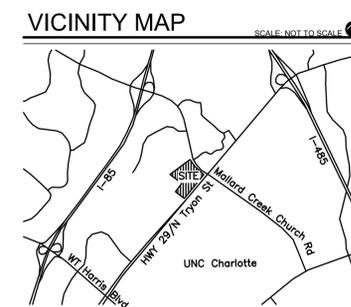


Sarah Land Alexander
 John W Alexander
 Marital Trust Edward C Boone
 James Frost Alexander
 Stella Alexander Harman
 Margaret Alexander
 PIN: 04744101
 DB 01852, PG 316
 Zoned: INST & R-3 & B-2

Bel Thornberry, LLC
 PIN: 04744103
 DB 31237, PG 967
 Zoned: R-17MF (CD)



SITE DATA

PETITIONER:	Novant Health Inc 1900 Randolph Road, Ste 500 Charlotte, NC 28207
PARCEL NUMBERS:	04744102
ADDRESS:	9831 N Tryon St Charlotte, NC 28262
TOTAL ACREAGE:	23.75 Acres +/-
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O SPA

SEE DEVELOPMENT STANDARDS ON SHEET R-102 FOR DETAILS.

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

PROJECT:

**N. TRYON & MALLARD CREEK
 REZONING**
 NORTH TRYON STREET
 CHARLOTTE, NC
 PETITION #: 2019-XXX

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

DRAWN:	ESB
DATE:	10/28/19
REVISIONS:	
JOB. NO.:	19-305
SHEET TITLE:	

**SCHEMATIC
 SITE PLAN**

SCALE: 1"=80'
 SHEET NO.:
R-101
 © STIMMEL ASSOCIATES, P.A.

F:\19-305\PA\Drawings\Zoning\19-305 Rezoning Plan Sheets.dwg : R-101 : 10/28/19 12:32pm

SEALS:

PROJECT:

**N. TRYON & MALLARD CREEK
 REZONING**
 NORTH TRYON STREET
 CHARLOTTE, NC
 PETITION #: 2019-XXX

CLIENT:

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

DRAWN: ESB
 DATE: 10/28/19
 REVISIONS:

JOB. NO.: 19-305
 SHEET TITLE:

**DEVELOPMENT
 STANDARDS**

SCALE: NTS
 SHEET NO.:

R- 102

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Site Development Data:

- Acreage: ± 23.75 acres
- Tax Parcel #: 047-441-02
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O SPA
- Existing Uses: Vacant
- Proposed Uses: General and medical office uses, health institutions, emergency rooms, surgery centers, clinics, and related uses as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square Feet of Development: Up to 144,000 square feet of gross floor area of permitted uses as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Building Height: Buildings will be limited to a maximum building height of four (4) stories and sixty-five (65) feet as measured by Ordinance and as further described in Section 5 below.
- Parking: As required and allowed by the Ordinance.
- Urban Open Space: Will be provided as required by the Ordinance and as indicated below.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Novant Health to accommodate development of a medical campus composed of medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as allowed in the MUDD zoning district on an approximately ± 23.75 acre site located at 9831 N Tryon Street (the "Site").
- b. Zoning District/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 MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets, 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.

Since the project has not undergone the design development and construction documentation phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Gross Floor Area. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities) and enclosed loading dock/service areas.

2. Optional Provisions:

- a. Within Development Area A to allow surface parking areas and maneuvering for parking areas to be located between the proposed building and W. Mallard Creek Church Road, public street B and private street A.
- b. Within Development Area B to allow parking areas and maneuvering for parking areas to be located between W. Mallard Creek Church Road, North Tryon Street, and private street A.
- c. To not require doorways to be recessed into the face of the building(s).

3. Permitted Uses & Development Limitations:

- a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.

4. Transportation and Access:

- a. Access to the Site will be from W. Mallard Creek Church Road, and N. Tryon Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT.
- b. The Petitioner will construct a new public street (public street B) extending from W. Mallard Creek Church Road to northwestern property line as generally depicted on the rezoning plan. Public street B will be constructed per USDG standards.
- c. The Petitioner will construct a private street (private street A) extending from N. Tryon Street to the public street B as generally depicted on the Rezoning Plan. Private street A will be constructed per USDG standards, and will be open to the public. A public access easement will be provided for private street A.
- d. The alignment of the internal vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.
- e. The Petitioner will provide a permanent sidewalk easement for any of the proposed primary sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the primary sidewalk where feasible.
- f. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the release of the last certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

5. Architectural Guidelines:

- 1. Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and proposed 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 N. Tryon Street and public street B described below.
 - b. The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of the N. Tryon Street and public street B 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 N. Tryon Street and public street B shall incorporate a minimum of 30% masonry material such as brick or stone.
 - d. Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, and W. Mallard Creek Church Road, to the sidewalks along each respective 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 should be a minimum height of 22 feet.
 - h. Multi-story buildings should have a minimum of 20% transparency on upper stories.
- 2. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

6. Streetscape, Landscaping, Sidewalks:

- a. The Site shall comply with the applicable setback, side yard and rear yard requirements. As depicted on the Rezoning Plan, the setbacks along N. Tryon Street, and W. Mallard Creek Church Road shall be 20 feet as measured from the existing right-of-way line for each street.
- b. Along public street B and private street A, a 16 foot setback as measured from the back of curb will be provided.
- c. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- d. Urban open space will be provided on the Site as required by the Ordinance. The Petitioner will provide an improved urban open space area at the intersection of N. Tryon Street and W. Mallard Creek Church Road. This urban open space area will be improved with landscaping, walking paths and other hardscape elements, seating areas, pedestrian scale lighting and other amenities as appropriate for the urban open space.
- e. Petitioner shall install a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on N. Tryon Street, and W. Mallard Creek Church Road as generally depicted on the Rezoning Plan. Sidewalks and planting strips as required by the USDG standards will be provided for public street B and private street A.

7. Environmental Features:

- a. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance and Tree Ordinance.

8. Signage:

- a. Signage as allowed by the Ordinance will be allowed.

9. Lighting:

- a. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting and building accent lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- b. The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.
- c. Any lighting fixtures attached to a building to be constructed on the Site shall be decorative, capped and downwardly directed.

10. CATS:

- a. Reserved.

11. 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 applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

12. 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.