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
Kimley»Horn
BECK
nbbj

CMC Main Campus

Hospital Age

Project Review

Project will be completed in phases to minimize impacts to patients, families, and staff.

Kimley»Horn

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**

Kimley»Horn

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**

Kimley»Horn

Project Review – Phase 3

Phase 3

- Demolition of the old Carolinas Rehabilitation Hospital
- Demolition of the Blythe Parking Deck
- **Scheduled to Begin May 2022**

Kimley»Horn

Project Review – Phase 4

Phase 4

- Construction of the New Bed Tower
- Scheduled to Begin August 2022
- **Scheduled to Open August 2026**

Kimley»Horn

Project Review – Phase 4

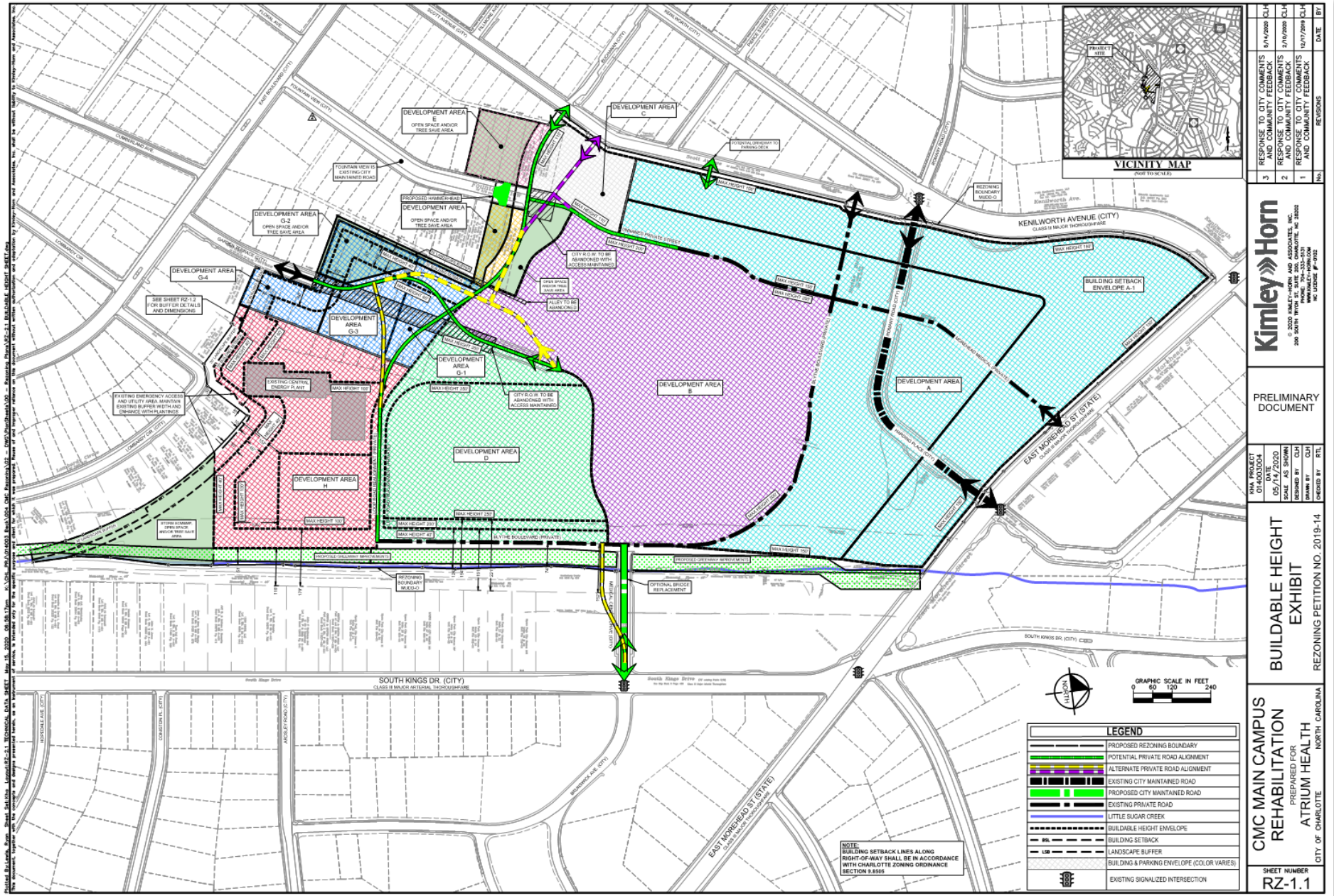
- 4 story podium
- 12 stories total
- 1M SF

Allows for:

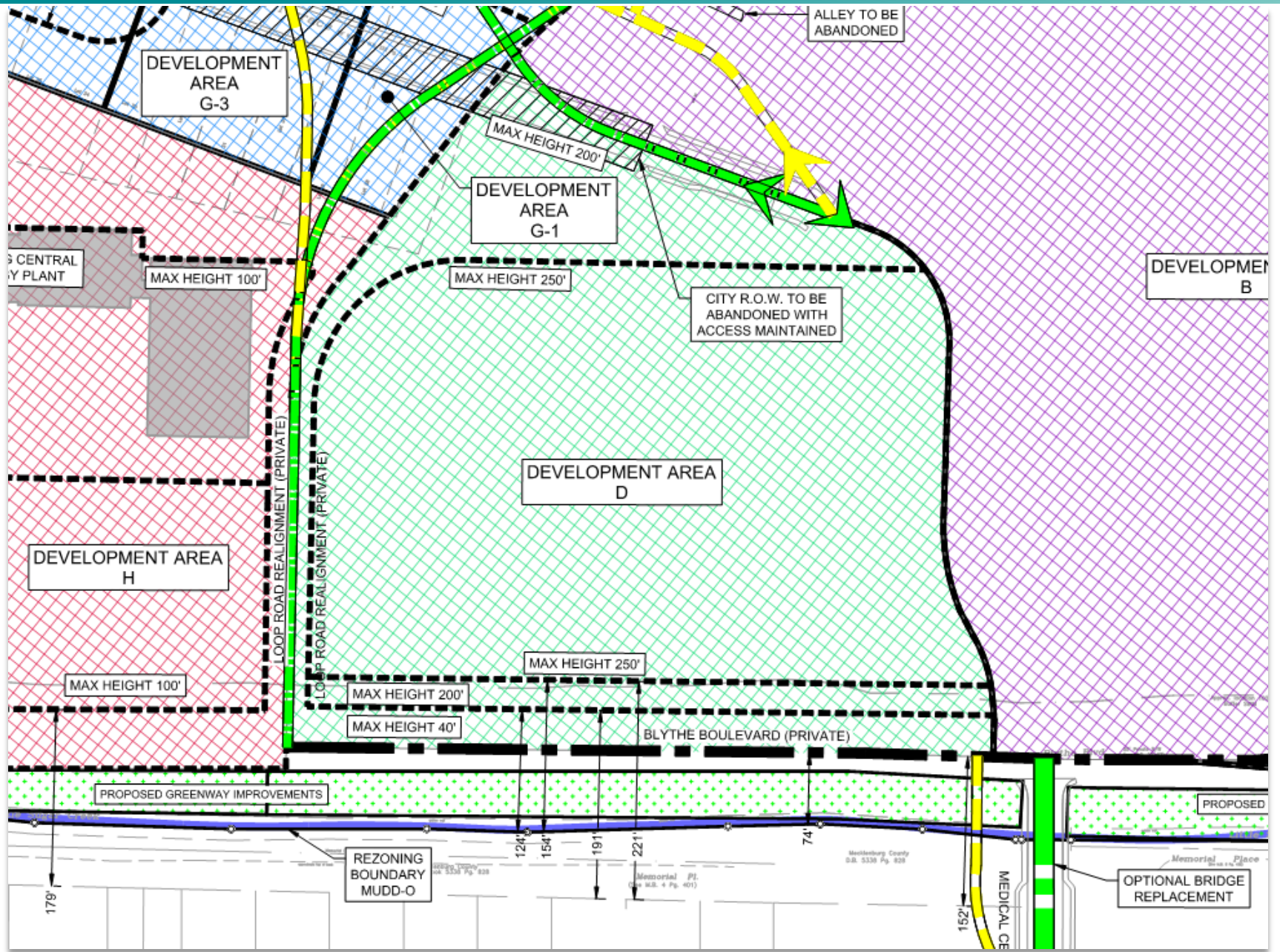
- 448 new patient rooms
- 36 new operating rooms
- New emergency room - 68 bays

Kimley»Horn

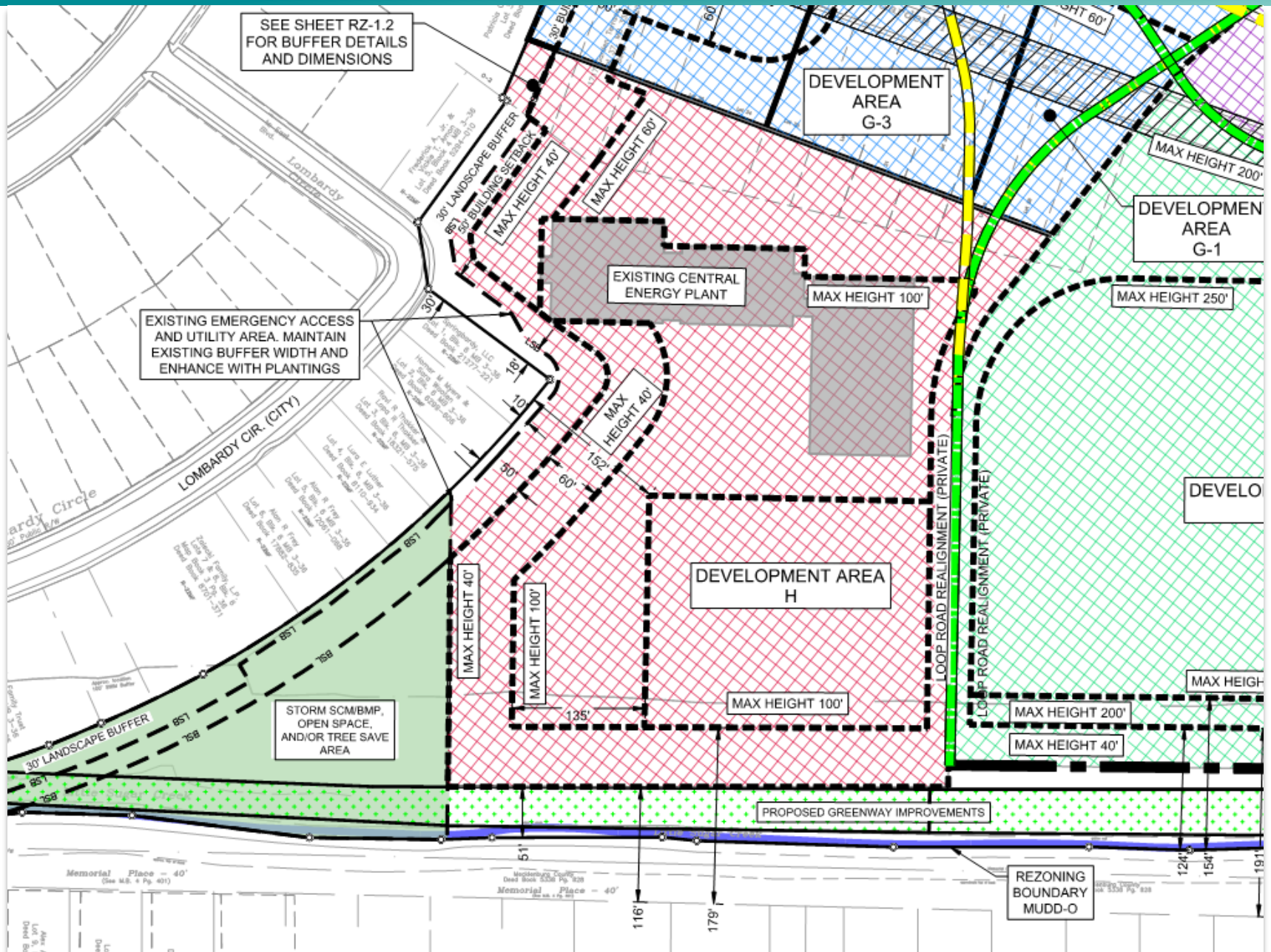
REZONING PLAN



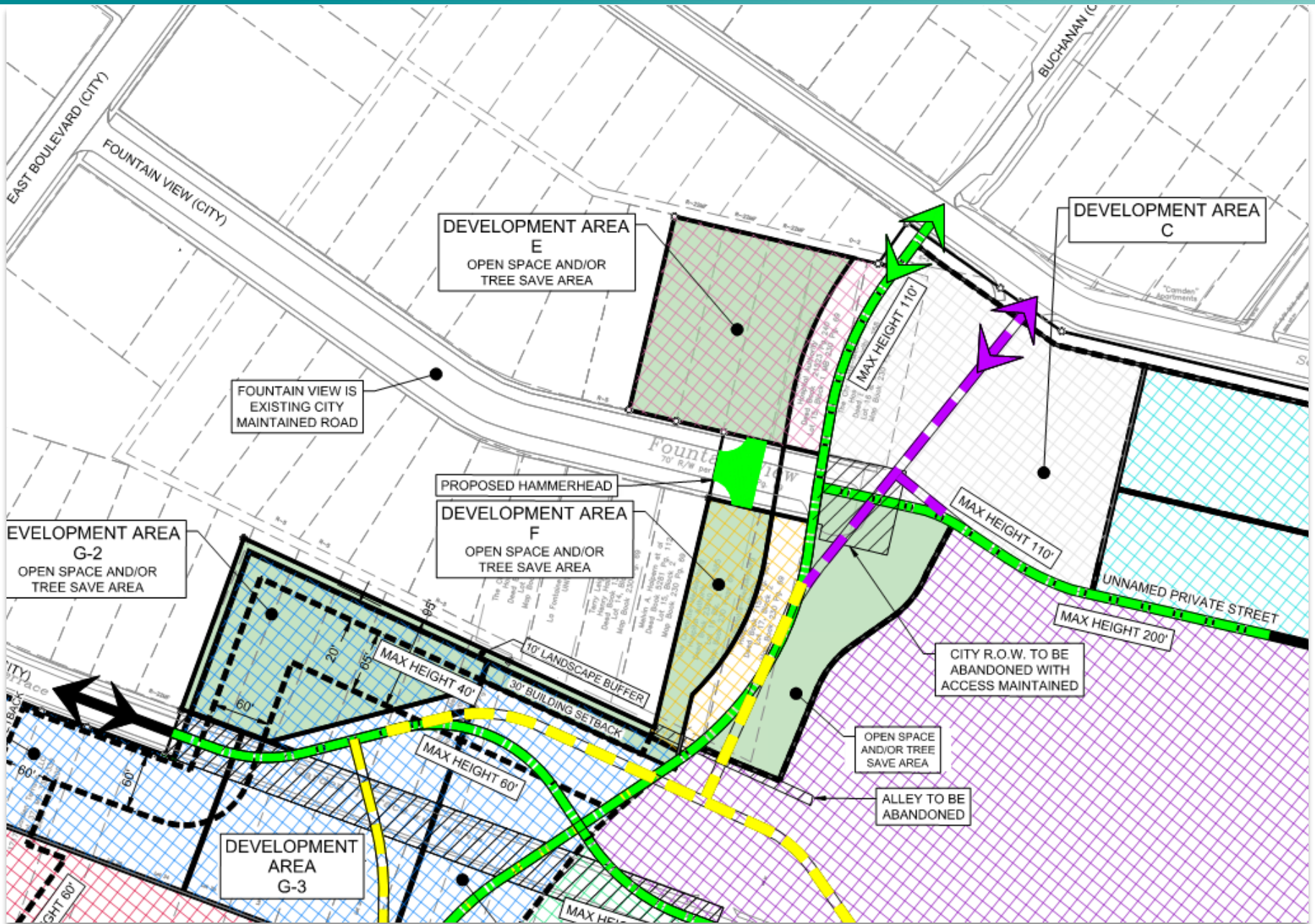
MAXIMUM BUILDING HEIGHTS – AREA D



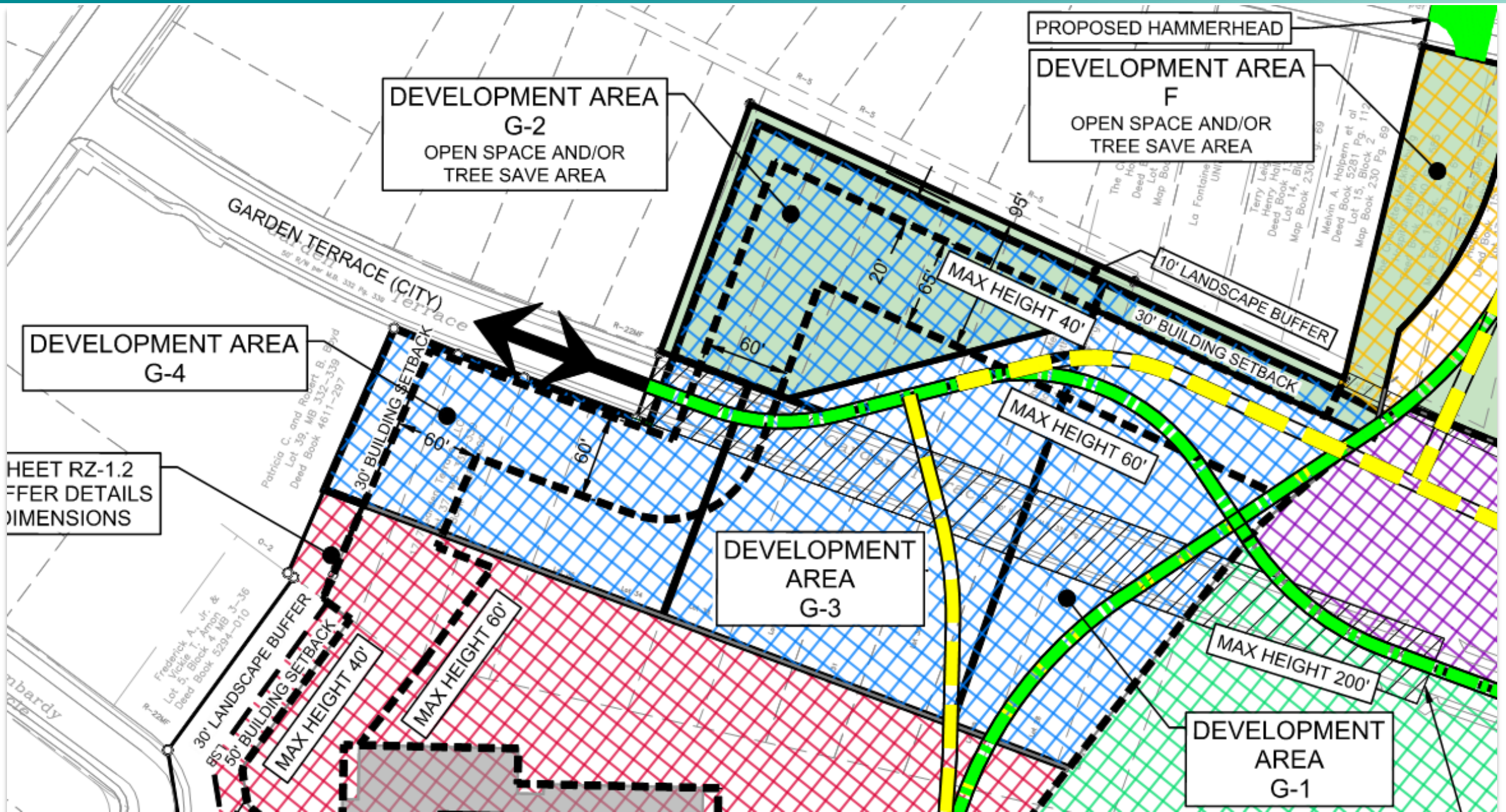
MAXIMUM BUILDING HEIGHTS – AREA H



Review of Areas E and F



MAXIMUM BUILDING HEIGHTS/USES – AREA G



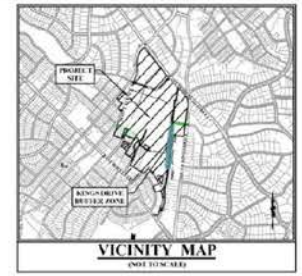
LEGEND

- 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

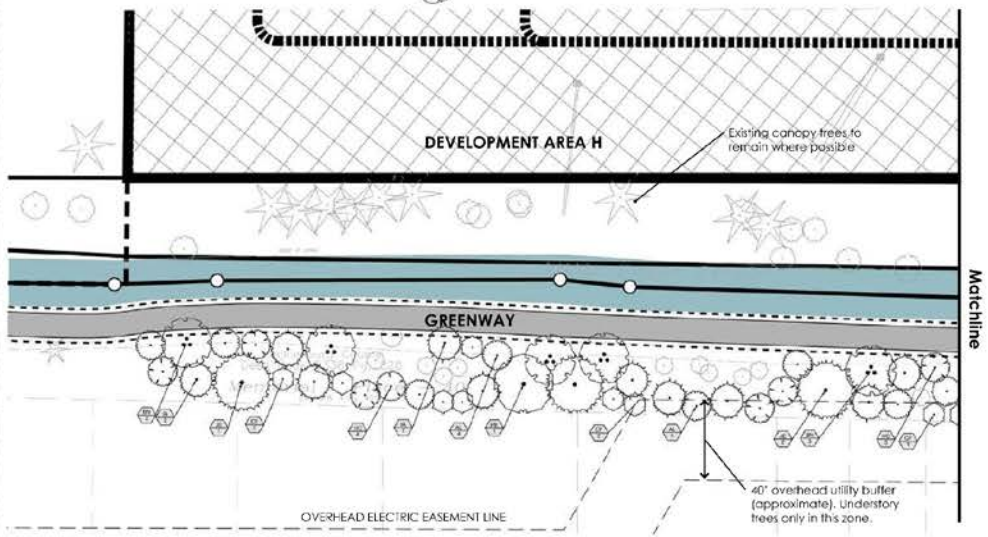
PLANT SCHEDULE

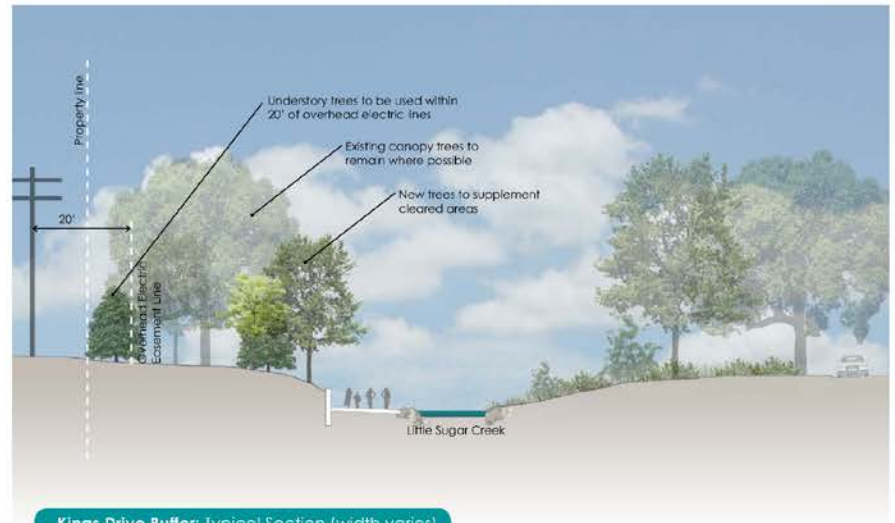
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	AL	20	Hazel Alder	Alnus serulata	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	BN	11	River Birch Multi-Trunk	Betula nigra	F.G., B & B	10' MIN HEIGHT	3" MIN CAL
	CF	31	Eastern Dogwood	Cornus florida	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	HC	16	Silverbell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

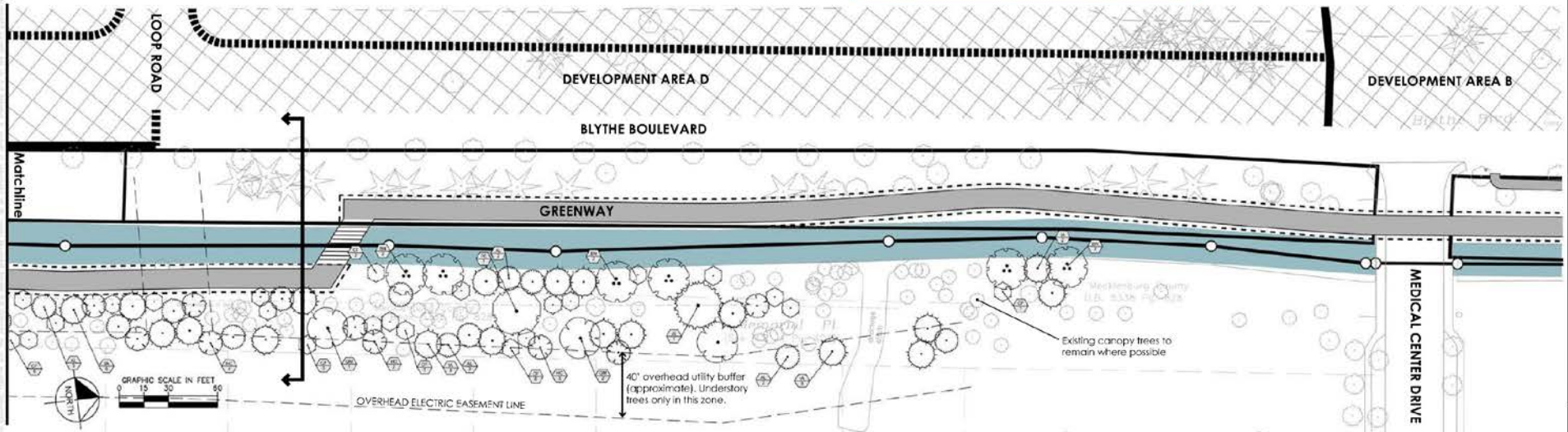


VICINITY MAP
(NOT TO SCALE)





Kings Drive Buffer: Typical Section (width varies)



No.	REVISIONS	DATE	BY
2	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	2/5/2020	CLH
1	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	12/17/2019	CLH

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY DOCUMENT

KHA PROJECT 014003034
DATE 03/02/2020
SCALE AS SHOWN
DESIGNED BY CLH
DRAWN BY CLH
CHECKED BY KTL

BUFFER PLANTING PLANS

REZONING PETITION NO. 2019-14

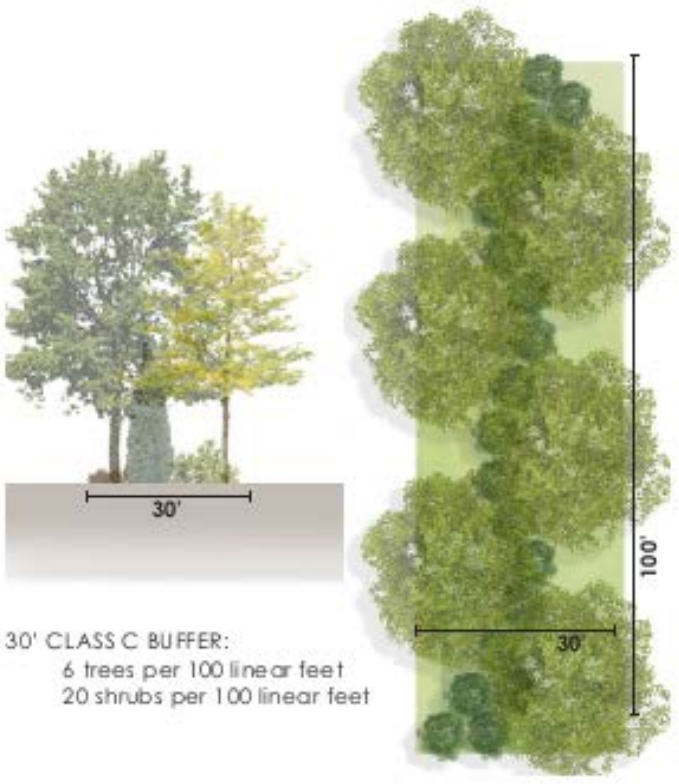
CMC MAIN CAMPUS REHABILITATION

PREPARED FOR ATRIUM HEALTH

CITY OF CHARLOTTE, NORTH CAROLINA

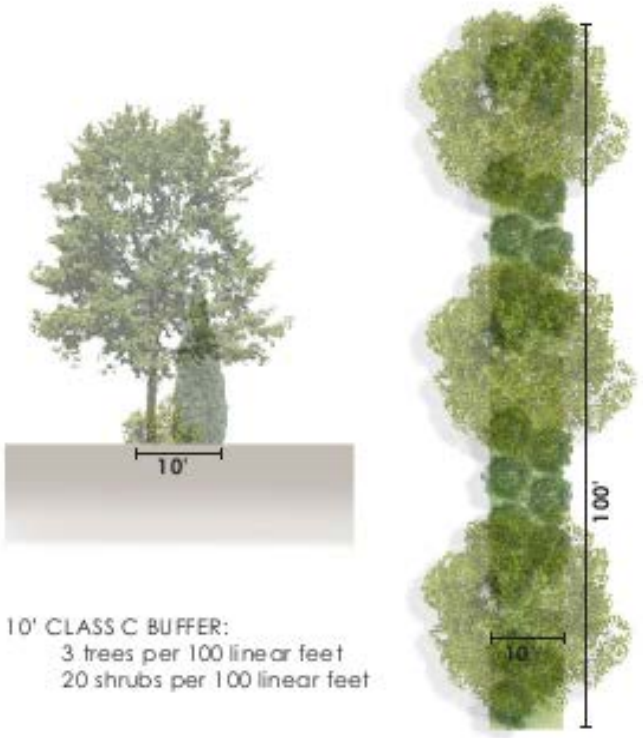
SHEET NUMBER
RZ-2.2

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

NO.	REVISIONS	DATE	BY
2	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	9/9/2020	CLH
1	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	12/17/2019	CLH

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY DOCUMENT

KHA PROJECT 017402002
DATE 2/10/2020
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY CJ
CHECKED BY BJ

WALKABILITY IMPROVEMENT PLAN

REZONING PETITION NO. 2019-14

CMC MAIN CAMPUS REHABILITATION

PREPARED FOR
ATRIUM HEALTH

CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-3

NO.	REVISIONS	DATE	BY
2	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	9/9/2020	CLH
1	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	12/17/2019	CLH

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE # C-1392

PRELIMINARY DOCUMENT

KHA PROJECT 017402002
DATE 2/10/2020
SCALE AS SHOWN
DESIGNED BY CJL
DRAWN BY CJL
CHECKED BY MJ

TRAFFIC CIRCULATION PLAN

REZONING PETITION NO. 2019-14

CMC MAIN CAMPUS REHABILITATION

PREPARED FOR
ATRIUM HEALTH

CITY OF CHARLOTTE — NORTH CAROLINA

SHEET NUMBER
RZ-5