

timmons.com\flagship\300104\44069-Flagship_Healthcare\DWG\Sheet\Exhibit\Alternate Driveway Layout - 7.dwg | Plotted on 11/25/2019 1:48 PM | by Brian Crotched

Site Development Data:

- Acreage: ± 8.12 acres
--Tax Parcel #: 157-016-29
--Existing Zoning: R-5
--Proposed Zoning: NS
--Existing Uses: Radio Antenna, to be removed as part of the redevelopment of the Site as allowed by the Rezoning Petition.
--Proposed Uses: (i) Within Development Area A, medical office uses, and medical, dental, optical clinics, and general office uses; and (ii) within Development Area B attached dwelling units. All as permitted by right and under prescribed conditions together with accessory uses, as allowed in the NS zoning district (as more specifically described and restricted below in Section 2).
--Maximum Gross Square feet of Development: Within Development Area A up to 12,500 square feet of gross floor area of medical office uses, medical, dental, optical clinics, and general office uses. Within Development Area B up to 25 attached dwelling units.
--Maximum Building Height: Within Development Area A one (1) story but not to exceed 27 feet. Within Development Area B up to three (3) stories but not to exceed 40 feet. Height to be measured as required 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 Flagship Healthcare Properties, LLC ("Petitioner") to accommodate the development of an office building with a variety of medical and general office uses, and an attached dwelling residential community as allowed in the NS zoning district on approximately 8.12 acre site located at the northeast corner of intersection of Sam Drenan Road and Orange Street (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 one (1) on Development Area A, and not exceed six (6) within Development Area B. 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.
- e. **Unified Development.** The Site may be considered a unified development plan as and as such separation standards such as buffers, side and/or rear yards may be eliminated or reduced between Development Area A and B within the Site and with the existing office building and parking areas located on tax parcel # 155-153-01 (2825 Randolph Road), subject to the normally required Staff review and approval process.

2. Permitted Uses & Development Area Limitation:

For ease of reference, the Rezoning Plan sets forth two (2) Development Areas as generally depicted on the Technical Data Sheet as Development Areas A and B (each a "Development Area" and collectively the "Development Areas").

- a. Within Development Area A up to 12,500 square feet of gross floor area of medical offices uses, medical, dental, and optical clinics, and general office uses together with accessory uses as allowed in the NS zoning district may be developed.
- b. Within Development Area B up to 25 attached dwelling units together with accessory uses as allowed in the NS zoning district may be developed. A minimum of six (6) units and a maximum of ten (10) units, but no less than 40% of the attached dwelling units constructed on Development Area B will be restricted to buyers at who are eligible for HouseCharlotte assistance.

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 Sam Drenan Road in the manner generally depicted on the Rezoning Plan. This access will serve both Development Area A and B. The common access drive may be designed as a shared drive for the proposed uses as well as a shared drive with the existing building located at 2825 Randolph Road.
- b. The Petitioner reserves the right to request the abandonment of a portion of the existing unused right-of-way located at the intersection of Orange Street and Sam Drenan Road. The amount and area that may be abandoned will be coordinated with CDOT and will be determined during the land development approval process for the Site.
- c. The Petitioner will provide an eight (8) foot multi-use path (MUP) with a 10 foot access easement to the future Briar Creek Greenway. The easement and MUP will extend to Sam Drenan Road as generally depicted on the Rezoning Plan. Due to site constraints the MUP and 10 foot easement may narrow to five (5) feet as generally depicted on the Rezoning Plan. The 10 foot access and MUP easement to be provided to County Park and Recreation. The terminus of the easement to be determined during the land development approval process for the Site.
- d. 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.
- e. 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.
- f. 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.
- g. 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 eastern property boundary a 15 foot landscape area planted to Class C Buffer standards will be provided, and along the northern property boundary a 20 foot landscape area planted to Class C Buffer standards will be provided as generally depicted on the rezoning plan.
- b. The Petitioner will provide a sidewalk network that links the proposed building entrances within each Development Area to the sidewalk along Sam Drenan Road. The minimum width for this internal sidewalk will be six (6) feet, except at one location where the width narrows to five (5) feet due to limited property frontage as generally depicted on the rezoning plan.
- c. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- d. The proposed attached dwelling, residential community located on Development Area B will be designed to accommodate roll out trash service as provided by the City of Charlotte.
- 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:

Building Placement and Site Design shall focus on and enhance the Pedestrian environment on public or private streets, through the following:

1. Architectural Standards for Development Area A:

- a. The front facade shall include windows for a minimum of 50% of the private street 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.
- b. The front facade of first/ground floor of the building shall incorporate a minimum of 30% masonry material such as brick or stone.
- c. Direct pedestrian connection shall be provided between the building and the internal private street, to the sidewalk on Sam Drenan Road.
- d. The building design will include a door oriented toward the internal private street.
- e. 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.
- f. 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.
- g. Buildings will be a minimum height of 22 feet.

2. Architectural Standards for Development Area B:

- a. The building materials used on the principal buildings constructed on Development Area B will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may be used on windows, soffits and on handrails/railings.
- b. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- c. On the interior of the Site end units that abut the internal private streets will have multiple windows on the end facades to avoid a blank street wall.
- d. Garage doors visible from the public or private streets will be recessed at least one (1) foot behind the front most building face, to minimize the visual impact of the garage doors on the public and private streets.
- e. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be raised from the average sidewalk grade of Development Area B a minimum of twenty-four (24) inches.
- f. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels.
- g. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

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.
- d. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Petitioner acknowledges intermittent/perennial reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

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 for both Development Areas will be limited to 16 feet in height.

8. Briar Creek Greenway Dedication:


- a. The Petitioner will convey to Mecklenburg County for the development of a greenway the portion of 100 foot SWIM buffer associated with Briar Creek located on the Site, this area is generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to County Park and Recreation prior to the issuance of the first certificate of occupancy for the Site.


9. 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.

10. 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.





THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Washad St., Suite 200, Charlotte, NC 28202
TEL: 704.602.8600 FAX: 704.376.1076
www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE
10/14/19
11/25/19

STAFF COMMENTS
STAFF COMMENTS

REVISION DESCRIPTION

DATE
06/13/2019

DRAWN BY
RAS

DESIGNED BY
BVC

CHECKED BY
BVC

SCALE
AS SHOWN

FLAGSHIP HEALTHCARE - GRIER HEIGHTS
MECKLENBURG COUNTY, NORTH CAROLINA

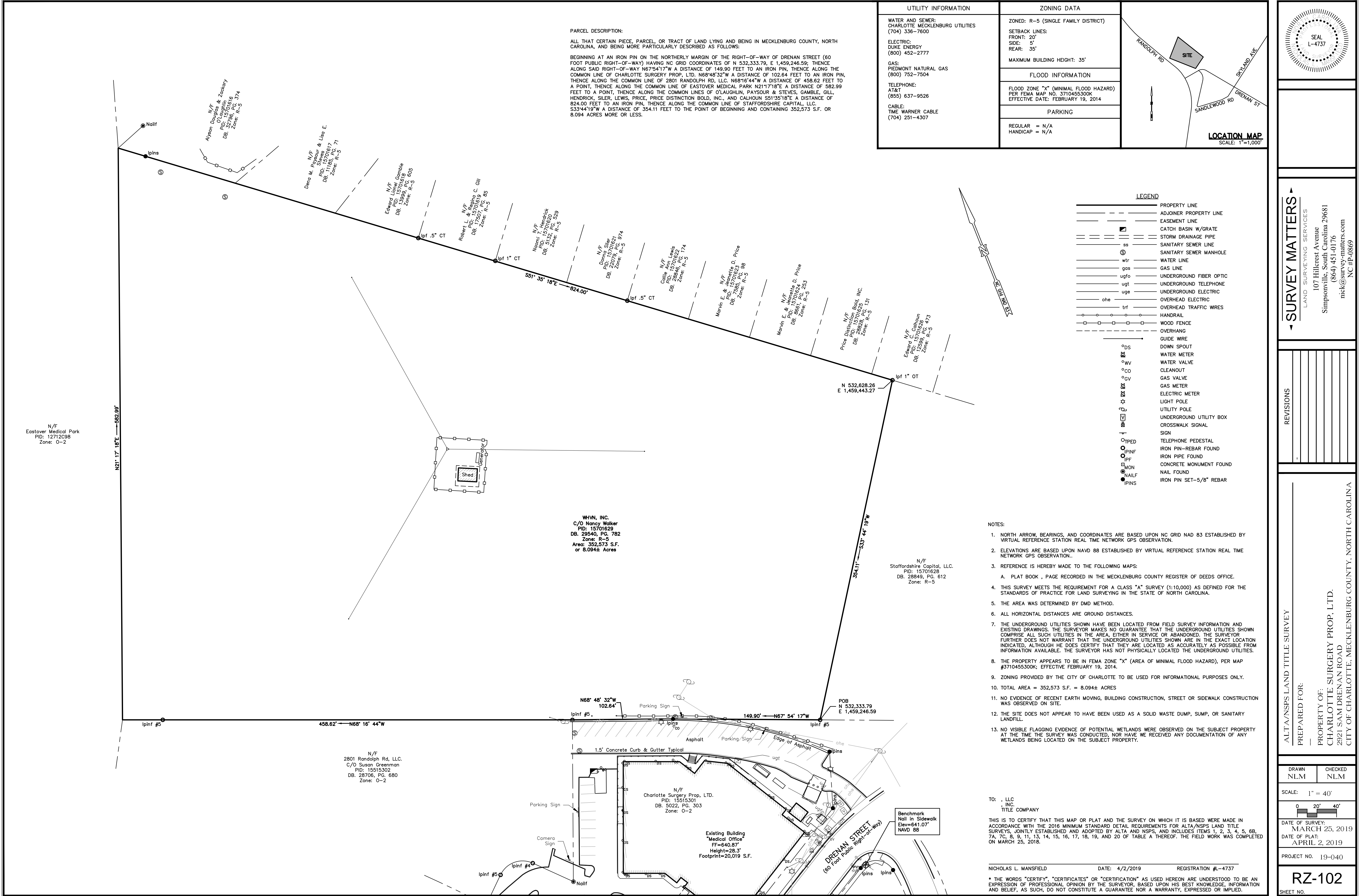
DEVELOPMENT STANDARDS

JOB NO.
44069

SHEET NO.
RZ-101

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

REZONING PETITION NO. 2019-098



SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com
NC #P-0869

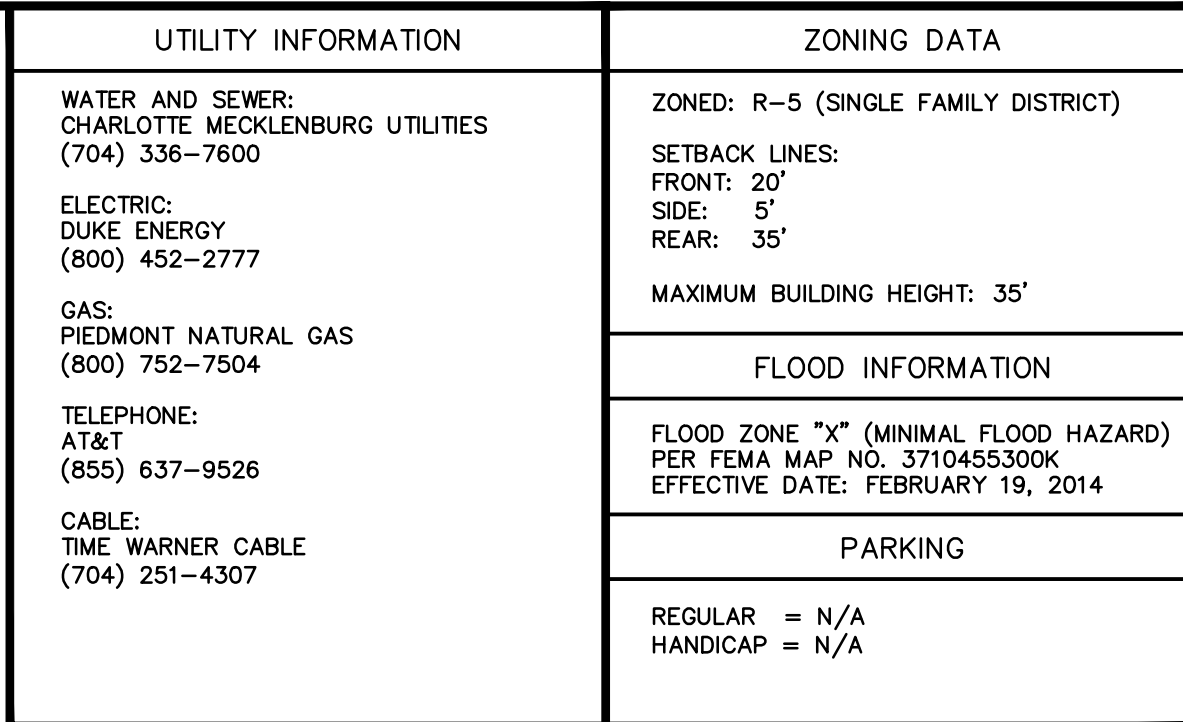
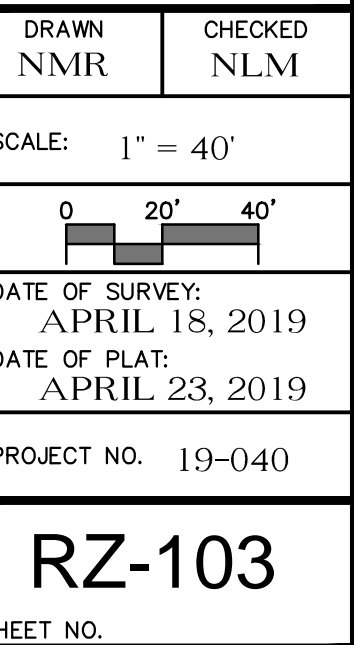
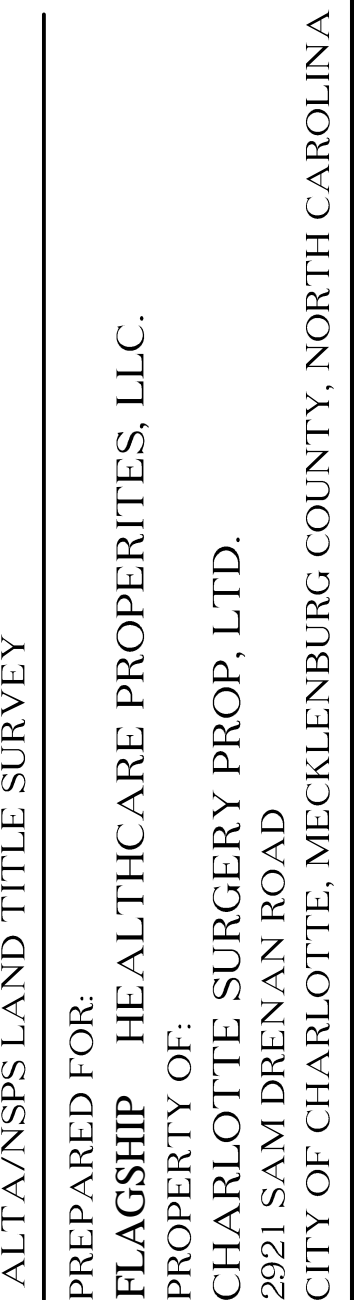
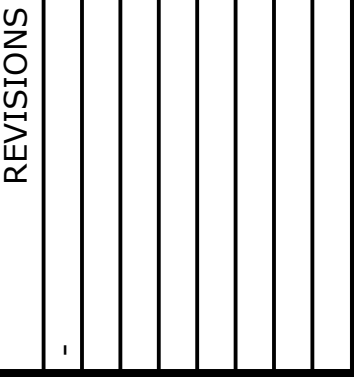
REVISIONS

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

PROPERTY OF:
CHARLOTTE SURGERY PROP, LTD.
2921 SAM DRENAN ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

DRAWN	CHECKED
NLM	NLM
SCALE: 1" = 40'	
DATE OF SURVEY: MARCH 25, 2019	
DATE OF PLAT: APRIL 2, 2019	
PROJECT NO. 19-040	
RZ-102	
SHEET NO.	



BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF THE RISE-OF-WAY OF DREANAN STREET (60 FEET PUBLIC RIGHT-OF-WAY) HAVING NO GRID COORDINATES OF N 532.333.79' E, 1.459; 246.29' THENCE S 60° 00' 00" E 171.00' TO THE COMMON CORNER OF THE INTERSECTION OF THE COMMON LINE OF CHARLOTTE SURGERY PROP. LOT, N68°48'32" W A DISTANCE OF 102.64 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF 2801 RANDOLPH RD. LOT, N68°16'44" W A DISTANCE OF 458.62 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF EASTOVER MEDICAL CENTER LOT, N71°02'18" E A DISTANCE OF 582.99 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF AUGUSTA PARKWAY LOT, N71°02'18" E A DISTANCE OF 582.99 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF HENDRICK, SILER, WELLS, PRICE, DISTANCE CONTROL, INC., AND CALHOUN S31°58'18" E A DISTANCE OF 824.00 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF STAFFORDSHIRE CAPITAL, LLC, N84°04'00" E A DISTANCE OF 354.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 525.73 S.F. OR 8.04 ACRES MORE OR LESS.

1-2. (NOT A SURVEY MATTER)

3. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within

4. The correctness of the square footage/acreage computation contained in the description of the Land is not insured. (CURRENT SURVEY SHOWN HEREON)

6. Right of Way Agreement to City of Charlotte recorded in Book 3118, page 364. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)

8. Easement Agreement to City of Charlotte recorded in Book 25648, page 629. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)

10. Rights of others thereto in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and claims to land created or lost by accretion, reliction or avulsion resulting from movement of the creek forming the boundary of the insured land. (CURRENT SURVEY SHOWN HEREON)

11. Title to any portion of the Land lying within the right of way of Sandlewood Drive (formerly Crescent Avenue Extended). (CURRENT SURVEY SHOWN HEREON)

2. ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION..

3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

5. THE AREA WAS DETERMINED BY DMD METHOD.
6. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.

7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #3710455300K; EFFECTIVE FEBRUARY 19, 2014.

9. ZONING PROVIDED BY THE CITY OF CHARLOTTE TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

10. TOTAL AREA = 352,573 S.F. = 8.094± ACRES

11. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.

17. NO VISIBLE EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY.

AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

TO: FLAGSHIP HEALTHCARE PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AFTER INCLUDING ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2018.

NICHOLAS L. MANSFIELD DATE: 4/23/2019 REGISTRATION #L-4737

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.