



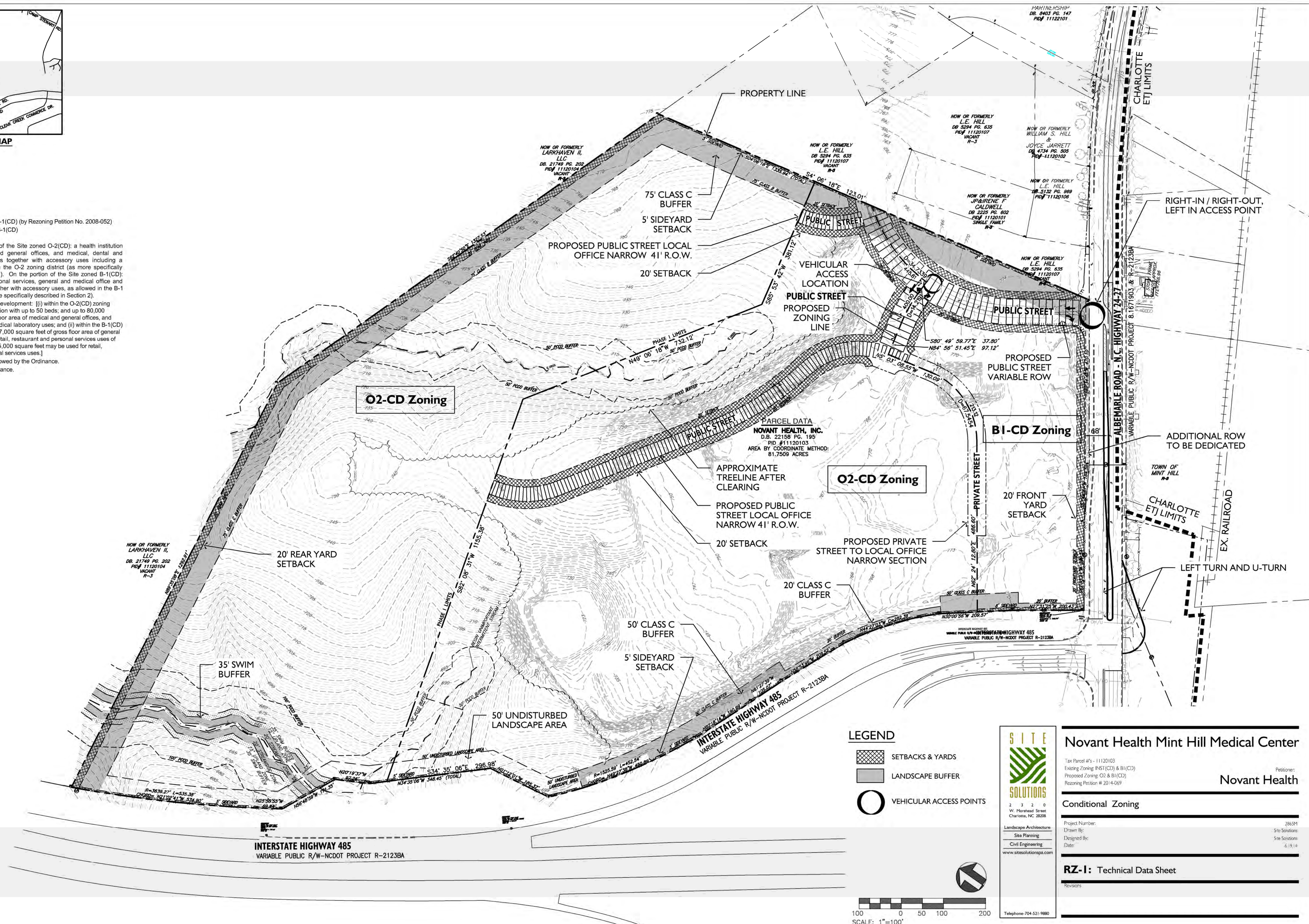
- Acreage: ± 81.75 acres
- Tax Parcel: #11-201-03
- Existing Zoning: INST(CD) and B-1(CD) (by Rezoning Petition No. 2008-052)
- Proposed Zoning: O-2(CD) and B-1(CD)
- Existing Uses: Vacant.
- Proposed Uses: On the portion of the Site zoned O-2(CD): a health institu

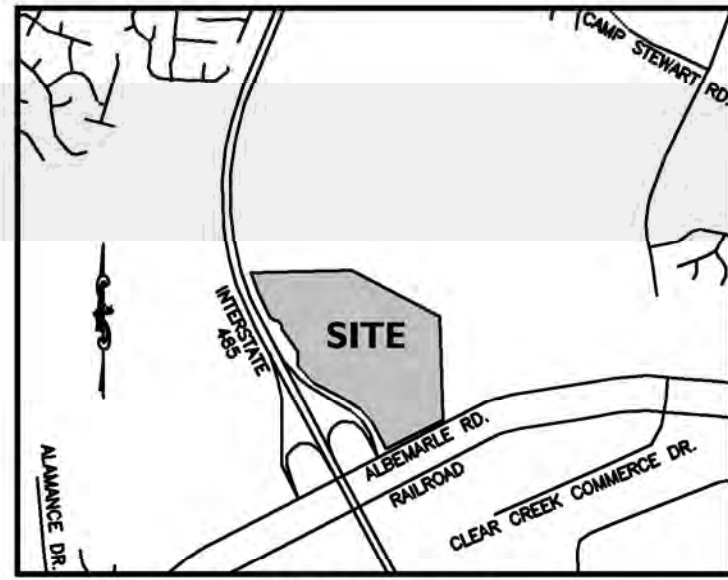
--Proposed Uses: On the portion of the Site zoned O-2(CD): a health institution (hospital), medical and general offices, and medical, dental and optical laboratory uses together with accessory uses including a heliport, as allowed in the O-2 zoning district (as more specifically described in Section 2). On the portion of the Site zoned B-1(CD): retail, restaurant, personal services, general and medical office and laboratories uses together with accessory uses, as allowed in the B-1 zoning district (as more specifically described in Section 2).

—Maximum Gross Square Feet of Development: (i) within the O-2(CD) zoning district: a health institution with up to 50 beds; and up to 80,000 square feet of gross floor area of medical and general offices, and dental, optical and medical laboratory uses; and (ii) within the B-1(CD) zoning district: up to 37,000 square feet of gross floor area of general and medical offices, retail, restaurant and personal services uses of which no more than 25,000 square feet may be used for retail, restaurant and personal services uses.]

—Maximum Building Height: As allowed by the Ordinance.

- Parking: As required by the Ordinance.

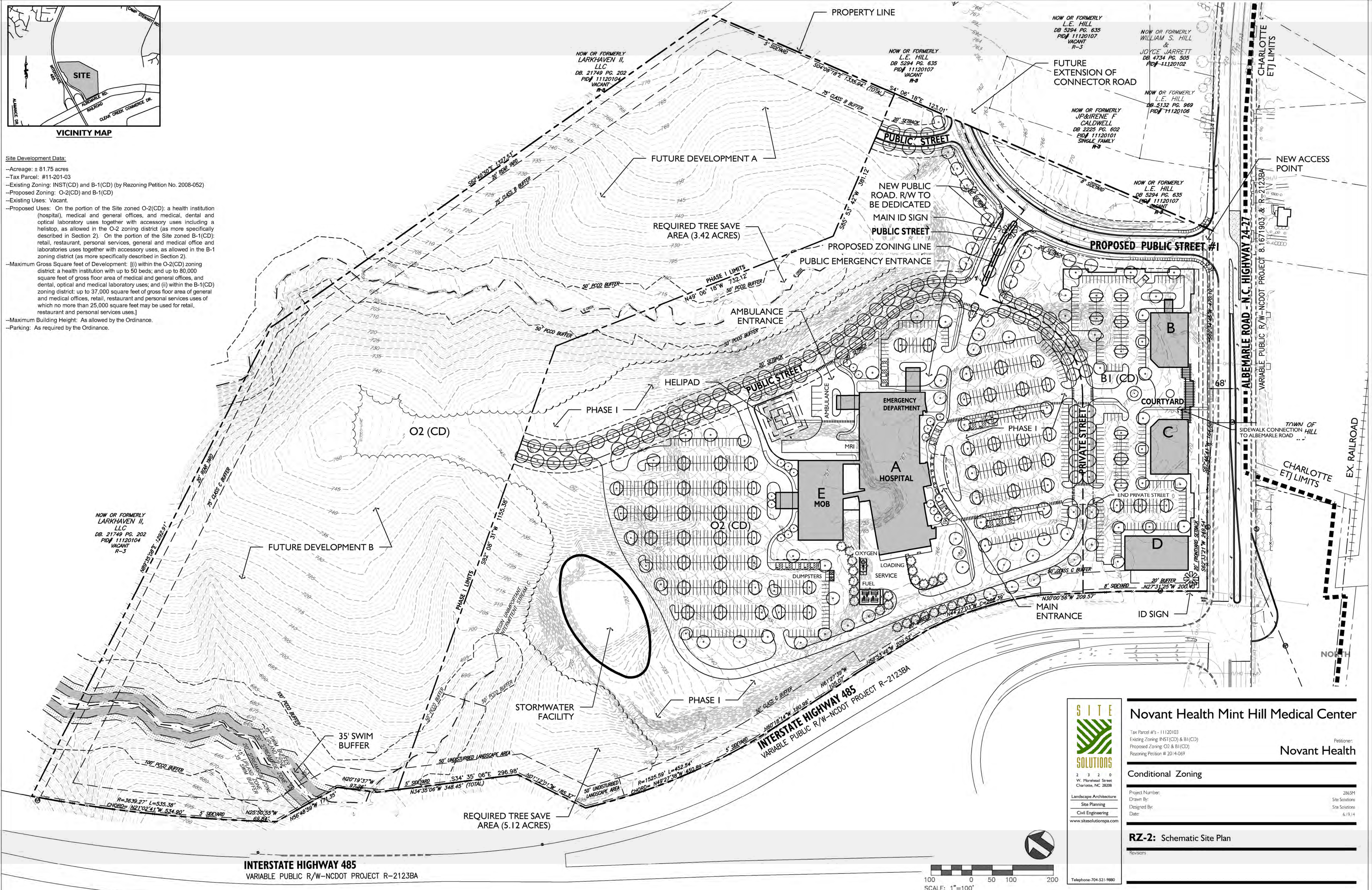




VICINITY MAP

Site Development Data:

- Acreage: ± 81.75 acres
- Tax Parcel: #11-201-03
- Existing Zoning: INST(CD) and B-1(CD) (by Rezoning Petition No. 2008-052)
- Proposed Zoning: O-2(CD) and B-1(CD)
- Existing Uses: Vacant.
- Proposed Uses: On the portion of the Site zoned O-2(CD): a health institution (hospital), medical and general offices, and medical, dental and optical laboratory uses together with accessory uses including a helistop, as allowed in the O-2 zoning district (as more specifically described in Section 2). On the portion of the Site zoned B-1(CD): retail, restaurant, personal services, general and medical office and laboratories uses together with accessory uses, as allowed in the B-1 zoning district (as more specifically described in Section 2).
- Maximum Gross Square feet of Development: (i) within the O-2(CD) zoning district: a health institution with up to 50 beds; and up to 80,000 square feet of gross floor area of medical and general offices, and dental, optical and medical laboratory uses; and (ii) within the B-1(CD) zoning district: up to 37,000 square feet of gross floor area of general and medical offices, retail, restaurant and personal services uses of which no more than 25,000 square feet may be used for retail, restaurant and personal services uses.]
- Maximum Building Height: As allowed by the Ordinance.
- Parking: As required by the Ordinance.



SITE SOLUTIONS

2 3 2 0
W. Morehead Street
Charlotte, NC 28208

Landscaping Architecture
Site Planning
Civil Engineering
www.sitesolutionsnc.com

Telephone: 704-521-1880

Novant Health Mint Hill Medical Center

Tax Parcel #11-201-03
Existing Zoning: INST(CD) & B-1(CD)
Proposed Zoning: O-2 & B-1(CD)
Rezoning Petition # 2014-069

Petitioner:
Novant Health

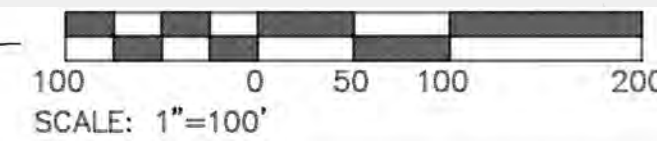
Conditional Zoning

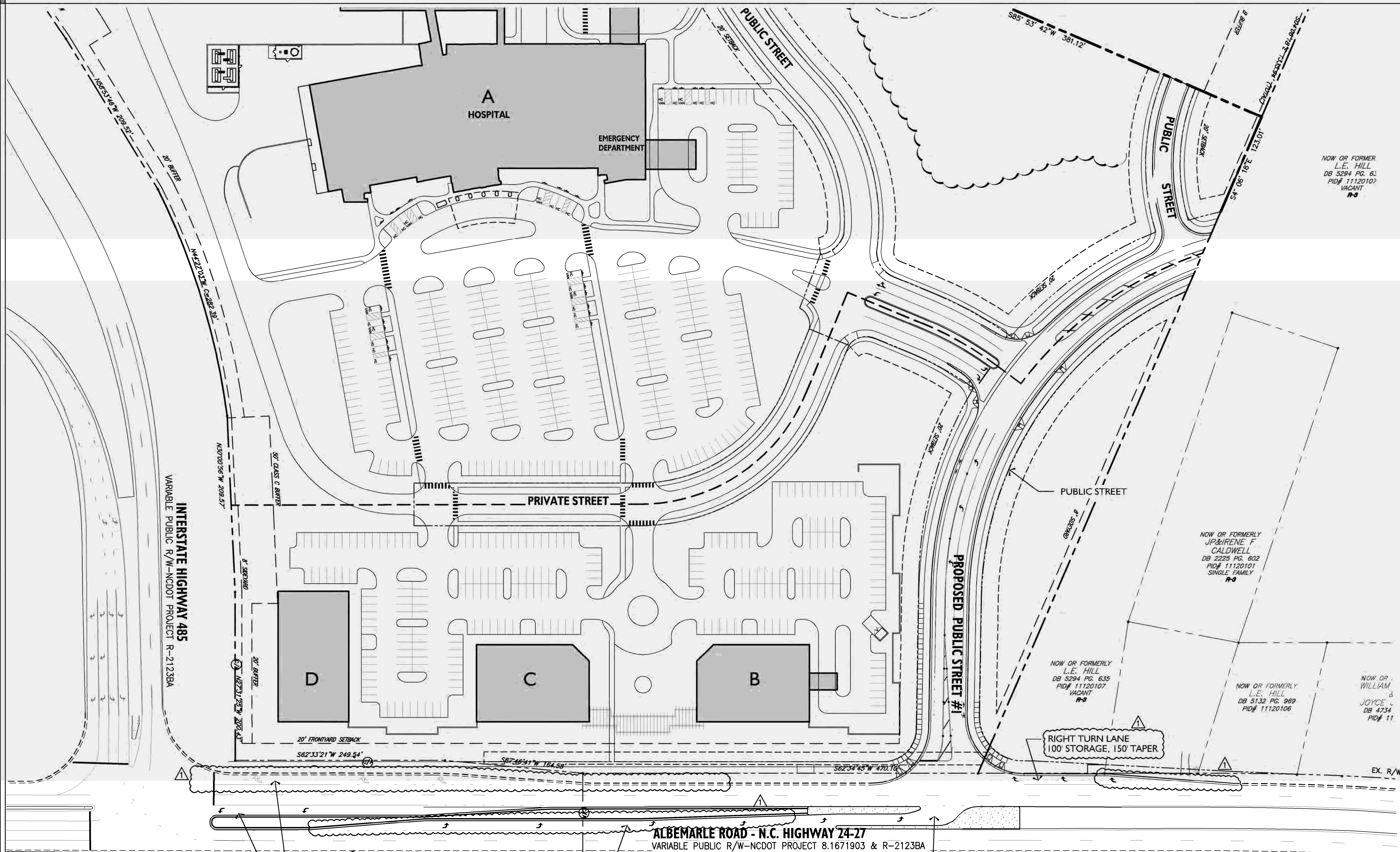
Project Number:
Drawn By:
Designed By:
Date:

286341
Site Solutions
Site Solutions
6/19/14

RZ-2: Schematic Site Plan

Revisions





NOW OR FORMER
L.E. HILL
DB 5294 PG. 63
PID# 11120107
VACANT
R-3

NOW OR FORMERLY
JP&IRENE F
CALDWELL
DB 2225 PG. 802
PID# 11120101
SINGLE FAMILY
R-3

NOW OR FORMERLY
L.E. HILL
DB 5294 PG. 635
PID# 11120107
VACANT
R-3

NOW OR FORMERLY
L.E. HILL
DB 5132 PG. 969
PID# 11120106

NOW OR
WILLIAM
&
JOYCE
DB 4734
PID# 11

ALBEMARLE ROAD - N.C. HIGHWAY 24-27
VARIABLE PUBLIC R/W-NCDOT PROJECT 8.1671903 & R-2123BA

EXISTING RIGHT TURN
LANE
LEFT TURN LANE
250' STORAGE, 150' TAPER

LEFT TURN LANE
590' STORAGE, 150' TAPER

LEFT-OVER, RIGHT-IN
RIGHT-OUT, LEFT-IN

U-TURN MOVEMENT,
BULB OUT

SITE SOLUTIONS
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Novant Health Mint Hill Medical Center

Tax Parcel #'s - 11120103
Existing Zoning: BHS1(CD) & B1(CD)
Proposed Zoning: O2 & B1(CD)
Rezoning Petition # 2014-069

Petitioner:
Novant Health

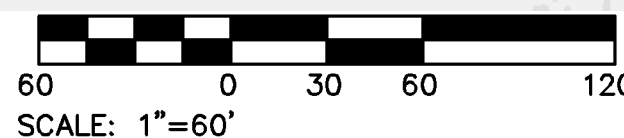
Conditional Zoning

Project Number:
Drawn By:
Designed By:
Date:

286341
Site Solutions
Site Solutions
6/19/14

RZ-3: Transportation Improvements Plan

Revisions:
1. Revision per staff comment 6/19/14





South Elevation



North Elevation

These elevations are provided to reflect the architectural style and quality of the building that may be constructed on the Site (the actual building constructed may vary from this illustration as long as the general architectural concepts and intent illustrated is maintained)

Elevations

Scale: NTS

SITE SOLUTIONS
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Novant Health Mint Hill Medical Center
Tax Parcel #'s - 11120103
Existing Zoning: HNS1(CD) & B1(CD)
Proposed Zoning: O2 & B1(CD)
Rezoning Petition # 2014-069
Petitioner:
Novant Health
Conditional Zoning
Project Number: 286391
Drawn By: Site Solutions
Designed By: Site Solutions
Date: 6/19/14
RZ-4: Hospital Building Elevations
Revisors:

Novant Health
Development Standards
06/19/14
Rezoning Petition No. 2014-069

Site Development Data:

- Acreage: ± 81.75 acres
- Tax Parcel: #11-201-03
- Existing Zoning: INST(CD) and B-1(CD) (by Rezoning Petition No. 2008-052)
- Proposed Zoning: O-2(CD), B-1(CD) and B-1(CD)SPA
- Existing Uses: Vacant.

Proposed Uses: On the portion of the Site zoned O-2(CD): a health institution (hospital), medical and general offices, and medical, dental and optical laboratory uses together with accessory uses including a helistop, as allowed in the O-2 zoning district (as more specifically described in Section 2). On the portion of the Site zoned B-1(CD): retail, restaurant, personal services, general and medical office and laboratories uses together with accessory uses, as allowed in the B-1 zoning district (as more specifically described in Section 2).

–**Maximum Gross Square feet of Development:** (i) within the O-2(CD) zoning district: a health institution with up to 50 beds; and up to 80,000 square feet of gross floor area of medical and general offices, and dental, optical and medical laboratory uses; and (ii) within the B-1(CD) zoning district: up to 37,000 square feet of gross floor area of general and medical offices, retail, restaurant and personal services uses of which no more than 25,000 square feet may be used for retail, restaurant and personal services uses.

–**Maximum Building Height:** As allowed by the Ordinance.
–**Parking:** As required by the Ordinance.

1. General Provisions:

- Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-3 and RZ-4 form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Novant Health (“Petitioner”) to accommodate development of a medical center with a health institution, medical and general office space, medical laboratories with support retail, restaurant and personal services uses on an approximately 81.75 acre site located on the northeast quadrant of the intersection of I-485 and Albemarle Road (the “Site”).
- Zoning Districts/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, (i) the regulations established under the Ordinance for the O-2(CD) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site; and (ii) the regulations established under the Ordinance for the B-1(CD) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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 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:

- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,
 - minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
 - modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the “external building line” (in this case the external setbacks or buffer areas) indicated on Sheet RZ-1; or
 - modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.
- OTHER TBD

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.

Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site nor between the areas zoned O-2 -O and B-1. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site as a whole and not individual portions or lots located therein.

Number of Buildings Principal and Accessory. Notwithstanding other provisions of the Development Standards to the contrary and notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed: (i) on the portions of the Site zoned O-2(CD) shall not exceed four (4); and (ii) on the portions of the Site zoned B-1(CD) shall not exceed five (5). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same area as the accessory structure/building.

2. Permitted Uses & Development Area Limitation:

a. The portion of the Site zoned O-2(CD) may be developed with a health institution with up to 50 beds and up to 80,000 square feet of gross floor area of medical and general offices uses, and dental, optical and medical laboratory uses together with accessory uses including a helistop as allowed in the O-2(CD) zoning district.

b. The portion of the Site zoned B-1(CD) may be developed with up to 37,000 square feet of gross floor area of general and medical offices, retail, restaurant and personal services uses of which no more than 25,000 square feet of gross floor area may be used for retail and restaurant uses.

c. The Petitioner reserves the right to transfer up to 30,000 square feet of the allowed square footage in the area zoned O-2 to the area zoned B-1, conversely up to 20,000 square feet of the allowed square footage in the area zoned B-1 may be transferred to the area zoned O-2, as long the total amount of allowed square footage on Site is not exceeded.

d. One use with an accessory drive-through window may be constructed within the portion of the Site zoned B-1(CD), provided however, such accessory use cannot be associated with a restaurant.

e. Surface parking areas, maneuvering for parking and accessory drive-through window lanes will not be allowed between Albemarle Road and the proposed buildings as general depicted on the Rezoning Plan.

f. **Cross Floor Area.** For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term “gross floor area” or “GFA” shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

3. Transportation Improvements:

1. Proposed 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 Sheet RZ-3 of the Rezoning Plan. The illustrations on the Rezoning Plan are to be used in conjunction with the following notes to determine the extent of the proposed improvements.

a. At the intersection of Albemarle Road and Leftover Access:

- Construct an eastbound restrictive leftover on Albemarle Road into the Site at Public Street #1;
- With the construction of the restrictive leftover, the existing median break on Albemarle Road to the west will be closed;
- Extend the existing left turn lane to the leftover, thereby providing approximately 590 feet of full storage;
- Construct a channelized westbound right turn lane into the proposed development on Albemarle Road with a minimum of 100 feet of full storage and an appropriate bay taper; and
- The channelized right turn movement should be placed under yield operation in order to improve the operation of the eastbound left turn movement in addition to the southbound right turn movement during peak times

b. At the intersection of Public Street # 1 and Albemarle Road:

- Construct Public Street # 1 with a two-lane cross-section consisting of an ingress lane and egress lane; and
- The southbound egress lane should be channelized and placed under stop-controlled conditions.

c. At the intersection of Albemarle Road and the I-485 outer ramps:

- Construct an exclusive westbound turn lane on Albemarle Road to accommodate U-turn movements with a minimum of 250 feet of full storage and an appropriate bay taper; and
- With the construction of this turn lane, the traffic signal will need to be modified to incorporate an additional left turn phase in addition to the construction of a bulb-out to accommodate the U-turning movements

II. Standards, Phasing and Other Provisions.

a. **CDOT/NCDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. 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 broad east Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

b. Phasing.

i. **Phase One:** The Petitioner will be allowed to construct on the Site and obtain a certificate of occupancy for: (i) a 50 bed hospital; (ii) 82,700 square feet of gross floor area of medical office space; and (iii) either up to 13,500 square feet of general retail sales/personal services, or a pharmacy containing 13,500 square feet of gross floor area with an accessory drive-through window, or a sit down restaurant with up to 7,000 square feet of gross floor area: upon the substantial completion of the roadway improvements listed above in Section 3.I. a. - c.

ii. **Phase Two:** The Petitioner will be allowed to construct on the Site and obtain a certificate of occupancy for the remainder of the allowed square footage (either 20,800 square feet of gross floor area if general retail sales or a pharmacy were constructed as allowed above; or 27,300 square feet of gross floor area if a restaurant was constructed as allowed above) if: (i) the Petitioner can demonstrate by re-evaluating the operation of the improvements constructed as part of phase one that additional capacity is available that will support the additional development; or (ii) Public Street # 1 is extended to the east and connected to a north/south road that will provide with full movement access to Albemarle Road.

c. **Substantial Completion.** Reference to “substantial completion” for certain improvements as set forth in the provisions of Section 3.I above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 3.I.I.a above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) 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 CDOT will instruct applicable authorities 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.

d. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified by the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering & Property Management 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 Division 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 3.I above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein above, then the Petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after consulting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way 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 CDOT will instruct applicable authorities 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.

4. Access and Right-of-way Dedication:

a. Access to the Site will be from Albemarle Road via a new public Street in the manner generally depicted on the Rezoning Plan.

b. As part of the development of the Site the Petitioner will construct the public and private Streets indicated on Sheet RZ-1 in the location and configuration generally depicted on the Rezoning Plan. These public and private streets will be built in accordance with the standards of the subdivision regulations.

c. The street expressly designated as a Private Street on the Rezoning Plan shall be kept open to the public for vehicular and pedestrian use except on a temporary basis due to repairs, emergency, community events and the like.

d. The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner, subject to CDOT's final approval, to accommodate minor changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards and industry best practices.

e. [The Petitioner will dedicate in fee-simple to the City of Charlotte up to 68 feet of right-of-way from the center line of Albemarle Road as generally depicted on Sheet RZ-1 of the Rezoning Plan. This right-of-way dedication will occur prior to the issuance of a certificate of occupancy for the first building constructed on the Site.]

5. Architectural Standards and Open Space:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, stucco, EIFS, decorative block and/or wood.

b. The attached illustrative building elevation is included to reflect an architectural style and a quality of the health institution building that may be constructed on the Site (the actual building constructed on the Site may vary from these illustrations provided that the design intent is preserved).

c. The Petitioner will provide open space/court yard between the proposed buildings along Albemarle Road as generally depicted on Sheet RZ-2 of the Rezoning Plan. This court yard area will be landscaped with trees and shrubs and will contain seating areas.

d. Meter banks will be screened from adjoining properties and from Albemarle Road.

e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

f. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

6. Streetscape, Buffers, Yards and Landscaping:

a. Along Albemarle Road and the internal public streets a building and parking setback as required by the Ordinance will be provided.

b. Along I-485, the Petitioner will provide a Class C Buffer of varying widths and a 50 foot undisturbed Landscape area as generally depicted on the Rezoning Plan.

c. A 75 foot Class B buffer will be provided along the Site's boundaries other than I-485 in the locations generally depicted on the Rezoning Plan, the width of this buffer may be reduced as prescribed by the Ordinance.

d. Utilities may cross required buffers at angles no greater than 75 degrees.

e. The Petitioner will provide a six (6) foot sidewalk and an eight foot planting strip along the Site's frontage on Albemarle Road in the manner generally depicted on the Rezoning Plan.

f. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalk along Albemarle Road in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be six (6) feet.

g. Screening requirements of the Ordinance will be met.

h. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

7. 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.

8. Signage:

a. Signage as allowed by the Ordinance will be provided.

b. The detached signs for the portion of the Site zoned B-1(CD) will be restricted to a maximum height of seven (7) feet and a maximum sign area of 50 square feet.

c. Due to the size of the Site and proposed use of the Site as a medical center with a health institution the Petitioner reserves the right to utilize the provisions of the Planned Development Flexibility Option of the Ordinance.

9. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site will be limited to maximum height of 25 feet.

10. 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.

11. 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.

REVISION NOTE: Sections and subsections that have been changed are clouded. Previous section IIe has been removed in its entirety. Minor grammatical and formatting changes may have been made to other sections that are not clouded.



Telephone 704-521-9880

Novant Health Mint Hill Medical Center

Tax Parcel #'s - 11120103
Existing Zoning: INST(CD) & B1(CD)
Proposed Zoning: O2 & B1(CD)
Rezoning Petition # 2014-069

Petitioner:

Novant Health

Conditional Zoning

Project Number:

Drawn By:

Designed By:

Date:

286341

Site Solutions

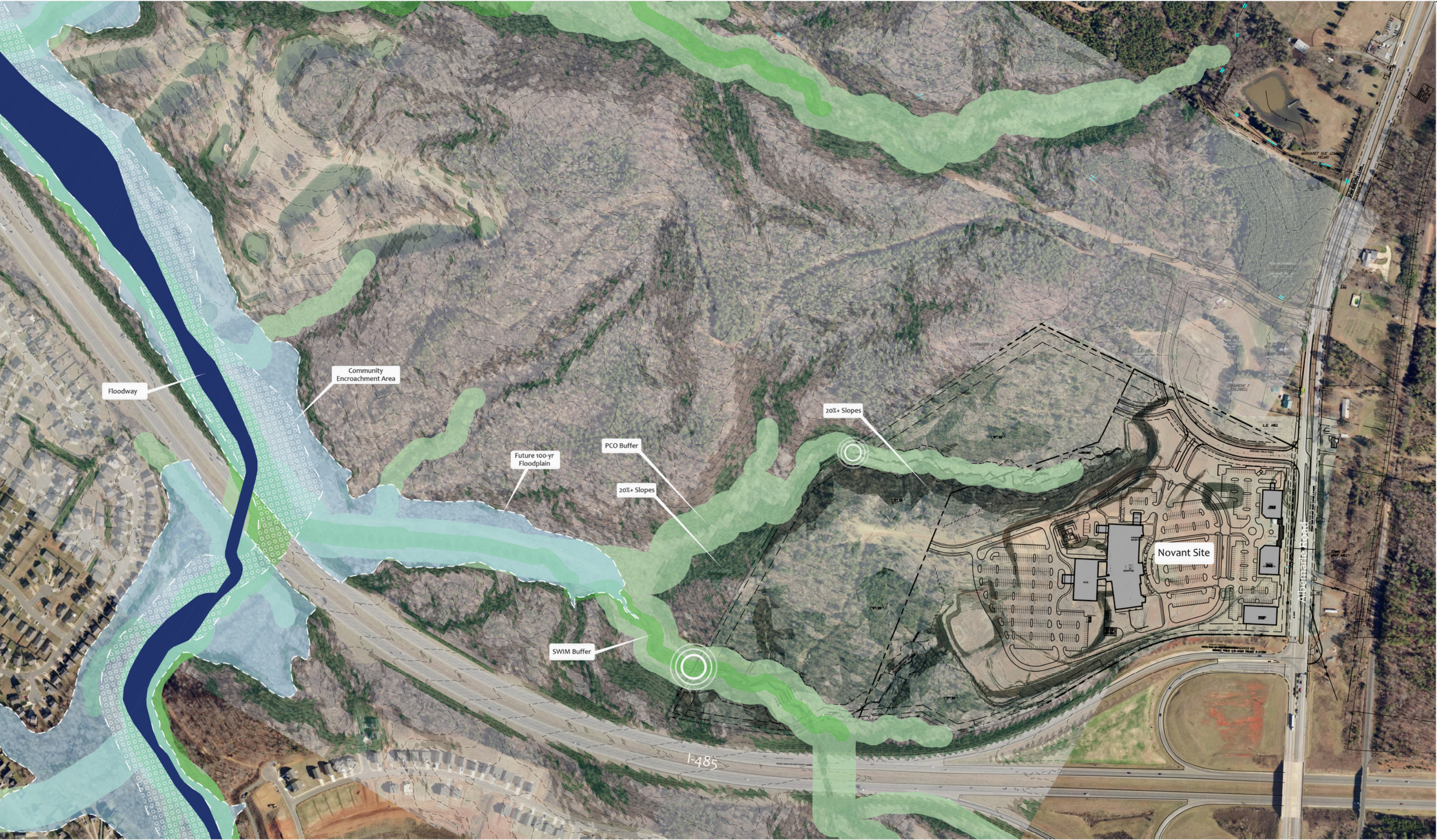
Site Solutions

6/19/14

RZ-5: Site Development Standards & Notes

Revisions:

1. Revision per staff comment. 6/19/14



Slopes Table		
Minimum Slope	Maximum Slope	Color
0.00%	12.00%	
12.00%	20.00%	
	Over 20.00%	

