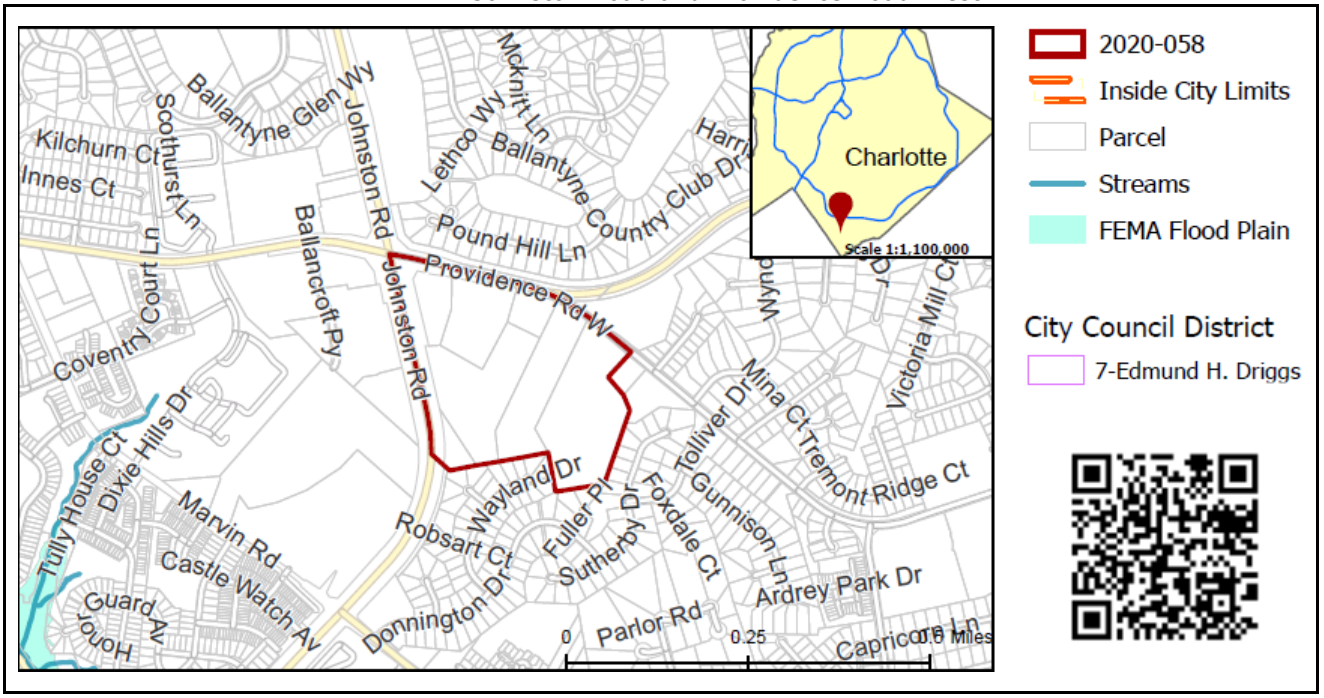
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-058
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: INST (CD) (institutional, conditional) Proposed Zoning: INST (CD) SPA (institutional, conditional, site plan amendment)
LOCATION	Approximately 38.0 acres located at the southeast intersection of Johnston Road and Providence Road West.



SUMMARY OF PETITION	The petition proposes a minor increase to the allowed square footage from 223,000 to 262,000 and amendments of several associated traffic improvements for the previously approved medical facility.
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: 10 via WebEx meeting.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the *South District Plan* recommendation for Institutional land uses on this site.

Rationale for Recommendation

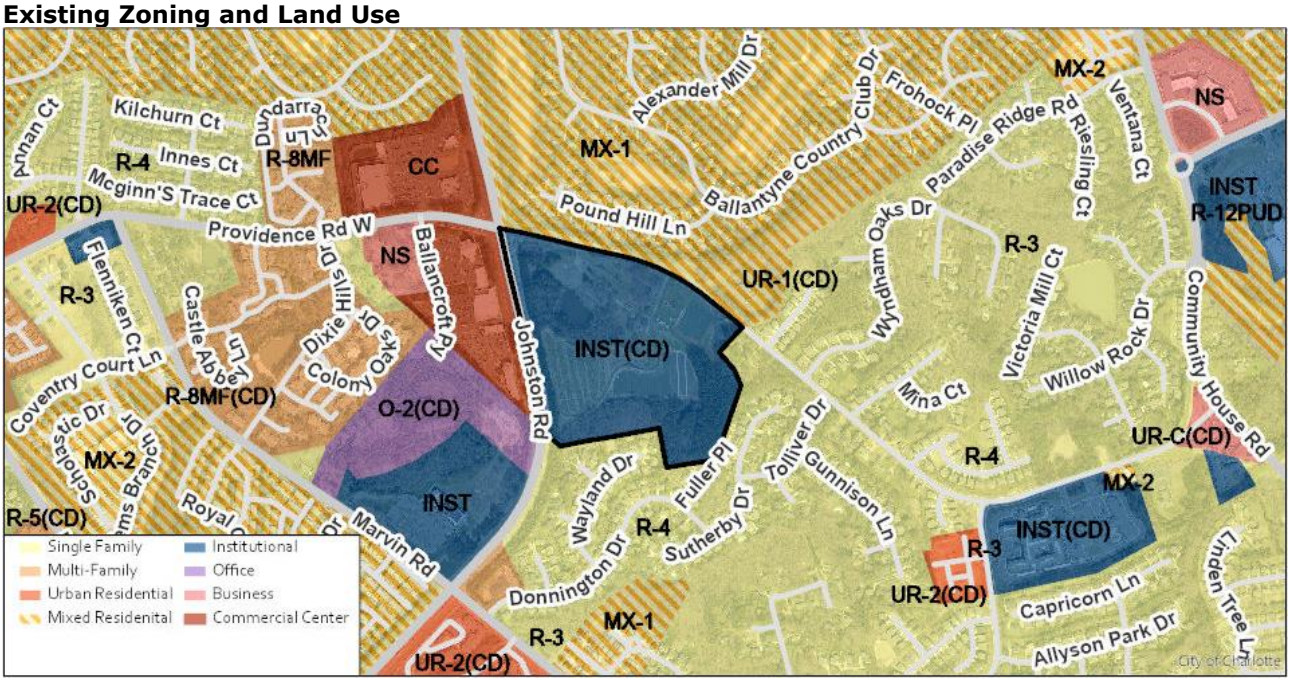
- The plan proposal is for the same use as the recently approved rezoning petition.
- The proposal is for a minor increase in the allowed square footage.
- The site plan amendment does not make any changes to the previously approved building heights, setbacks, or buffers.

- The amendment adjusts the transportation improvements to mitigate the increase in square footage.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan amendment contains the following changes:
  - Increases the allowed square footage from 223,000 square feet to 262,000 square feet, a difference of 39,000 square feet.
  - Added two transportation improvements at the intersection of Johnston Road and Providence Road West and the site's right in/out access driveway. The improvements include an additional southbound left turn lane on Johnston Road and an eastbound receiving land that drops as a turn lane at the site's right in/right out driveway along Providence Road West.
  - Amended the stormwater note at staff's request to provide additional clarity.
  - No other changes were made to the plan.

- **Existing Zoning and Land Use**

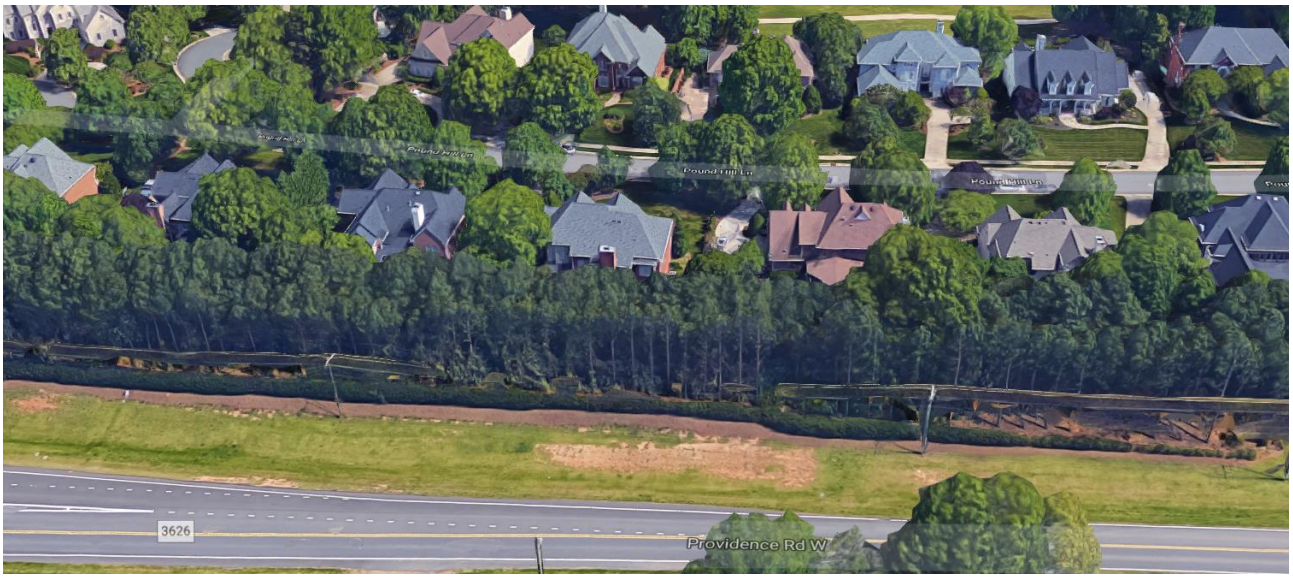


The site was rezoned to INST(CD) to allow a hospital and medical uses under petition 2019-035 that was approved in January 2020.

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.

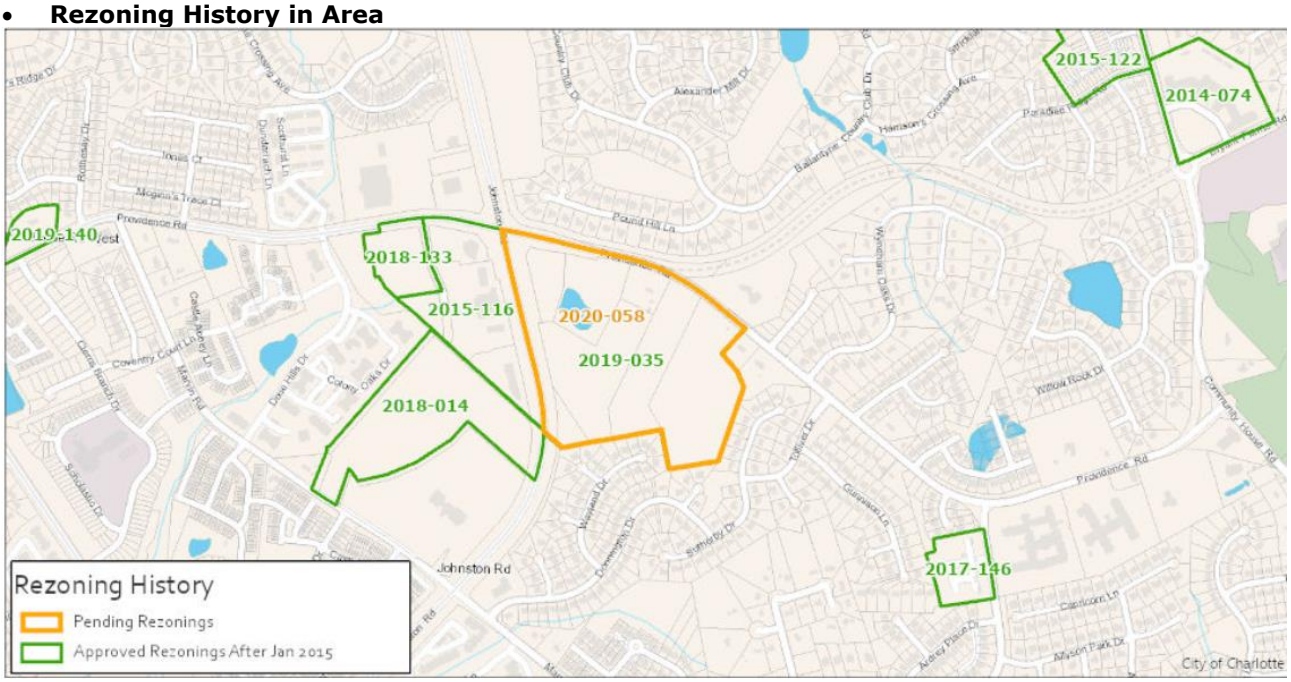
South and east of the site are single family homes.



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

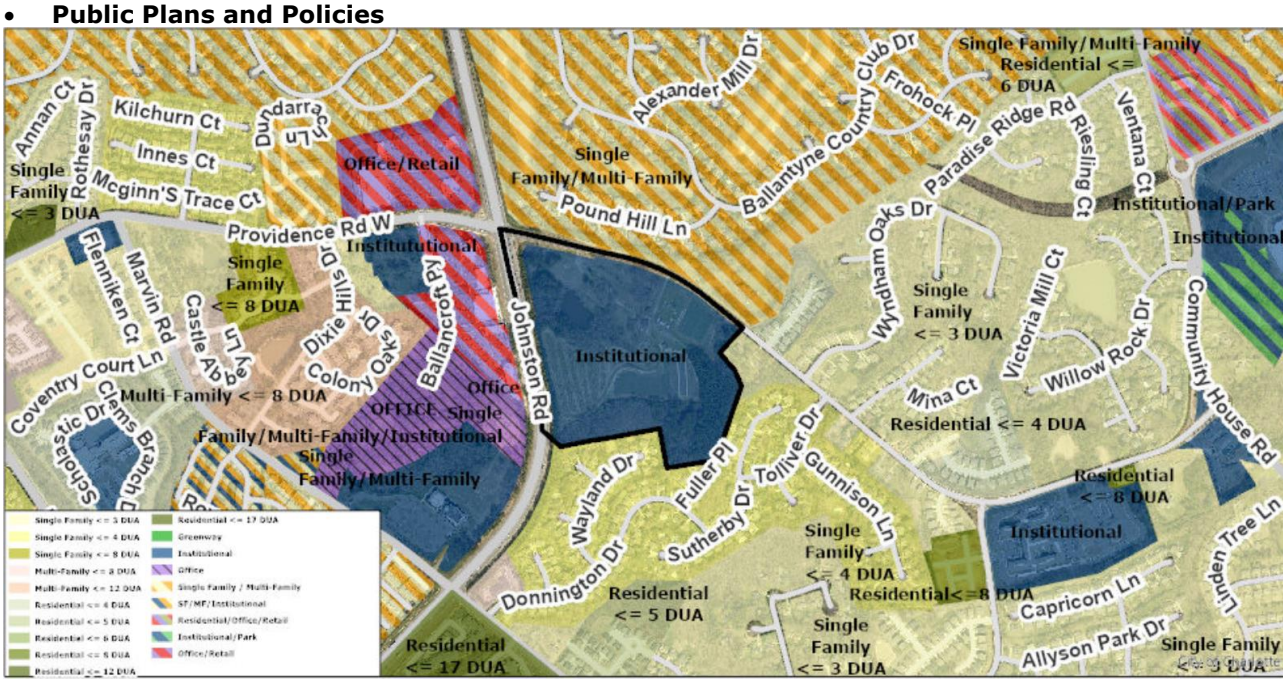
West of the site across Johnston Road are commercial uses and a hotel.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-074	10.0 acres northeast of the site, located at the intersection of North Community House Road and Bryant Farms Road to NS to allow a mix of non-residential uses and multi-family dwellings	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
2015-122	15.2 acres northeast of the site on the west side of N. Community House Rd to MX-2 to allow a mix of single family attached and detached dwellings	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
2019-035	38 acres (the subject site) to INST(CD) for a hospital and medical office use	Approved
2019-140	2.22 acres west of the site on Providence Road West to UR-2(CD) to townhomes.	Approved

- **Public Plans and Policies**



  - The South District Plan recommends Institutional land uses for this site.

- **TRANSPORTATION SUMMARY**
  - The site is at the signalized intersection of Johnston Road (Class 2 major thoroughfare) and Providence Road West (major collector). The site is located in a wedge outside Route 4.
  - **Active Projects:**
    - I-485 NCDOT Project
      - Widening including managed lanes and rapid transit.
    - US-521/Johnston Rd
      - Feasibility study to determine needed improvements.
  - **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.
    - See Outstanding Issues, Note 1-2
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 10 trips per day (based on 1 dwelling).
    Entitlement: 5,770 trips per day (based on 163,000 square foot hospital and 60,000 square feet of medical office).
    Proposed Zoning: 6,000 trips per day (based on 203,000 square foot hospital and 59,000 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 comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **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 an existing 16-inch water distribution main located along Providence Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Johnston Road. No outstanding issues.
- **Engineering and Property Management:**

- **Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **Land Development:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **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.

OUTSTANDING ISSUES

Transportation

1. Per the City of Charlotte's Chapter 20 Subdivision Ordinance, the portion of Providence Road West designated as collector should follow the CLDSM Collector Cross-Section (U-07) by placing the back of curb 17.5' from the road centerline. The curb and gutter location based on U-07 is a minimum, as there are other associated roadway improvements on Providence Road West that may require a wider section based on the approved traffic impact study. Add a note to the site plan stating the petitioner will provide curb and gutter a minimum 17.5 feet from the center line along Providence Road West in addition to the right-of-way dedication.
2. Revise the site plan and conditional note(s) to replace the proposed 5' bike lane, 8' planting strip and 6' sidewalk with 8' planting strip and 12' multi-use path on Providence Rd West to meet the City Charlotte BIKE Policy.

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

Planner: John Kinley (704) 336-8311