

REQUEST	Current Zoning: INST(CD) (institutional, conditional) and B-1(CD) (neighborhood business, conditional) Proposed Zoning: O-2(CD) (office, conditional) and B-1(CD) SPA (neighborhood business, conditional, site plan amendment)
LOCATION	Approximately 81.75 acres located on the northeast quadrant at the intersection of Albemarle Road and I-485. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes modifications to an approved planned development resulting in a 50-bed hospital, and up to 117,000 square feet of medical and general office, retail/commercial and personal services uses.
STAFF RECOMMENDATION	Staff does not recommend approval of the petition in its current form. The land use is consistent with the <i>Albemarle Road/I-485 Interchange Study</i> as amended by the previous petition. However, the proposed transportation infrastructure is inadequate for the amount of development proposed. A revised site plan, which adequately addresses the needed transportation improvements, could be considered for approval.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Novant Health Novant Health Jeff Brown/Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

PLANNING STAFF REVIEW

- **Background**
 - Petition 2008-052 rezoned the subject property from R-3 (single family residential) to B-1(CD) (neighborhood business, conditional) to allow a 100-bed hospital, up to 140,000 square feet of medical office space, and 20,000 square feet of retail/commercial space. The hospital was to be built in two 50-bed phases, and the medical offices in four buildings.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - A hospital consisting of 50 beds.
 - Up to 80,000 square feet of medical and general office uses and dental, medical, and optical laboratory uses, and accessory uses including a helistop in the proposed O-2(CD) (office, conditional) zoning.
 - Up to 37,000 square feet of general and medical office, retail, restaurant and personal services uses in the proposed B-1(CD) (neighborhood business, conditional) zoning, of which no more than 25,000 square feet may be used for retail, restaurant, and personal services uses.
 - Total number of principal buildings will not exceed nine.
 - Up to 30,000 of the allowed square footage can be transferred from the O-2(CD) to the B-1(CD) (neighborhood business, conditional) area.
 - Up to 20,000 allowed square footage can be transferred from the B-1(CD) (neighborhood business, conditional) area to the O-2(CD) (office, conditional) area.
 - One accessory drive-through window is permitted in the B-1(CD) (neighborhood business, conditional) area but the accessory use may not be associated with a restaurant.
 - Surface parking and/or maneuvering areas, and drive-through window lanes will not be allowed between Albemarle Road and the proposed buildings.
 - Building material consisting of a combination of brick, stone, precast stone, precast concrete, synthetic stone, stucco, EIFS, decorative block and/or wood.
 - Building elevations for the health institution building that reflect the architectural style and quality.
 - A landscaped open space/court yard area that includes seating areas will be provided between

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- proposed buildings along Albemarle Road.
- A Class "C" buffer and undisturbed landscaping will be provided along Interstate 485.
 - A 75-foot Class "B" buffer will be provided along the site's other boundaries.
 - Transportation improvements include:
 - An eastbound restrictive leftover on Albemarle Road into the site at Public Street #1.
 - Median break on Albemarle Road to the west will be closed upon installation of the restrictive leftover.
 - Extension of existing left turn lane on Albemarle Road.
 - A channelized westbound right turn lane into the proposed development on Albemarle Road.
 - A two-lane cross-section with an ingress and egress lane at the intersection of Public Street #1 and Albemarle Road, with a channelized southbound egress lane placed under stop-controlled conditions.
 - An exclusive westbound turn lane on Albemarle Road to accommodate U-turn movements, and an accompanying modification of the traffic signal to incorporate an additional left-turn phase, in addition to construction of a bulb-out to accommodate the U-turning movements.
 - Certificates of occupancy for proposed uses contingent upon phased completion of roadway improvements and either re-evaluation of the operation of the roadway improvements to show that additional capacity is available that will support additional development or the extension of Public Street #1 to the east and connection to a north/south road that will provide full movement access to Albemarle Road.
 - **Existing Zoning and Land Use**
 - The subject property is currently vacant. Properties east of Interstate 485 are zoned R-3 (single family residential) and are developed with rural residences or are vacant. West of Interstate 485 is single family dwellings and vacant property in R-3 (single family residential) zoning. Mint Hill's jurisdiction is located to the south across Albemarle Road.
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Albemarle Road/I-485 Interchange Study* (2003), as modified by a previous rezoning, recommends an institutional use and supporting office and retail uses.
 - The petition is consistent with *the Albemarle Road/I-485 Interchange Study*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** CATS requests the petitioner provide a public street turnaround, such as a cul-de-sac bulb, in order to facilitate transit service until adjoining development creates more street network. As an alternative, the petitioner may include a public easement across connecting private streets to provide a turnaround for a CATS fixed route.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** As proposed, CDOT does not believe there is adequate transportation infrastructure to support the intensity of the proposed development in Phase I and Phase II. Vehicular queuing is anticipated and may occur on proposed Public Street #1 past the proposed Hospital's access onto the subject street in Phase I under the proposed entitlements. The need for additional infrastructure is anticipated, ideally the construction of the East-West connector street in Phase I as identified on the existing conditional plan. CDOT is willing to work with the petitioner to identify infrastructure and/or reduced entitlement scenarios.
 - **Vehicle Trip Generation:**
 - Current Zoning: 11,300 trips per day.
 - Proposed Zoning: 9,000 trips per day.
 - **Connectivity:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No comments received.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.

- **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No comments received.
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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. Define personal services.
 2. Remove the "Other TBD" under c. Graphics and Alterations.
 3. Add a note that allows changes to the phasing to be approved through the administrative approval process if the required transportation improvements are addressed in a manner acceptable to CDOT.
 4. A note should be added that all a minimum of 12,000 square feet of office uses will be within the B-1(CD) zoning area.
 5. Address Transportation comments.
 6. Address CATS comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

Planner: Sonja Sanders (704) 336-8327