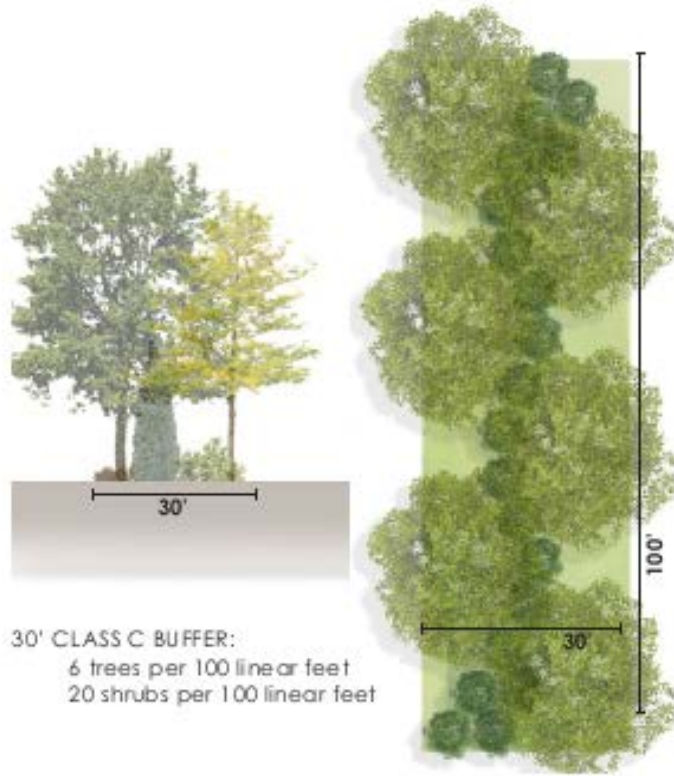
CMC MAIN CAMPUS REHABILITATION FOR ATRIUM HEALTH

CITY OF CHARLOTTE, NORTH CAROLINA

SHEET NUMBER
RZ-2.2

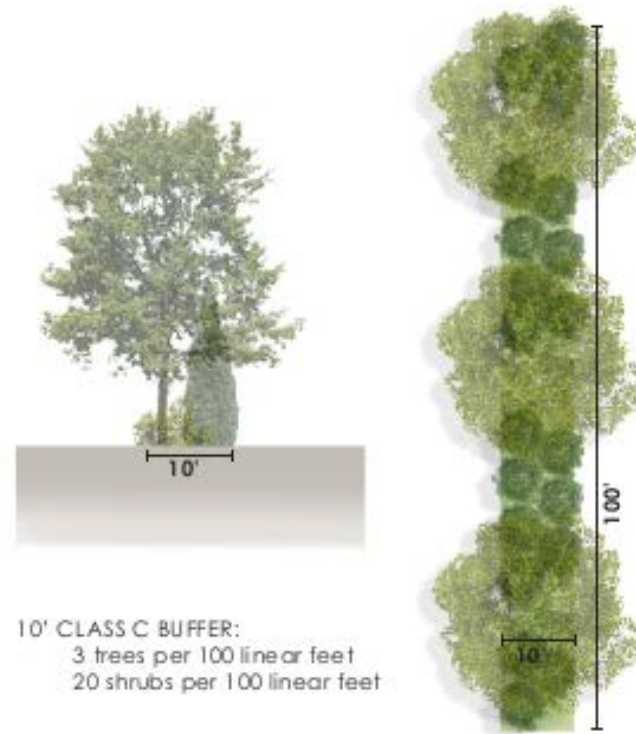
| NO. | REVISIONS | DATE |
|-----|--|-----------|
| 2 | RESPONSE TO CITY COMMENTS | 2/14/2020 |
| 1 | RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK | 1/17/2020 |

LANDSCAPE BUFFER



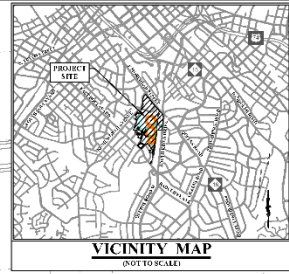
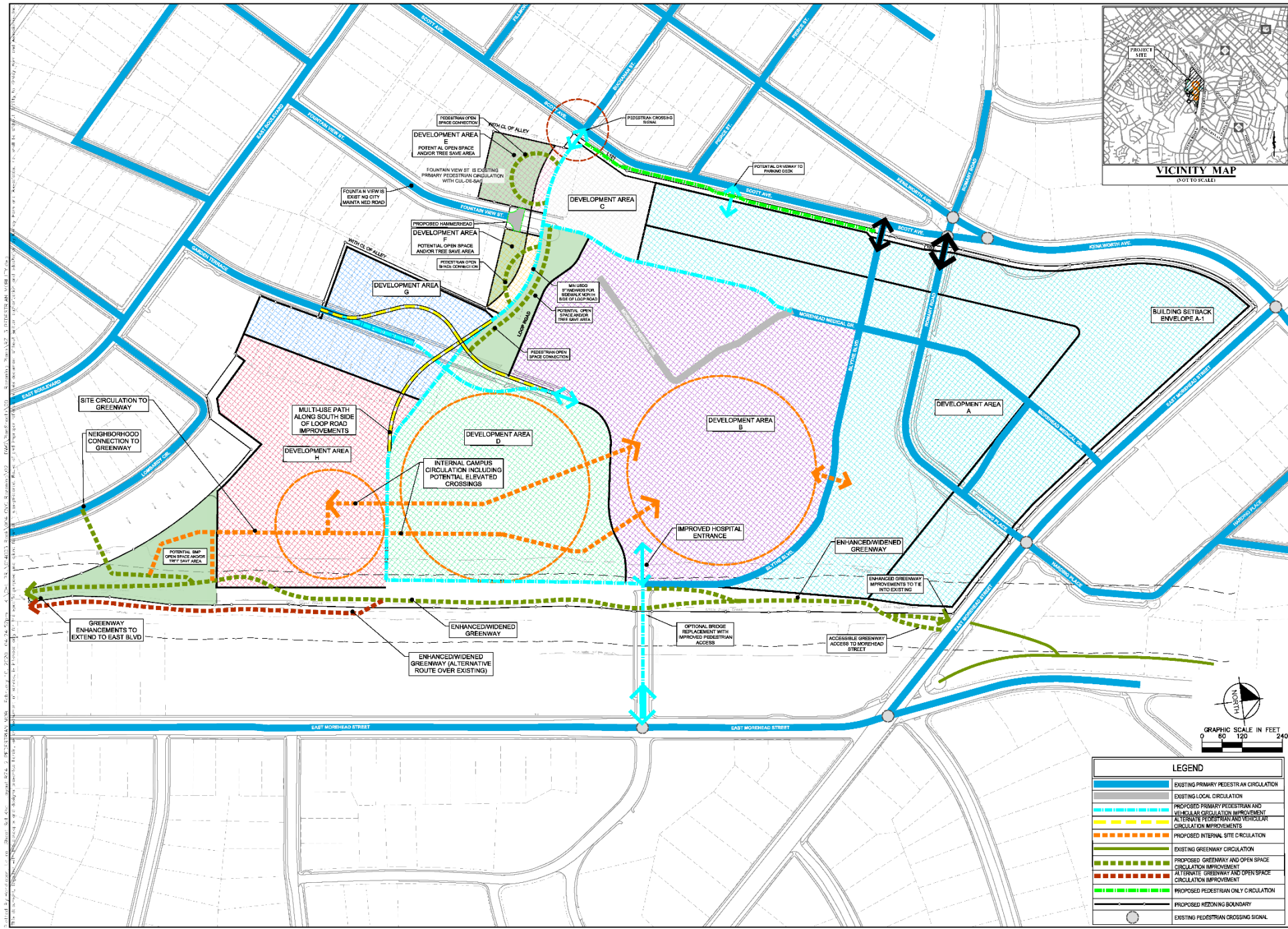
30' CLASS C BUFFER:
6 trees per 100 linear feet
20 shrubs per 100 linear feet

30' Class C Buffer: Typical Section



10' CLASS C BUFFER:
3 trees per 100 linear feet
20 shrubs per 100 linear feet

10' Class C Buffer: Typical Section



RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK
 RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK
 1 AND 2 AND 3 AND 4 AND 5 AND 6 AND 7 AND 8 AND 9 AND 10 AND 11 AND 12 AND 13 AND 14 AND 15 AND 16 AND 17 AND 18 AND 19 AND 20 AND 21 AND 22 AND 23 AND 24 AND 25 AND 26 AND 27 AND 28 AND 29 AND 30 AND 31 AND 32 AND 33 AND 34 AND 35 AND 36 AND 37 AND 38 AND 39 AND 40 AND 41 AND 42 AND 43 AND 44 AND 45 AND 46 AND 47 AND 48 AND 49 AND 50 AND 51 AND 52 AND 53 AND 54 AND 55 AND 56 AND 57 AND 58 AND 59 AND 60 AND 61 AND 62 AND 63 AND 64 AND 65 AND 66 AND 67 AND 68 AND 69 AND 70 AND 71 AND 72 AND 73 AND 74 AND 75 AND 76 AND 77 AND 78 AND 79 AND 80 AND 81 AND 82 AND 83 AND 84 AND 85 AND 86 AND 87 AND 88 AND 89 AND 90 AND 91 AND 92 AND 93 AND 94 AND 95 AND 96 AND 97 AND 98 AND 99 AND 100

Kimley»Horn
 CONSULTING ENGINEERS
 1000 N. W. 10TH AVENUE, SUITE 200
 BOCA RATON, FLORIDA 33432-3000
 TEL: (561) 992-1000
 WWW.KIMLEY-HORN.COM

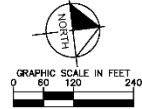
PRELIMINARY DOCUMENT

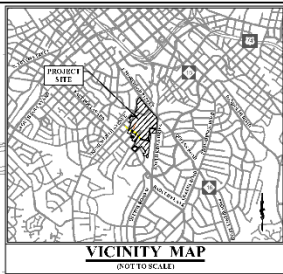
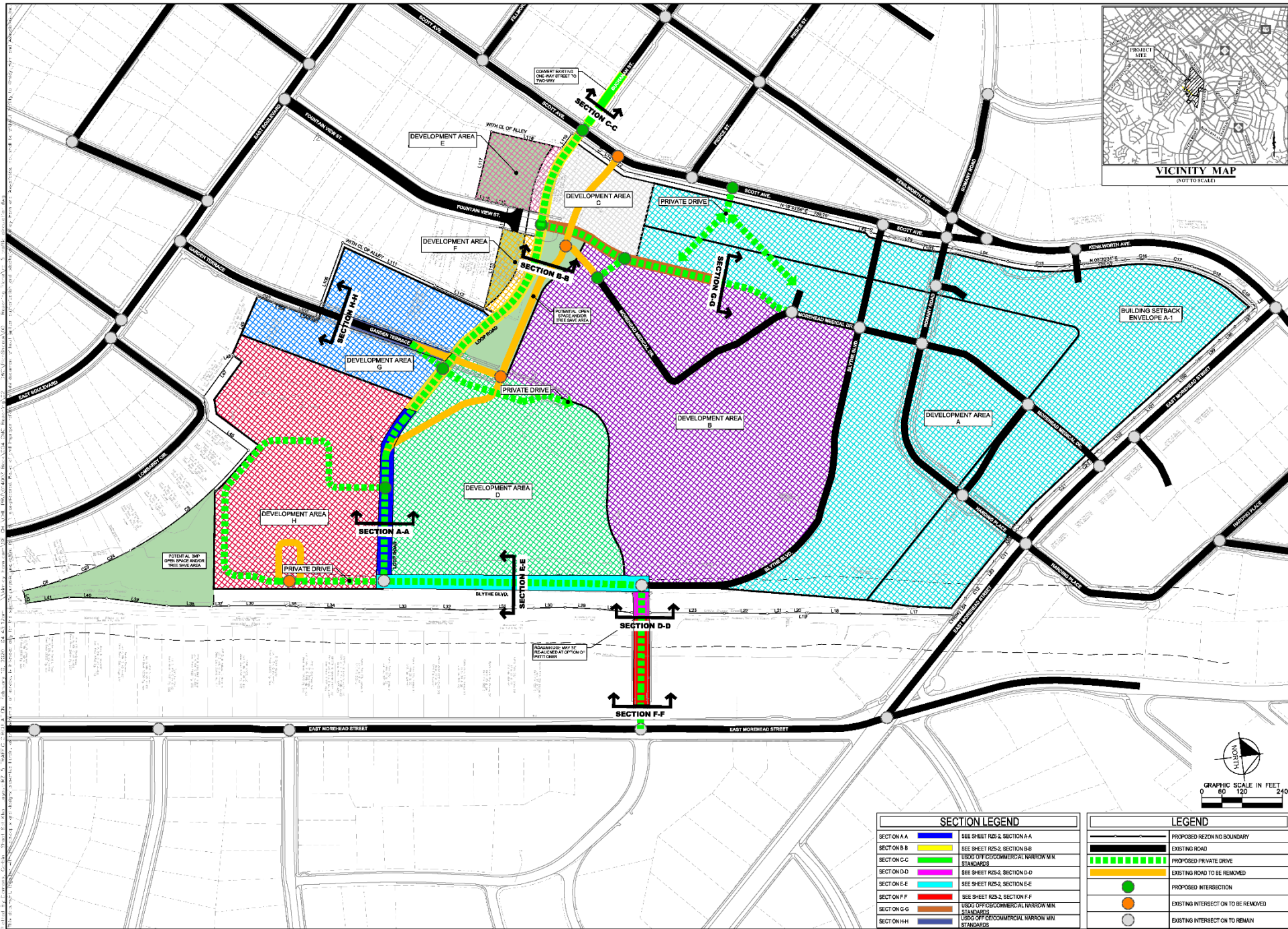
**WALKABILITY
 IMPROVEMENT
 PLAN**

**CMC MAIN CAMPUS
 REHABILITATION
 PLAN**
 PREPARED FOR
ATRIUM HEALTH
 1000 N. W. 10TH AVENUE, SUITE 200
 BOCA RATON, FLORIDA 33432-3000
 TEL: (561) 992-1000
 WWW.KIMLEY-HORN.COM

REZONING PETITION NO. 2019-14
 SHEET NO. 14 OF 14
RZ-3

| LEGEND | |
|--------|---|
| | EXISTING PRIMARY PEDESTRIAN CIRCULATION |
| | EXISTING LOCAL CIRCULATION |
| | PROPOSED PRIMARY PEDESTRIAN AND VEHICULAR CIRCULATION IMPROVEMENT ALTERNATE PEDESTRIAN AND VEHICULAR CIRCULATION IMPROVEMENTS |
| | PROPOSED INTERNAL SITE CIRCULATION |
| | EXISTING GREENWAY CIRCULATION |
| | PROPOSED GREENWAY AND OPEN SPACE CIRCULATION IMPROVEMENT |
| | ALTERNATE GREENWAY AND OPEN SPACE CIRCULATION IMPROVEMENT |
| | PROPOSED PEDESTRIAN ONLY CIRCULATION |
| | PROPOSED PEDESTRIAN BOUNDARY |
| | EXISTING PEDESTRIAN CROSSING SIGNAL |





RESPONSE TO CITY COMMENTS
 AND COMMUNITY FEEDBACK
 RESPONSE TO CITY COMMENTS
 AND COMMUNITY FEEDBACK
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100

Kimley»Horn
 6700 W. 14th Avenue, Suite 200, Denver, CO 80202
 TEL: 303.733.1100 FAX: 303.733.1101
 WWW.KIMLEY-HORN.COM

PRELIMINARY DOCUMENT

REV. NO. 01
 DATE 2/16/2020
 DRAWN BY J. HORN
 CHECKED BY C. J.
 DESIGNED BY C.J.
 PROJECT NO. 19109

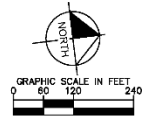
TRAFFIC CIRCULATION PLAN
 REZONING PETITION NO. 2019-14

CMC MAIN CAMPUS REHABILITATION
 PREPARED FOR
 ATRIUM HEALTH
 CITY OF DENVER

SHEET NO. 19109-01
RZ-5

| SECTION LEGEND | |
|----------------|---|
| SECT ON A A | SEE SHEET RZ5-2, SECTION A-A |
| SECT ON B B | SEE SHEET RZ5-2, SECTION B-B |
| SECT ON C C | USING OFF-COMMERCIAL NARROW MIN STANDARDS |
| SECT ON D D | SEE SHEET RZ5-2, SECTION D-D |
| SECT ON E E | SEE SHEET RZ5-2, SECTION E-E |
| SECT ON F F | SEE SHEET RZ5-2, SECTION F-F |
| SECT ON G G | USING OFF-COMMERCIAL NARROW MIN STANDARDS |
| SECT ON H H | USING OFF-COMMERCIAL NARROW MIN STANDARDS |

| LEGEND | |
|--------|-------------------------------------|
| | PROPOSED REZON NO BOUNDARY |
| | EXISTING ROAD |
| | PROPOSED PRIVATE DRIVE |
| | EXISTING ROAD TO BE REMOVED |
| | PROPOSED INTERSECTION |
| | EXISTING INTERSECTION TO BE REMOVED |
| | EXISTING INTERSECTION TO REMAIN |



19109-01-TRAFFIC CIRCULATION PLAN - SHEET NO. 19109-01 - 2/16/2020 - J. HORN, C. J.