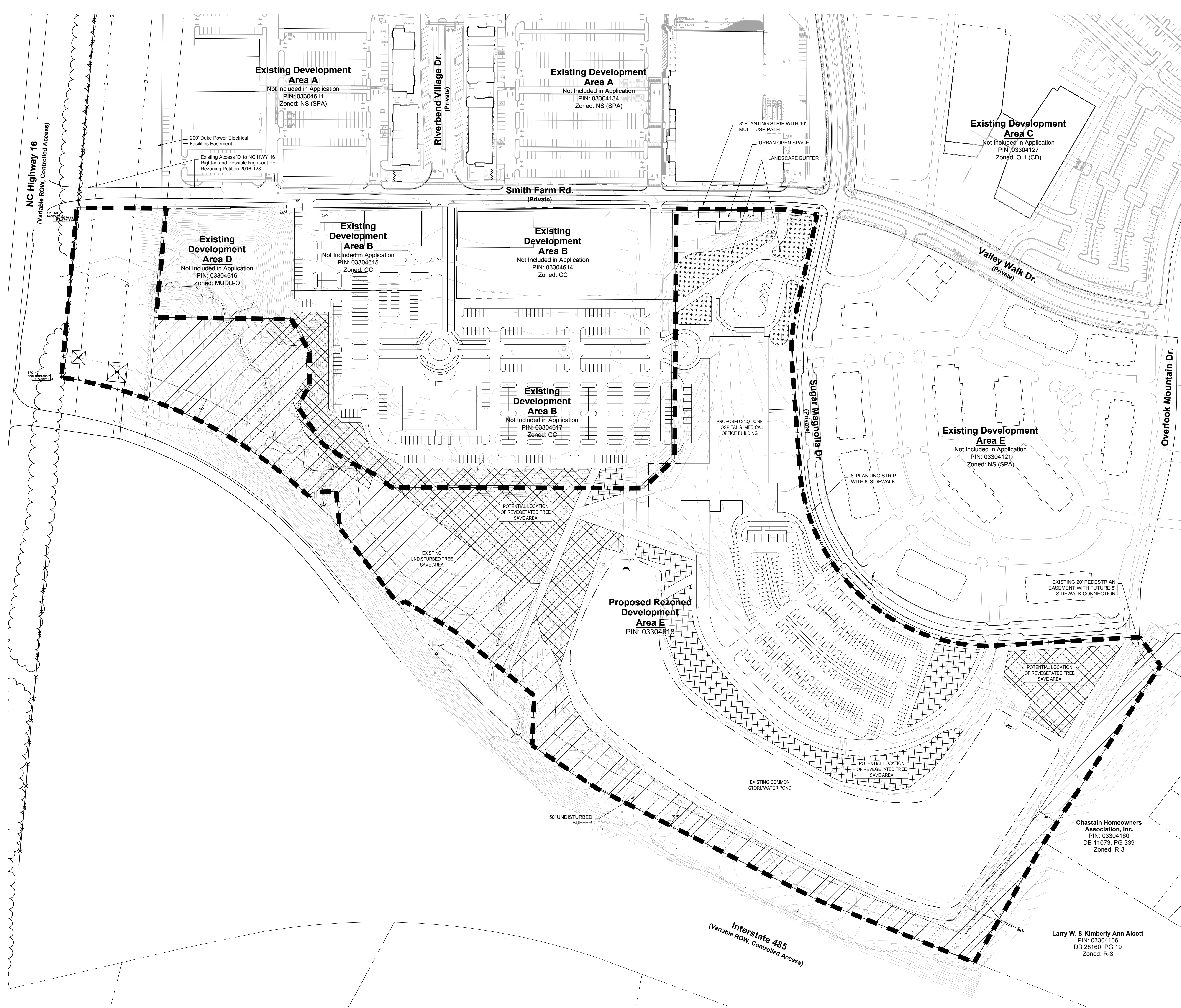
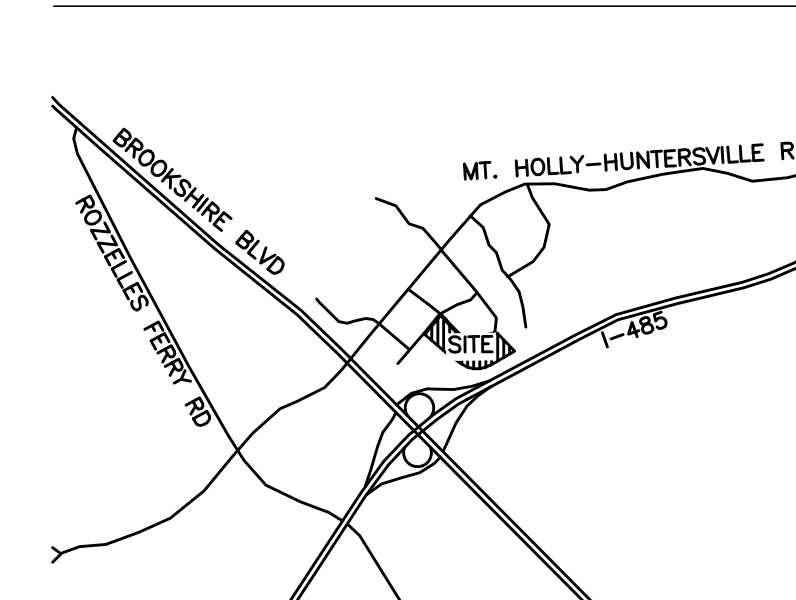


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VICINITY MAP SCALE: NOT TO SCALE



SITE DATA

Owner: Novant Health Inc
1900 Randolph Road, Ste 500
Charlotte, NC 28207
3304618

Parcel Numbers: 3304618

Address: Smith Farm Road
Charlotte, NC 20147

Total Acreage: 33.16 Acres +/-

Site Acreage: 33.16 Acres +/-

Existing Zoning: NS(SPA)

Proposed Zoning: NS(SPA)

See Development Standards on Sheet G-802 for details.

NOTES

Boundary information from...
Previous submittal plans by Design Resource Group in Charlotte, NC and survey of tax parcels 03304615, 03304616, 03304617, and 03304618 by Sgroi Land Surveying, PLLC dated March 8, 2019.

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
619 S. CEDAR STREET, SUITE L
CHARLOTTE, NC 28202
P: 336.723.1067 F: 336.723.1069
www.stimmelpa.com

SEALS:

PROJECT:

**RIVERBEND VILLAGE
AREA E REZONING**
SMITH FARM ROAD
CHARLOTTE, NC
PETITION # 2019-XXX

CLIENT:
NOVANT HEALTH
1900 RANDOLPH ROAD
SUITE 500
CHARLOTTE, NC 28207
(704) 316-4351

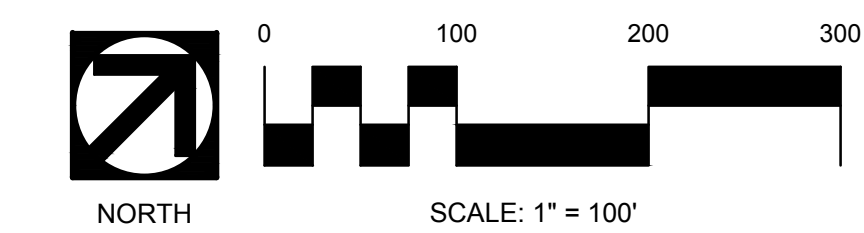
DRAWN: ESB
DATE: 04/05/19
REVISIONS:

JOB. NO.: 19-033
SHEET TITLE:

**SCHEMATIC
SITE PLAN**

SCALE: 1" = 100'
SHEET NO.:

G-801
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Novant Health
Development Standards
04/02/19
Rezoning Petition No. 2019-

Site Development Data:

- Acreage: ± 33.163 acres
- Tax Parcel #: 03-046-18
- Existing Zoning: NS
- Proposed Zoning: NS SPA
- Existing Uses: vacant
- Proposed Uses: A hospital, medical office uses and clinics as permitted by right and under prescribed conditions together with accessory uses, including a helicopter landing pad, a parking structure as allowed in the NS zoning district (as more specifically described and restricted below in Section 2).
- Maximum Gross Square feet of Development: Up to 210,000 square feet of gross floor area for a hospital, medical office uses, including medical, dental, and optical clinics.
- Maximum Building Height: As allowed by the Ordinance, but not to exceed 60 feet.
- 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 ("Petitioner") to accommodate the development of a hospital with a variety of medical offices and clinic uses as allowed in the NS zoning district on approximately 33.163 acre site located at 4756 Smith Farm 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 NS 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.
- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed two (2). 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, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may only be developed with up to 210,000 square feet of gross floor area for a hospital, medical office uses, and medical, dental, and optical clinics, together with accessory uses, including a helicopter landing pad, a parking structure as allowed in the NS zoning district.

For purposes of the development limitations set forth in these Development Standards for this Petition (but not to be construed as a limitation on FAR requirements or definition set by the Ordinance), 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).

3. Access and Transportation:

- a. Access to the Site will be from Smith Farm Road, and Sugar Magnolia Drive in the manner generally depicted on the Rezoning Plan. Additional or fewer driveways to the abutting streets will be allowed.
- b. 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.
- c. All required transportation improvements 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.
- e. 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. The setback along Smith Farm Road will be 18 feet as measured from the existing back of curb. The setback along Sugar Magnolia Drive will be 16 feet as measured the existing back of curb. A 50 foot undisturbed buffer will be provided along I-485.
- b. Along the Site's frontage on Smith Farm Road the Petitioner will provide an eight (8) foot planting strip and a 10 foot multi-use path (MUP) as generally depicted on the Rezoning Plan. Along Sugar Magnolia Drive an eight (8) foot planting strip and an eight (8) foot sidewalk will be provided as generally depicted on the Rezoning Plan. A sidewalk easement will be provided if the proposed sidewalk or MUP is located outside of the right-of-way.
- c. The Petitioner will provide a sidewalk network that links the proposed building entrances to the sidewalk along Sugar Magnolia Drive, and to the Smith Farm Road MUP. The minimum width for this internal sidewalk will be six (6) 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. Architectural Standards:

- 1. Building Placement and Site Design shall focus on and enhance the Pedestrian environment on Public network required streets, through the following:
 - a. The proposed buildings shall be placed so as to present an interesting and well-articulated façade to Sugar Magnolia Drive as generally depicted on the Rezoning Plan.
 - b. The Facade fronting on Sugar Magnolia Drive shall include windows for a minimum of 60% of the Sugar Magnolia Drive elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirements may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet above adjacent street sidewalk.
 - c. The facade of first/ground floor of the building along Sugar Magnolia Drive and Smith Farm Road shall incorporate a minimum of 30% masonry material such as brick or stone.
 - d. Direct pedestrian connection shall be provided between the building and Sugar Magnolia Drive and Smith Farm Road, to the sidewalk and MUP along each street.
 - e. The building design will include a door facing/oriented toward Sugar Magnolia Drive and Smith Farm Road.
 - f. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - g. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - h. Buildings should be a minimum height of 22 feet.
 - i. Multi-story buildings should have a minimum of 20% transparency on upper stories.

6. 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.

7. 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 25 feet in height.

8. 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.

9. 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.

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SEALS:

PROJECT:

**RIVERBEND VILLAGE
AREA E REZONING**
SMITH FARM ROAD
CHARLOTTE, NC
PETITION #: 2019-XXX

CLIENT:

NOVANT HEALTH
1900 RANDOLPH ROAD
SUITE 500
CHARLOTTE, NC 28207
(704) 316-4351

DRAWN: _____ ESB
DATE: _____ 04/05/19
REVISIONS: _____

JOB NO: _____ 19-033
SHEET TITLE: _____

**DEVELOPMENT
STANDARDS**

SCALE: _____ NTS
SHEET NO.: _____

G- 802

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