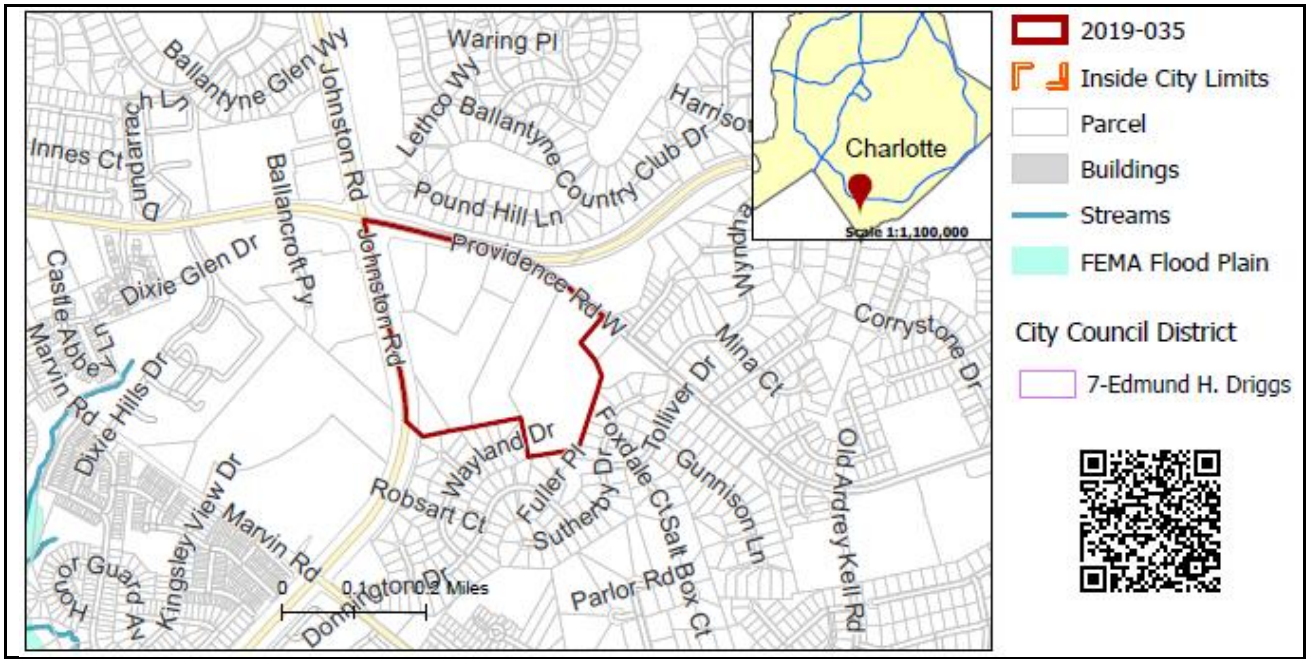
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-035
Pre-Hearing Staff Analysis
December 16, 2019

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: INST (CD) (institutional, conditional) with 5-Year Vested Rights
LOCATION	Approximately 38.0 acres located at the southeast intersection of Johnston Road and Providence Road West.



SUMMARY OF PETITION	The petition proposes the redevelopment of the site for a 163,000 square foot health institution with up to 48 beds and up to 60,000 square feet of medical office use in a single multi-story building with an accessory helicopter pad.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Novant Health, Inc. Novant Health, Inc. Susan Todd & William Isenhour (Johnston, Allison & Hord)
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: April 11th meeting – 21, October 3rd meeting - 20

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **inconsistent** with the *South District Plan*, which recommends single family residential of up to 3 units per acre. <u>Rationale for Recommendation</u> • Although the proposal is inconsistent with the specific recommendation in the area plan, the plan does not provide specific guidance for institutional and medical land uses. • The proposed health institution and medical office use will complement the node of commercial, hospitality and restaurant uses located at the intersection of Johnston Road (Hwy 521) and Providence Road West.

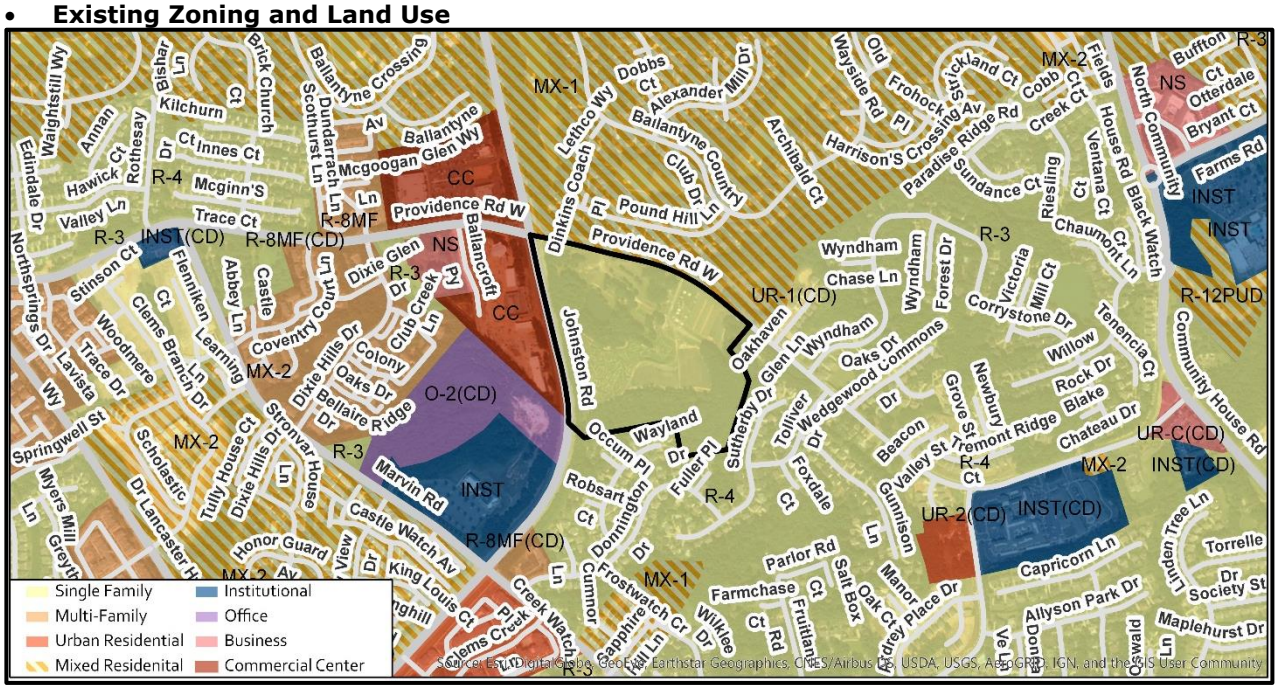
- Providence Road West is a major collector but in the future Bryant Farms Road, a major east/west thoroughfare, will tie into Providence Road West along the site frontage.
- The proposed site plan includes a new street connection between Johnston Road and Providence Road West and a tree save space between the new street and the single family residential area to the south.

The approval of this petition will revise the adopted future land use as specified by the South District Plan, from single family residential at up to 3 units per acre to institutional use for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Up to 163,000 square foot health institution with up to 48 beds and up to 60,000 square feet of medical office use in a single building, multi-story building with an accessory helicopter pad.
  - Maximum building height up to 75 feet and 5 stories.
  - Specifies the helicopter pad will be setback at least 75 feet from single family property lines and 80 feet from the proposed right-of-way.
  - Provides a 75-foot Class B buffer abutting single family development and specifies that the buffer may be reduced abutting parcel 22314402 by 25% with the use of a fence, wall or berm according to Ordinance standards.
  - Provides architectural standards related to pedestrian access, transparent glass, masonry products, limits on blank walls, and minimum transparency for upper story facades.
  - Provides a 12-foot multi-use path along sites frontage on Johnston Road and specifies that if environmental permitting prohibits the path then pedestrian connectivity will be provided between Johnston Road and Providence Road West through internal sidewalks.
  - Constructs a 5-foot bike lane, 8-foot planting strip and 6-foot sidewalk along sites frontage on Providence Road West.
  - Provides a private street through the site to connect Johnston Road and Providence Road West.
  - Access through a right in/out and proposed break in controlled access for left-in movements at the new private street.
  - Access from Providence Road West through one right in/out driveway and one full movement access at the new private street.
  - Provides transportation mitigations including new turns lanes and extensions of turn lanes at a number of nearby intersections and pedestrian crossing improvements at several intersections.

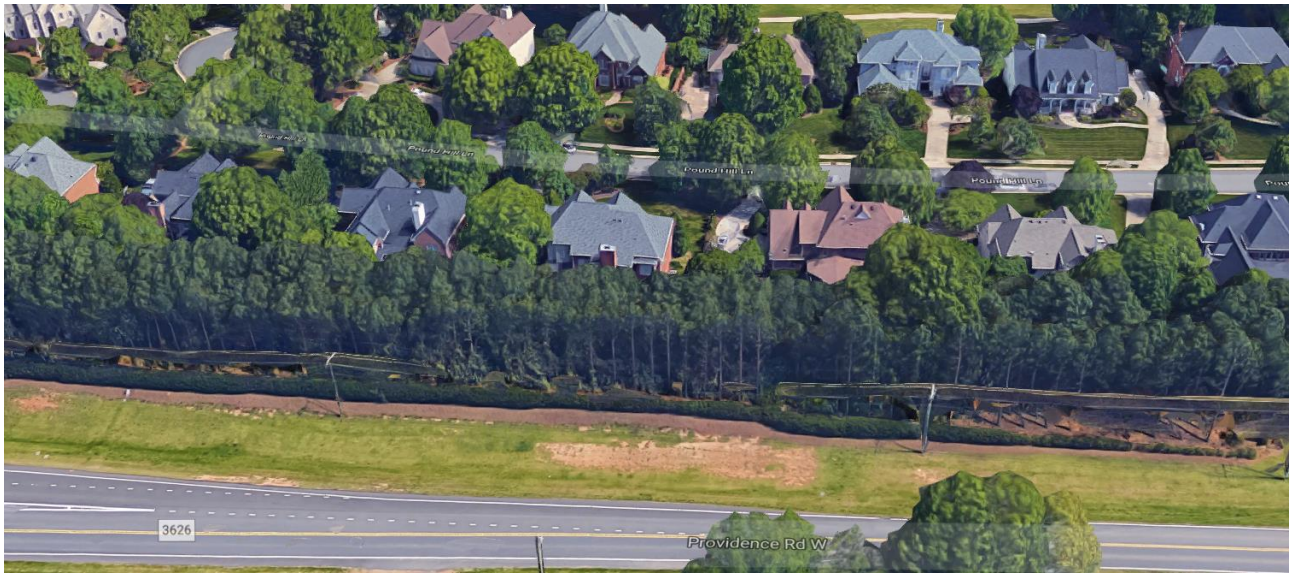
- **Existing Zoning and Land Use**



There is a mix of uses in the area. There are single family residential uses to the north, south and east of the site along Providence Road West. West of the site across and along Johnston Road are religious institution, hospitality, retail, and EDEE (eating/drinking/entertainment establishments). Further west along Providence Road West are multi-family and single family attached residential uses.

The site is currently used as a farm.

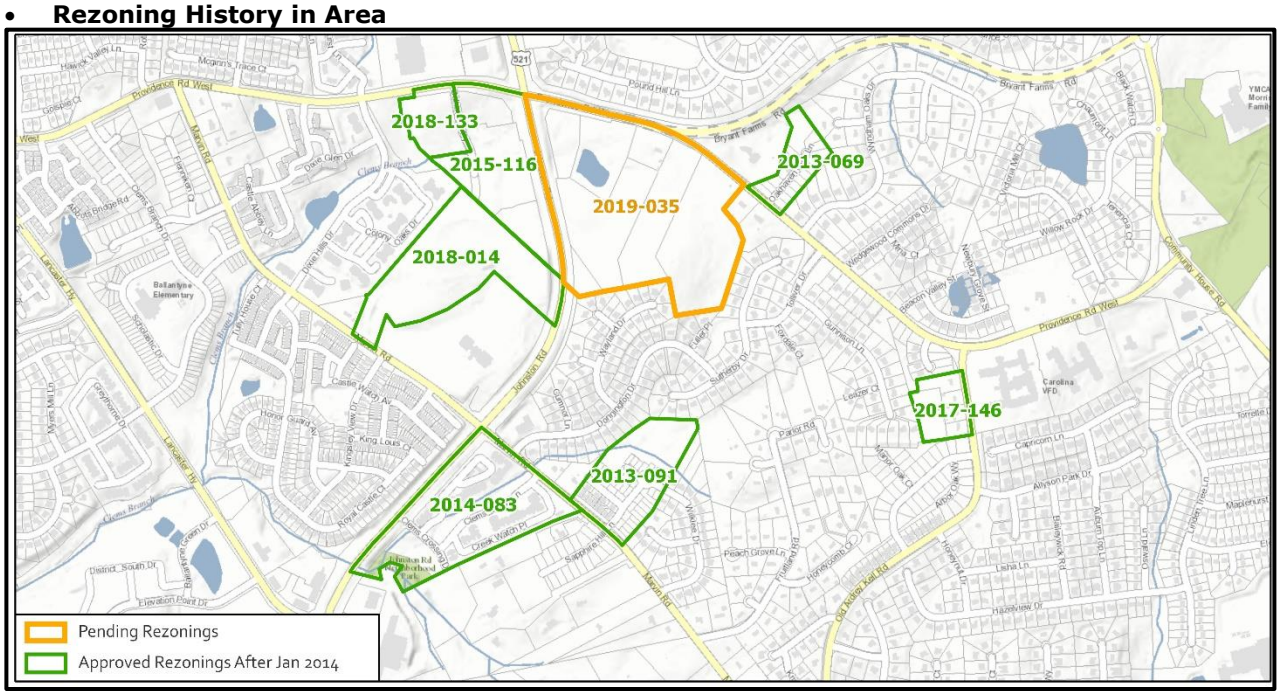
South and east of the site are single family homes.



North of the site across Providence Road West are single family homes fronting Pound Hill Lane.

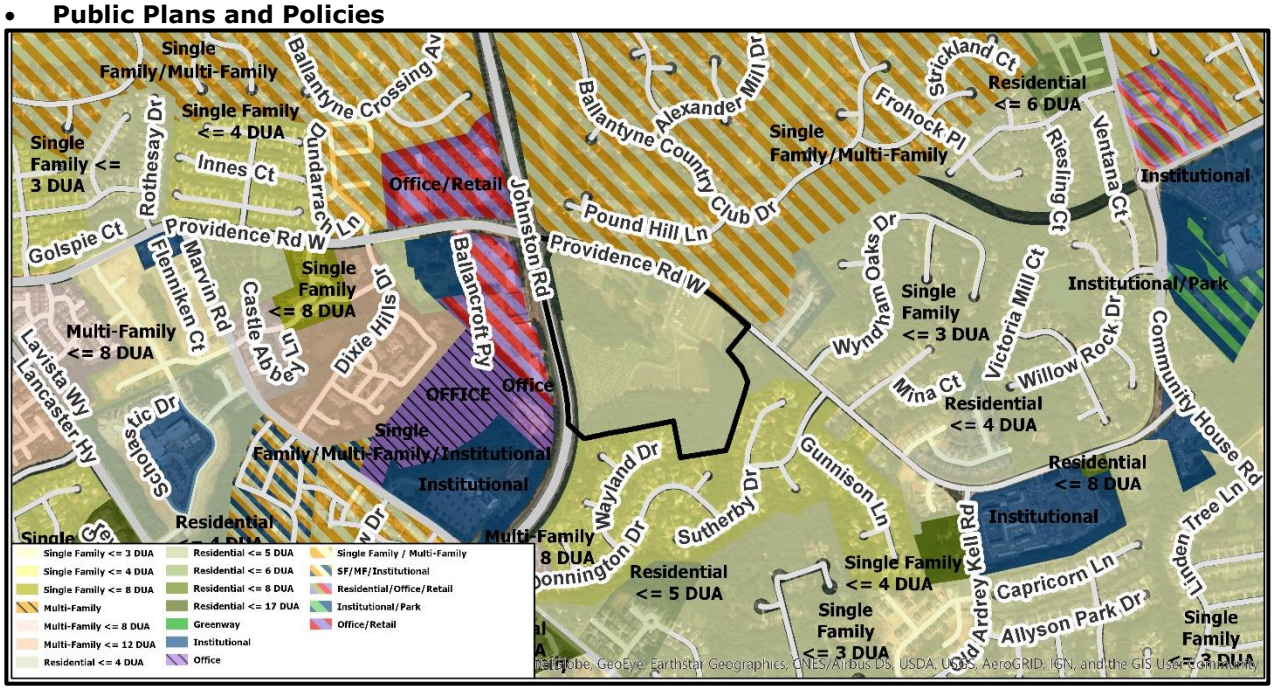
West of the site across Johnston Road are commercial uses and a hotel.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-069	5.0 acres east of the site off Providence Road West to UR-1(CD) to allow single family development up to 3.8 DUA	Approved
2013-091	11.38 acres south of the site off Marvin Road to MX-1 to allow single family development up to 4.56 DUA	Approved
2014-083	18.8 acres south of the site at the corner of Marvin Road and Johnston Road to UR-2(CD) to allow multi-family development up to 14.94 DUA	Approved
2015-116	13.22 acres west of the site to CC to allow a bank, retail, EDEE and office uses and a hotel	Approved
2017-146	4.35 acres east of the site on Old Ardrey Kell Road to UR-2(CD) to allow up to 35 townhomes	Approved
2018-014	18.95 acres west of the site on Johnston Road and Ballancroft Parkway to INST(CD) to allow 100,000 square feet of medical offices plus a health institution with up to 50 beds	Approved
2018-133	4.28 acres west of the site along Providence Road West and Ballancroft Parkway to NS to allow a police station	Approved

- **Public Plans and Policies**



  - The *South District Plan* (1993) recommends single family residential at 3 units per acre for this site.

- **TRANSPORTATION CONSIDERATIONS**
  - The petitioner has committed to improving the streetscape along with implementing transportation mitigations with off-site improvements. The petitioner has committed to the construction of a 12-foot multi-use path along Johnston Road and a bike lane, planting strip and sidewalk along Providence Road West. CDOT and NCDOT will continue coordination with the petitioner and developer to solidify off-site improvements before construction permitting.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 10 trips per day (based on 1 single family home).
    Entitlement: 1,170 trips per day (based on 114 single family dwellings).
    Proposed Zoning: 5,770 trips per day (based on 163,000 square foot hospital and 60,000 medical office).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 16-inch water transmission mains located along Providence Road and Johnston Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Due to the limited project details that were provided, it is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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