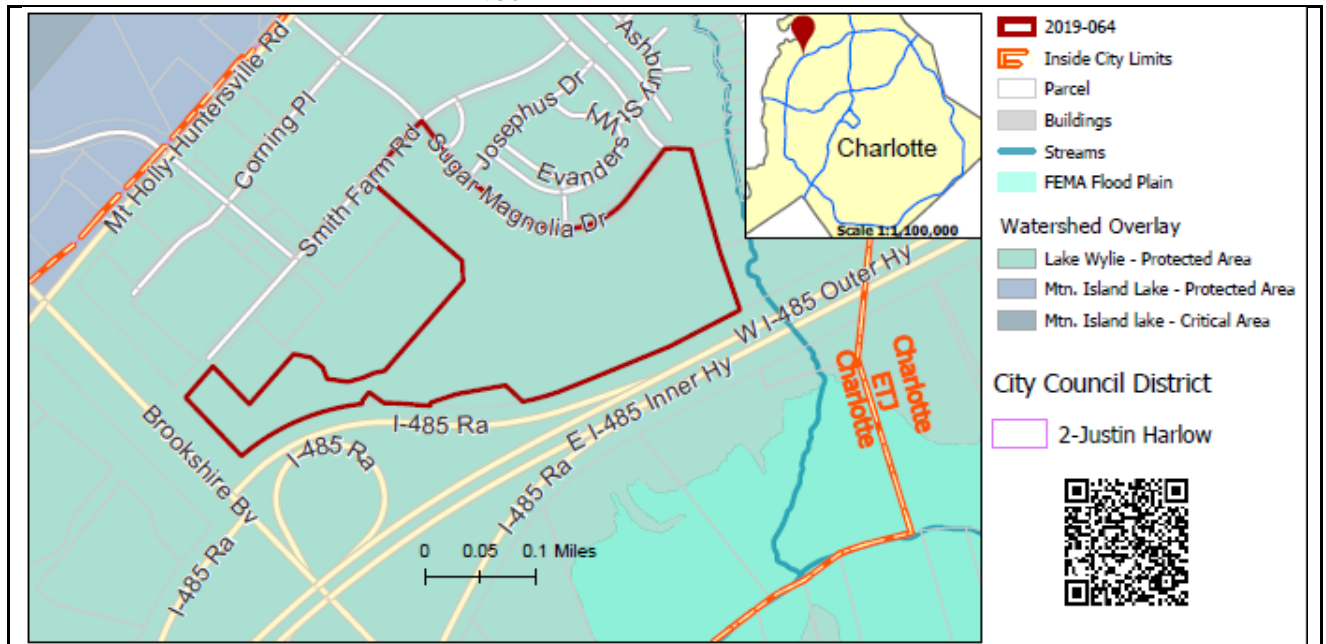


REQUEST

Current Zoning: NS LWPA (neighborhood services, Lake Wylie Protected Area)
Proposed Zoning: O-1(CD) LWPA (office, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 33.16 acres located on the south side of Mt. Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485.



SUMMARY OF PETITION

The petition proposes to allow up to 210,00 square feet of gross floor area for a hospital with a variety of medical office uses and clinics, and including a helicopter landing pad.

PROPERTY OWNER

Mt. Island Promenade, LLC

PETITIONER

Novant Health

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Brookshire/I-485 Interchange Study* (2002) recommendation for mixed use development.

Rationale for Recommendation

- The plan states that "mixed-use is by definition intended to include at least two of the following uses: office, multi-family residential, and retail. These uses must be integrated within the same building". Stand alone, this petition does not fulfill the plan's definition of mixed-use, but it is an integrated component of a larger mixed-use development.
- Institutional uses are considered compatible with the rest of the mixed-use development.

- The petition commits to the development of a .25-acre urban open space on Smith Farm Road with walkways, landscaping, hardscape area, seating areas, and lighting.
- The petition commits to pedestrian connectivity with pedestrian connections between the building and Sugar Magnolia Drive and Smith Farm Road, to the sidewalk and MUP along each street.
- The petition increases walkability through the larger mixed-use development by ensuring the building design will include a door facing/oriented towards Sugar Magnolia Drive and Smith Farm Road.

The approval of this petition will revise the adopted future land use as specified by the *Brookshire/I-485 Interchange Study* (2000), from Residential/Office/Retail recommended use to Institutional recommended use for the site.

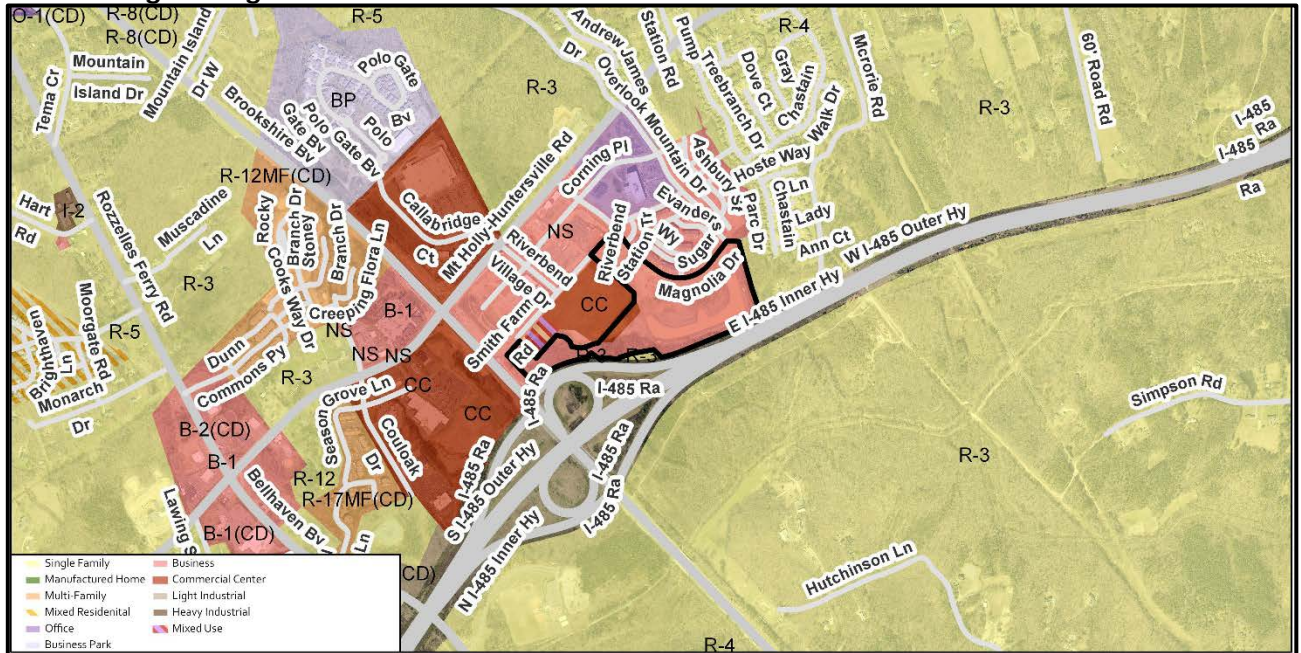
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow up to 210,000 square feet of gross floor area for a hospital, medical office uses, including medical, dental, and optical clinics as allowed in the O-1 zoning district.
- Limits building height to 65-feet.
- Allows a helicopter landing pad as an accessory use.
- Limits the total of principal buildings to two.
- Maintains a 50-foot undisturbed buffer along I-485.
- Provides an improved urban open space area along Smith Farm Road with walkways, landscaping, hardscape areas, seating areas, and lighting.
- Identifies existing stormwater facility, tree save, and potential revegetated tree save areas.
- Provides enhanced landscape screen with low masonry wall for parking areas along Sugar Magnolia Drive.
- Commits to pedestrian connections between the building and Sugar Magnolia Drive and Smith Farm Road, to the sidewalk and MUP along each street.
- Provides architectural standards related to: articulated architectural features with a combination of wall off-sets, columns, change in color, awnings, and pilasters, doors facing on all sides of the building, minimum 20% transparency on upper floors, and no blank walls greater than 20 feet.
- The Phase 1 transportation improvements for the Riverbend development as part of the rezoning petition 2016-128 have been agreed to.
- Commits to transportation improvements related to access, right-of-way, and sidewalk easement.

- Existing Zoning and Land Use



- The current rezoning site is undeveloped. It is surrounded by the multi-use Riverbend development which includes a mix of retail, office, hotel, and residential uses. A single-family neighborhood is to the east of the property.



The subject property is denoted by the red star and currently vacant.



The property is bordered by Interstate 485 to the south.



The property to the northwest and north along Mt Holly-Huntersville Road contains the multi-use Riverbend development under construction.

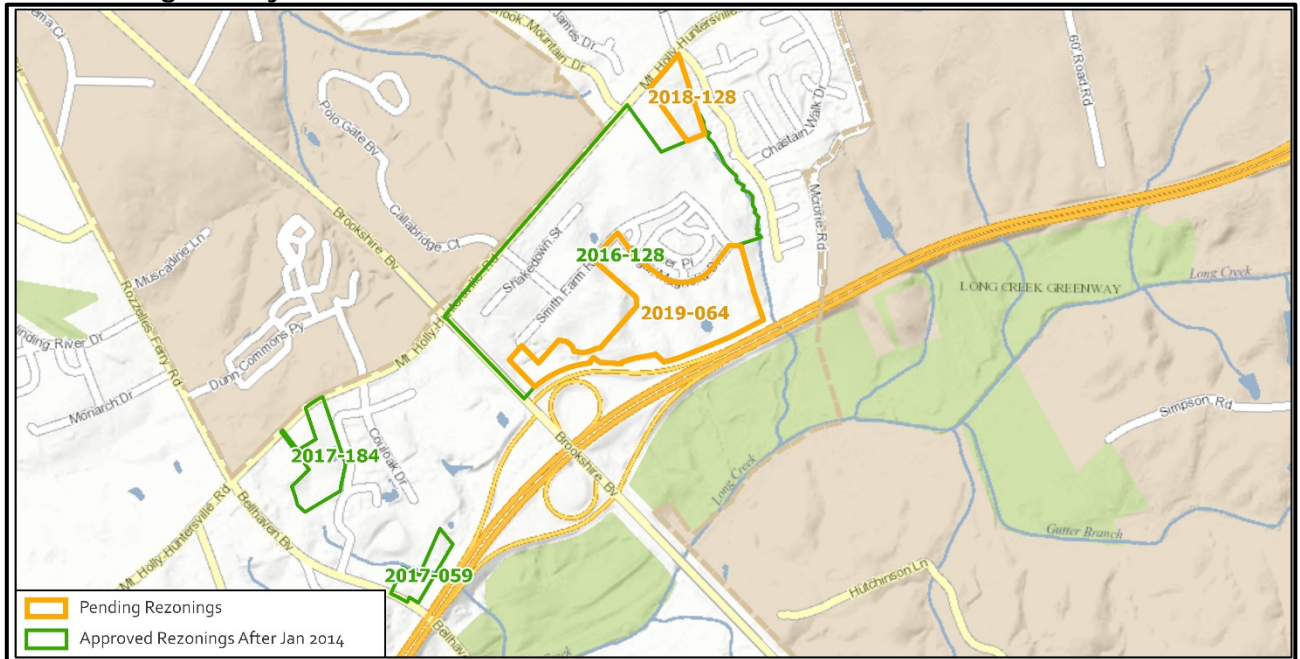


The property to the east along Chastain Parc Drive is developed with single-family homes.



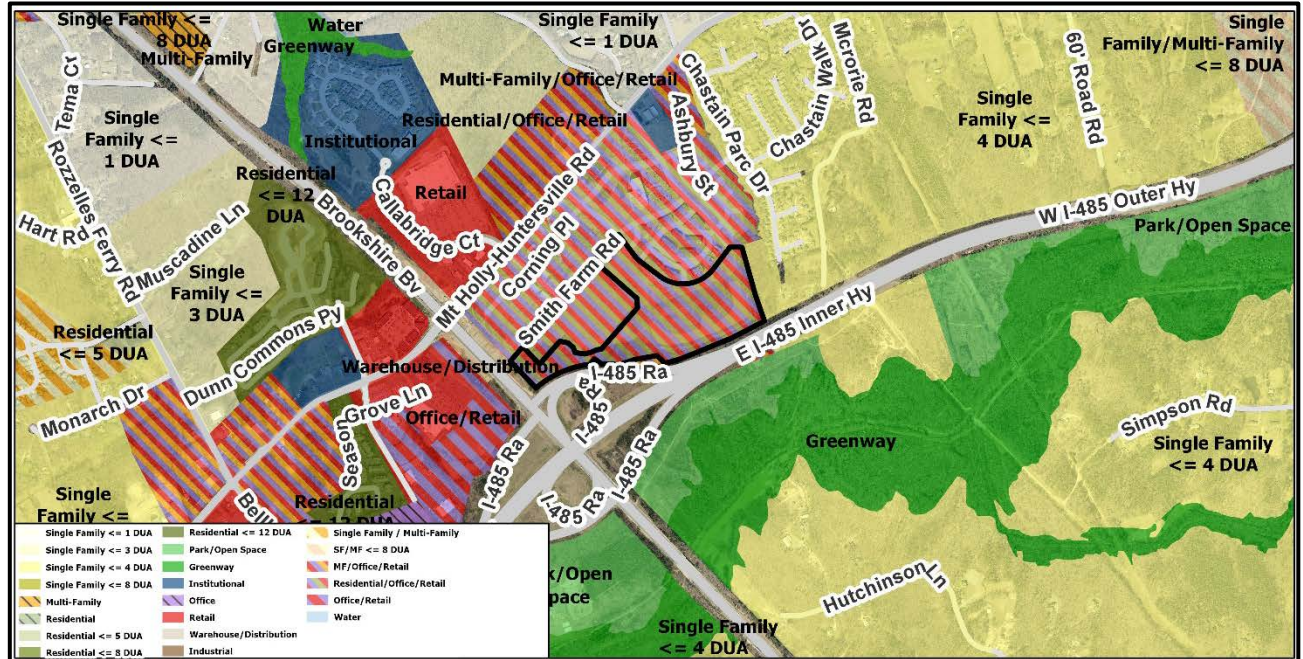
The property to the west along Brookshire Boulevard is part of the multi-use Riverbend development.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-128	Rezoned 125.13 acres to modify an approved petition to allow additional office square footage, a hotel, and a theater.	Approved
2017-059	Rezoned 3.78 acres to allow a 20,000-square foot building with light industrial uses.	Approved
2017-184	Rezoned 8.56 acres to allow all uses in the R-12MF district.	Approved
2018-128	Proposes to rezone 5.5 acres to allow 46,000 square-feet of office and commercial uses.	Pending

• Public Plans and Policies



- The adopted policies for this petition are in the *Brookshire/I-485 Interchange Study* (2002). The plan recommends mixed use development for this site.
- The plan states that “Mixed-use is by definition intended to include at least two of the following uses: office, multi-family residential, and retail. These uses must be integrated within the same building. Office uses are limited to 3 stories with a maximum gross acreage-to-square foot of office ratio of 1:5,000. Residential density may not exceed 12 units-per-acre based on the gross site acreage.”

• TRANSPORTATION CONSIDERATIONS

- The proposed site access is provided by existing private streets constructed by the master Riverbend Developer. The master developer is required to complete all Phase 1 transportation improvements as specified in Rezoning Petition 2016-128 prior to the subject rezoning’s first building certificate of occupancy is issued. The proposed mixed-use Riverbend Development has a robust street and pedestrian sidewalk/path network and is considered a “walkable” community. Several required major transportation improvements are under construction, including a “continuous flow intersection” located at Brookshire Boulevard (NC 16) / Mt. Holly-Huntersville Road intersection. The land-use is switching from apartments to hospital/medical office uses having an increase in vehicular trips; however, the additional trips fall within the allotted trips approved under Rezoning Petition 2016-128.
- See Outstanding Issues, Note 4. Addressed.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 1,270 trips per day (based on Multi-family apartments).
Proposed Zoning: 5,410 trips per day (based on 160,000 square-feet of hospital use and 50,000 square-feet of medical office).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** Please 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 8-inch water distribution mains located along Sugar Magnolia Drive and Smith Farm Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along Sugar Magnolia Drive, Smith Farm Road and located within the rezoning boundary, and via an existing 18-inch gravity sewer main located within the rezoning boundary. Please 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:** Please see advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

- ~~1. Revise the site plan and conditional note(s) to provide a detail table identifying all Phase 1 Transportation Improvements necessary to be substantially completed and approved by the City as documented in Rezoning Petition 2016-128. This table needs to document all required Phase 1 transportation improvements are completed and/or their status of completion, including expected construction completion dates.~~ Addressed

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

Planner: Michael Russell (704) 353-0225