

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-52

Property Owner: Novant Health, Inc.

Petitioner: Novant Health, Inc.

Location: Approximately 81.8 acres in the northeast quadrant of the intersection of I-485 and Albemarle Road

Center, Corridor, or Wedge: Wedge

Request: R-3, single family residential, to B-1(CD), conditional neighborhood business, and INST (CD), conditional institutional district

Summary

This petition seeks approval for a 100-bed hospital, up to 140,000 square feet of medical office space, and 20,000 square feet of retail/commercial space. The hospital is to be in two 50-bed phases, and the medical offices in four buildings.

Consistency and Conclusion

While the proposed land use is not technically consistent with the adopted land use plan for this site, an institutional use could be compatible with the residential future envisioned for this area. However, as of the preparation of this report the petition has numerous transportation and site plan issues that need to be addressed in order for the staff to support this petition.

Existing Zoning and Land Use

I-485 is to the west, developing single family residential is to the north in R-3 zoning, and rural residences are to the east, also in the R-3 zoning district. Across Albemarle Road to the south is Mint Hill's jurisdiction.

Rezoning History in Area

In 2007, a rezoning to B-1(CD) was approved east of the petitioned site for an 1,800 square foot restaurant use.

Public Plans and Policies

Albemarle Road / I-485 Interchange Study (2003). This plan recommends residential uses at a density of up to eight units per acre on the north side of Albemarle Road from I-485 east to a proposed major collector. The plan also has several transportation related recommendations,

including the need for a grid of streets in the northeast quadrant of the interchange. This includes a new major collector designed to complement proposed land uses. The collector will provide a key connection to Camp Stewart Road and the district park, incorporating provisions for pedestrians and cyclists. This connection is recommended in the plan to be built through the development process. Additionally, right-in, right-out driveways on Albemarle Road should be located at least one-quarter mile from the nearest freeway ramps and full access driveways at least one-half mile from the ramps.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The hospital will not exceed 110 feet in height.
- Transportation improvements, if any are needed, will be determined by a Traffic Impact Analysis, and implemented as the various portions of the site are developed.
- The large undeveloped portion of the site to the rear of the hospital will require a future site plan amendment to establish any development rights.
- Access is provided by a new public street from Albemarle Road and from a right-in, right-out access closer to the interchange.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT estimates that trip generation from this site would increase from 2,400 trips per day under the existing zoning to around 11,000 trips per day under the proposed zoning. This does not include the undeveloped portion of the site at the rear, where a future site plan amendment could be expected to establish additional development rights. A TIS was under review as of the preparation of this report.

Albemarle Road (NC 24/27) is designated as a Strategic Highway Corridor by NCDOT, requiring controlled/limited access. Since there are few alternative east-west roads, it is critical to maintain the capacity of this highway. The access currently shown on the site plan is inadequate and significant additional road improvements will be needed to make this proposal function and maintain capacity. See attached memo for detailed comments. When the review of the TIS is completed additional comments will likely be forthcoming.

Charlotte Fire Department. The Fire Department has noted that a “response and access problem” exists for the proposed site. This will need to be addressed. See attached memo for detailed comments.

CATS. CATS is requesting 75 non-exclusive parking spaces for a park & ride operation from the site. They are also requesting internal streets be constructed to a standard that supports CATS buses. CATS is also requesting that a bus shelter pad be constructed near the 75 non-exclusive parking spaces and that the two sites be well connected with sidewalks.

Connectivity. A new public street will be needed through the site and connecting to the residential area north of the petitioned site. That connection is not currently shown on the site plan.

Storm Water. The storm water note appears to commit to meeting the requirements of the Post Construction Ordinance.

School Information. This non-residential request will not impact the school system.

Outstanding Issues

Land Use. The *Albemarle Road / I-485 Interchange Study* does not detail the locations of institutional uses. While this petition is not technically consistent with the recommended residential future for this site, an institutional use could be appropriate in this location.

Site plan.

The site plan accompanying this petition contains the following deficiencies:

- The proposed 20-foot landscaped sideyard along I-485 is inadequate to screen a 110-foot high hospital. The landscaping needs to be increased to 50 feet in width and planted to a Class “C” buffer standard.
- A public street needs to be extended from Albemarle Road to the northern boundary of the site in the eastern half of the site.
- There is a large tree save area designated to the rear of the hospital, outside the “phase one limits”. This designation conflicts with Note #3, which indicates that this may be an area of future development. There are no commitments to tree save within the phase one limits and this needs to be addressed.
- Add a note that if meters, junction boxes, or similar utilities are placed on public street frontages of buildings they will be adequately screened.
- The stormwater note needs to be modified to make it clear that the petitioner is agreeing to meet the standards of the Post Construction Ordinance even though that ordinance is not effective until July 1, 2008.
- While the site plan contains an annotation regarding right-of-way dedication, a note needs to be added that specifically agrees to “dedicate and convey” the right-of-way identified in the Traffic Impact Study as being needed along Albemarle Road.
- All transportation issues need to be satisfactorily resolved prior to approval of this petition.
- The Fire Department’s “response and access” issue must be addressed.