
REQUEST	Current Zoning: MUDD-O, mixed-use development district, optional Proposed Zoning: MUDD-O SPA, mixed-use development district, optional, site plan amendment
LOCATION	Approximately 6.4 acres located at the intersection of Queens Road and East 4 th Street and generally bounded by Queens Road, East 4 th Street, East 3 rd Street and South Caswell Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes a site plan amendment to a previously approved rezoning to allow surface parking as a permitted use with modifications to the required streetscape.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Elizabeth Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Novant Health, Inc. and Novant Properties, LLC Novant Health, Inc. Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

- The subject property was originally rezoned to MUDD-O under petition 2007-076. The petition allowed three new medical office buildings totaling 775,000 square feet, a 12-level parking deck totaling 148,000 square feet and the existing hospital on 3.87 acres.
- The optional provision allowed for a maximum height of 170 feet for one of the proposed medical buildings.
- Petition 2012-053 rezoned a portion of the site to allow an optional request to increase the allowed height and sign face area for a detached sign near the corner of 4th Street and South Caswell.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- An additional phase has been added to the previous two phases of development. The added phase will allow the expansion of surface parking until future structures are built.
- A note has been added that the conditions and elevations from the previous site plan will remain.
- An optional request has been added for surface parking between the buildings until future structures are constructed.
- A conditional note has been added specifying that installation of the streetscape improvements will occur when buildings are constructed or five (5) years from the date of rezoning approval, whichever comes first.
- A CATS waiting Pad has been added along 4th Street.

- **Existing Zoning and Land Use**

- The subject property is currently developed with an existing medical building and is zoned MUDD-O. The surrounding properties are zoned R-22MF, MUDD-O, O-2, and B-1 and developed with various residential, retail, medical offices and hospitals.

- **Rezoning History in Area**

- There have been no rezonings in the area for the past five years.

- **Public Plans and Policies**

- The *Elizabeth Area Plan* (2011) recommends office and institutional uses for the subject parcel.
 - This petition is consistent with the *Elizabeth Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** The petitioner should provide an eight-foot planting strip and six-foot sidewalk along the site's frontage.
 - **Vehicle Trip Generation:** The petition will not affect the number of vehicle trips.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Include the approved documentation and site plan from petition 2012-053.
 2. Replace the second bullet under conditional note 14 with the following (this will eliminate the proposed five (5) year sunset clause as it is not enforceable):
 - a. The portion of the property that fronts along East Third Street where the deck is proposed to be constructed 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 existing medical tower and Queens Road as an optional provision.
 - b. Add a note and label that the existing trees along Third and Fourth Street will be saved for the Phase I surface parking use.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326