

**ZONING COMMITTEE  
RECOMMENDATION  
March 26, 2008**

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**Rezoning Petition No. 2007-076**

<b>Property Owner:</b>	Novant Health, Inc. and BB&T
<b>Petitioner:</b>	Novant Health, Inc
<b>Location:</b>	Approximately 6.40 acres bounded by E. 3 <sup>rd</sup> Street, E. 4 <sup>th</sup> Street, Queens Road, and S. Caswell Road
<b>Center, Corridor or Wedge:</b>	Corridor
<b>Request:</b>	O-2, office to MUDD-O, mixed use development district – optional
<b>Action:</b>	<p>The Zoning Committee voted unanimously recommended <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"><li>• Details of the overhead pedestrian bridges have been provided.</li><li>• The right deceleration lane into the employee parking deck entrance on Third Street is required by NCDOT. The remaining area will be landscaped as illustrated on the elevations.</li><li>• The pedestrian “alley” from Caswell to Queens is committed to in the development standard notes.</li><li>• The tree save locations provided in phase one are shown on the site plan.</li><li>• The optional provisions have been deleted.</li></ul>
<b>Vote:</b>	
Yeas:	Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
Nays:	None
Absent:	Johnson
Recused:	None

## **Summary of Petition**

This petition proposes to rezone 6.4 acres for the redevelopment of the site as part of the Presbyterian Hospital complex. The proposal accommodates approximately 775,667 square feet of additional hospital and medical office facilities, as well as a 12-level parking deck. A 148,424 square foot medical tower exists on the site and will remain. The proposed FAR is 3.31, excluding structured parking. The petition includes an optional provision for building height.

## **Zoning Committee Discussion/Rationale**

Staff reviewed the changes in the petition since the Zoning Committee meeting in February. The parking deck and building elevations were reviewed noting the architectural theme, art, landscaping, and screening for automobiles,. Staff discussed the drive lane along Third Street and stated that NCDOT is requiring the turn lane into the second entrance. This reduces the pedestrian area between the deck and the street, however, the petitioner has agreed to make this area as pedestrian friendly as possible.

Staff noted that the City Council asked if the Fire Department and Police Department had special concerns about the overhead bridge. The Fire Department indicated that they will address their issues through the normal building permitting process. The Police Department indicated they would have concern if the bridge was an “open” bridge as opposed to an enclosed bridge.

The Commission asked several questions regarding the site plan and the phasing of the development. The petitioner was asked if they would consider roof gardens in the later phases. Mr. Fields said that they will look at that when they design the buildings.

## **Statement of Consistency**

Upon a motion made by Commissioner Rosenburgh and seconded by Commissioner Loflin, the Zoning Committee unanimously found this petition to be consistent with the *Central District Plan* and reasonable and in the public interest.

## **Vote**

**Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh, the Zoning Committee voted unanimously to recommend APPROVAL of this petition as modified.**

## **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.