

Novant Health, Inc.
Development Standards
01/22/18
Rezoning Petition No. 2018-000

Site Development Data:

--**Acreeage:** ± 18.95 acres

--**Tax Parcel #:** portion of 223-132-17

--**Existing Zoning:** Inst. & Inst.(CD)

--**Proposed Zoning:** Inst.(CD) & **Inst.(CD) SPA**

--**Existing Uses:** Religious Institution

--**Proposed Uses:** Clinics and offices, medical, dental, and optical, and a health institution as permitted by right and under prescribed conditions together with accessory uses, as allowed in the Institutional zoning district (as more specifically described and restricted below in Section 2).

--**Maximum Gross Square feet of Development:** Up to 100,000 square feet of gross floor area of clinics and offices, medical, dental, and optical. As well as a health institution with up to 50 beds.

--**Maximum Building Height:** As allowed by the Ordinance.

--**Parking:** Parking will be provided as required by the Ordinance.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Novant Health, Inc. ("Petitioner") to accommodate the development of a medical office complex with a variety of medical uses as allowed in the Institutional zoning district on approximately 18.95 acre site located on the west side of Hwy. 521 between Providence Road West and Marvin Road (the "Site").

b. **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 the regulations established under the Ordinance for the Inst. zoning classification shall govern.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, 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:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

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.

d. **Parcel Subdivision:** The Petitioner may subdivide the Site. If the Site is subdivided yards, and other separation standards will not be required between the internal property lines and the Site will be treated as a unified development.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 100,000 square feet of gross floor area of clinics and offices, medical, dental, and optical. As well as a health institution with up to 50 beds, together with accessory uses as allowed in the Inst. zoning district.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

b. The setback along Hwy. 521 and Marvin Road will be 40 feet as measured from the existing right-of-way lines, and a 20 foot setback will be provided along the two (2) proposed interior public streets as generally depicted on the Rezoning Plan.

3. Access and Transportation:

a. Access to the Site will be from Marvin Road, Hwy. 521, and the extension of Ballancroft Parkway in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will construct the extension of Ballancroft Parkway through the Site as a new public street, and will also construct a new public street extending from Hwy. 521 to Ballancroft Parkway extension in the manner generally depicted on the Rezoning Plan. These two (2) public streets will be extended as local office commercial wide streets with 63 feet of right-of-way as indicated on the cross-section on the Rezoning Plan. Instances where the sidewalk falls outside of the proposed right-of-way a sidewalk and utility easement located two (2) feet behind the right-of-way will be provided.

c. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

d. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.

e. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

f. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.

4. Streetscape, Buffers, Yards and Landscaping:

a. Along the Site's frontage on Marvin Road the Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan. Along the Site's frontage on Hwy. 521 the Petitioner will install an eight (8) foot sidewalk outside of the right-of-way and within the 40 foot setback. The Petitioner will connect this proposed sidewalk with the sidewalk on the adjoining development to the north if possible.

b. Along the new internal public streets an eight (8) foot planting strip and a six (6) foot sidewalks will be provided.

c. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Marvin Road and Hwy. 521 in the manner generally depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

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

e. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

5. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction 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.

6. Lighting:

a. All new detached and attached 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 31 feet in height.

7. 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

8. 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.

Seals:

Corp. NC license: F-1320

Project no:

Date:

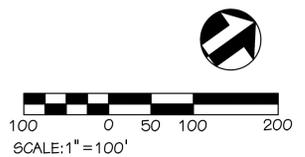
Revisions:

Sheet Title:

**REZONING
NOTES**

Sheet No:

RZ - 2



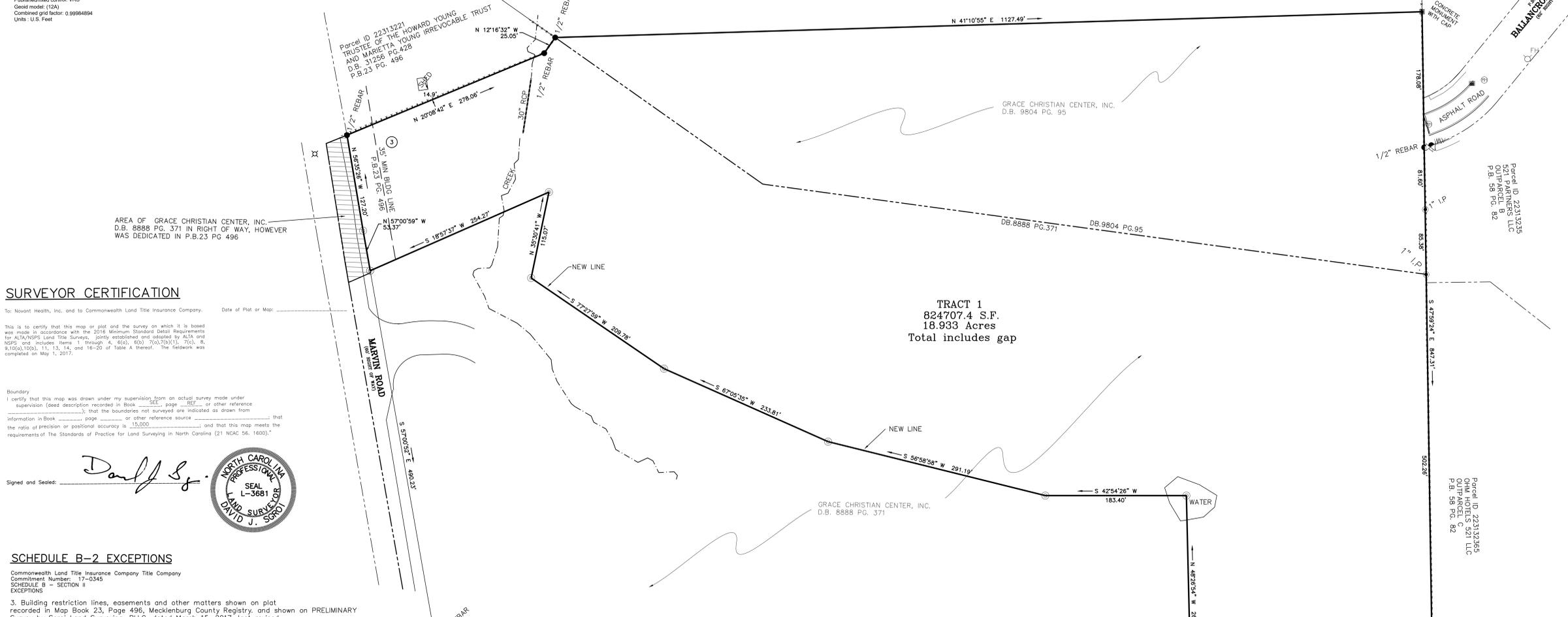
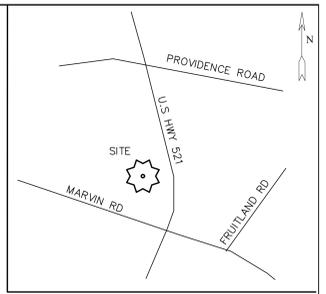
- NOTES:
1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
 2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
 3. ALL BEARINGS ARE GRID BEARINGS.
 4. AREA COMPUTED BY COORDINATE GEOMETRY.
 5. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS BY NC FLOOD MAP 3710771800, EFFECTIVE DATE 1/2/2008.
 6. CLEM WATER SHED
 7. ZONED INST AND INST (CD)

NC GRID TIE

1. David J. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey

Class of survey: Class A
 Positional accuracy: 0.09'
 Type of GPS (or GNSS) field procedure: NC VRS
 Date(s) of survey: FEB 5, 17
 Datum/EPOCH: NAD 83 (2011)
 Published/verified control: VRS
 Geoid model: (12A)
 Combined grid factor: 0.99984894
 Units: U.S. Feet

WMOI CHARLOTTE IV LLC
 P.B. 41 PG. 119
 D.B. 16776 PG. 705



SURVEYOR CERTIFICATION

To: Novant Health, Inc. and to Commonwealth Land Title Insurance Company. Date of Plat or Map: _____

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1 through 4, 6(c), 8(2), 9(2), 10(2), 11, 13, 14, and 16-20 of Table A thereof. The fieldwork was completed on May 1, 2017.

Boundary
 I certify that this map was drawn under my supervision from an actual survey made under supervision (see description recorded in Book _____, Page _____, or other reference information in Book _____, Page _____, or other reference source _____) that the ratio of precision or positional accuracy is 1/15,000 and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)."

Signed and Sealed: *David J. Sgroi*
 NORTH CAROLINA PROFESSIONAL SEAL L-3681 LAND SURVEYOR DAVID J. SGROI

SCHEDULE B-2 EXCEPTIONS

Commonwealth Land Title Insurance Company Title Company
 Commitment Number: 17-0345
 SCHEDULE B - SECTION II
 EXCEPTIONS

3. Building restriction lines, easements and other matters shown on plat recorded in Map Book 23, Page 496, Mecklenburg County Registry, and shown on PRELIMINARY Survey by Sgroi Land Surveying, PLLC, dated March 15, 2017, last revised _____

PLOTTED AND SHOWN HEREON

4. Intentionally deleted
5. Title to any portion of Land lying within the right of way of U.S. 521 Relocation (a 200 foot right-of-way) and Marvyn Road..

GAP IN DEED BOOK 8888 PAGE 371 AND NCDOT DEDICATED RIGHT OF WAY PROJECT NUMBER # 8.1672402, D.B. 7812 PG. 634

6. Intentionally deleted
7. Intentionally deleted
8. Easements recorded in Book 5857, Page 545 and Book 7605, Page 933, Mecklenburg County Registry. **D.B. 5857 PG 545 DRIVEWAY NO LONGER EXISTING, D.B. 7605 D.B. 933, DOES NOT AFFECT PROPOSED LOT**

9. Memorandum of Action recorded in Book 7651, Page(s) 698, and Consent Judgment recorded in Book 7812, Page 634, Mecklenburg County Registry.

GAP IN DEED BOOK 8888 PAGE 371 AND NCDOT DEDICATED RIGHT OF WAY PROJECT NUMBER # 8.1672402, D.B. 7812 PG. 634

10. Easements recorded in Book 928, Page 512 and Book 938, Page(s) 496, Mecklenburg County Registry. **HAS NO BEGINNING POINT AND CANNOT BE PLOTTED**

PROPERTY DESCRIPTION

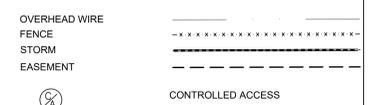
Being an 18.933 Acres Tract of Land, Lying in the City of Charlotte, Providence Township, Mecklenburg County, N.C., and being part of Grace Christian Center, Inc. (D.B. 8888 P.G.371, D.B. 9804 PG. 95) and being more particularly described as follows:

Beginning at a point in the western Right of Way of US 521 (Johnston Road); thence with new line along the northern line off Grace Christian Center, Inc. (D.B. 8888 PG. 371), the following 8 calls:

1. N 48°27'06" W a distance of 278.03', to a new iron pipe;
2. N 48°26'54" W a distance of 267.31', to a new iron pipe;
3. S 42°54'26" W a distance of 183.40', to a new iron pipe;
4. S 56°58'58" W a distance of 291.19', to a new iron pipe;
5. S 67°05'35" W a distance of 233.81', to a new iron pipe;
6. S 77°27'59" W a distance of 209.78', to a new iron pipe;
7. N 35°30'41" W a distance of 115.07', to a new iron pipe;
8. S 185°7'37" W a distance of 254.27', to a new iron pipe in the northern Right of Way of Marvyn Road;

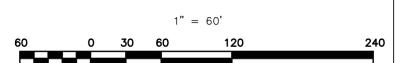
Thence with said Right of Way, N 57°00'59" W a distance of 53.37', to a new iron pipe; thence N 56°35'26" W a distance of 127.20', to a 1/2" rebar in the western line of, Trustee of the Howard Young and Marietta Young Irrevocable Trust, (D.B.31256, PG. 428); thence N 20°08'42" E a distance of 278.06', to 1/2" rebar; thence N 12°16'32" W a distance of 25.05', to a 1/2" rebar, in the western margin of western Right of Way of US 521 (Johnston Road), (D.B. 16776 PG. 705); thence with said line, N 41°10'55" E a distance of 1127.49', to a concrete monument with cap, in the southern line of 521 Partners LLC., (P.B.58 PG.82); thence S 47°59'24" E a distance of 847.31', thence with said line and the southern line of OHM Hotels 521 LLC., (P.B.58 PG. 82); thence S 46°49'38" E a distance of 107.21', to 1/2" rebar, in the western margin of western Right of Way of US 521 (Johnston Road); thence with a curve turning to the right with an arc length of 382.47', with a radius of 1106.23', with a chord bearing of S 06°28'21" W, with a chord length of 380.57', which is the point of beginning, and containing 824707.4 S.F., 18.933 acres.

Symbol	Name
☐	TELEPHONE PEDESTAL
■	DROP INLET
⊕	MANHOLE
⊕	CATCH BASIN
⊕	POWER POLE
⊕	WATER METER
⊕	P.K. NAIL
⊕	NEW IRON PIPE
⊕	EXISTING IRON PIPE
⊕	WATER METER
⊕	REBAR
⊕	GUY
⊕	CONCRETE MONUMENT
⊕	WATER VALVE
⊕	FIRE HYDRANT



REMAINING ACREAGE BY DED CALCULATION
 773774.3 Sq. Feet
 17.76 Acres

GAP IN DEED BOOK 8888
 PAGE 371 AND NCDOT DEDICATED RIGHT OF WAY
 PROJECT NUMBER # 8.1672402, D.B. 7812 PG. 634
 35419 Sq. Feet
 0.08 Acres



ALTA/NSPS SURVEY FOR:
NOVANT HEALTH
 MARVIN ROAD & US 15501
 CITY OF CHARLOTTE
 PROVIDENCE TOWNSHIP
 MECKLENBURG COUNTY, NC

PROJECT NO: 2017-32
 DRAWN BY: DJJ
 DATE: July 23, 2017
 SSGROI LAND SURVEYING, PLLC.
 145 W. PARRIS AVE., SUITE 101
 HIGH POINT N.C. 27262
 336-885-1366
 COMPANY REGISTRATION P-0138

PROPERTY REFERENCES:
 PARCEL ID 22313217
 GRACE CHRISTIAN CENTER, INC.
 D.B. 9804 PG. 95
 D.B. 8888 PG. 371