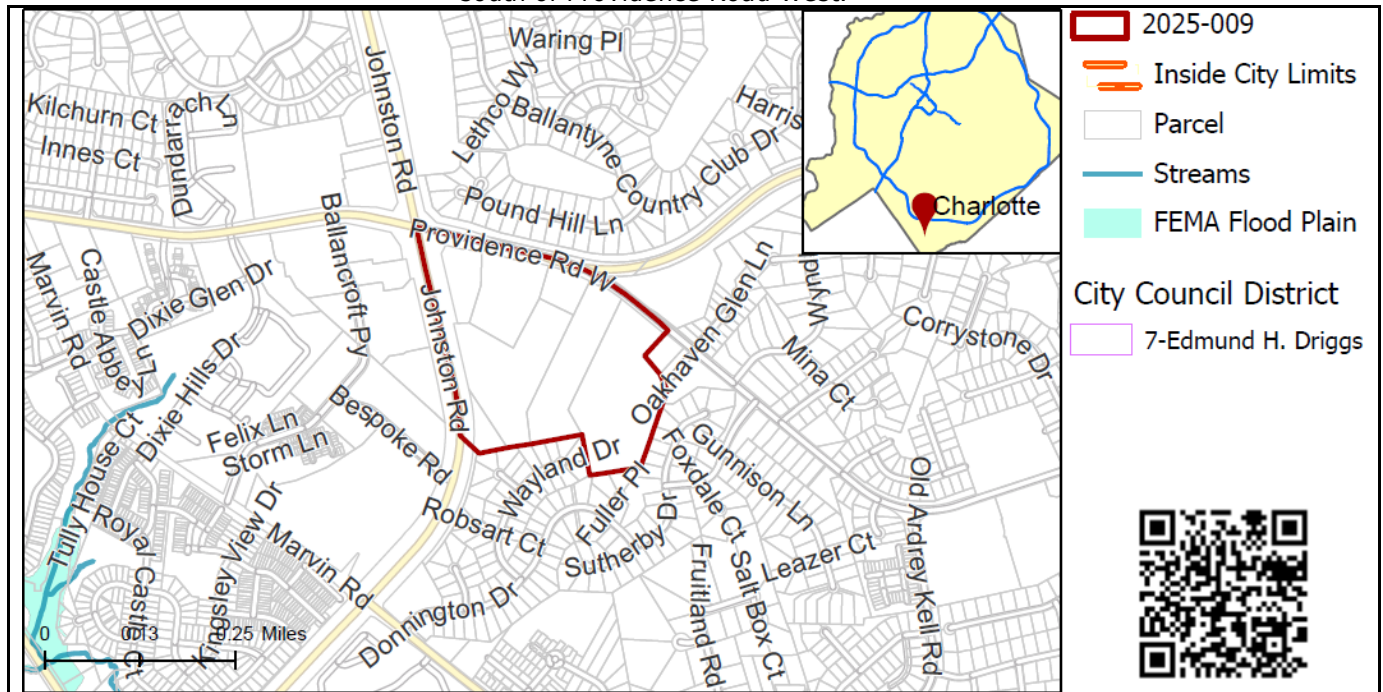


REQUEST

Current Zoning: INST(CD) (Institutional, Conditional)
Proposed Zoning: INST(CD) SPA (Institutional, Conditional, Site Plan Amendment)

LOCATION

Approximately 40.43 acres located on the east side of Johnston Road, south of Providence Road West.



SUMMARY OF PETITION

The petition proposes to amend a previously approved plan to allow for additional entitlements to a hospital and associated medical, dental, and optical offices and clinics. The petition would allow an additional 56,000 square feet in medical office uses and 13,000 square feet and 48 beds in health institution entitlements.

PROPERTY OWNER

Novant Health, Inc.

PETITIONER

Davis Moore

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5.

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Campus Place Type.

Rationale for Recommendation

- The plan proposal is for the same use as the recently approved rezoning petition.
- The petition would allow 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 site plan amendment enhances transportation improvements to mitigate the increase in square footage.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

• Background

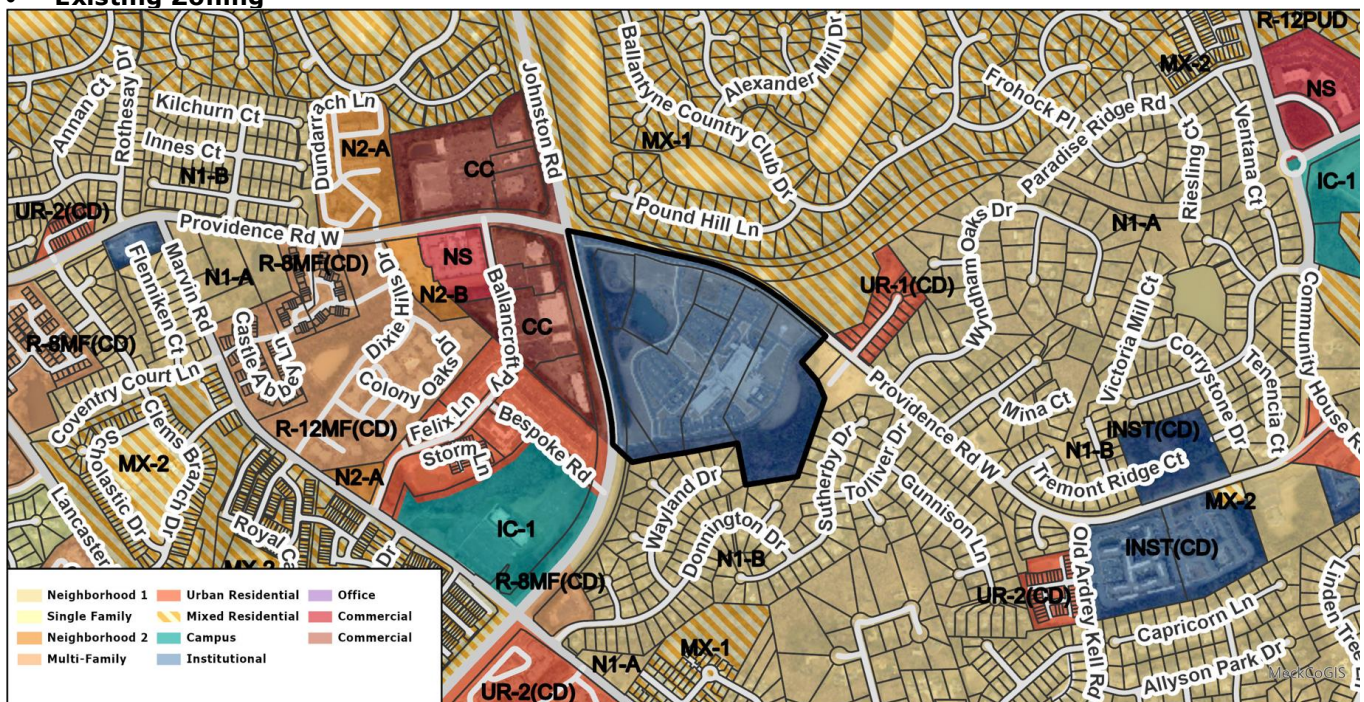
- Petition 2020-058 permitted a total of 262,000 square feet of gross floor area, including 50,946 square feet of medical office and 203,000 square feet of health institution with 48 beds.

• Proposed Request Details

The site plan amendment contains the following changes:

- Allows for an additional 56,000 square feet in medical office uses, for a total of 115,000 square feet of medical office uses.
- Allows for an additional 48 beds and 13,000 square feet of health institution uses, for a total of 216,000 square feet and 96 beds of health institution uses.
- Maintains previously approved development standards including setbacks, permitted use limitations, architectural standards, and environmental features.
- Maintains previously approved transportation commitments with a conversion of the right in, right out access on Providence Road West & Access "A" to an unsignalized crossover with a westbound left turn lane with 100' of storage on Providence Road West.

• Existing Zoning



- The site is zoned INST(CD) (Institutional, Conditional) and is surrounded by a mix of districts including MX-1 (Mixed-Use 1), UR-1(CD) (Urban Residential 1, Conditional), N1-B (Neighborhood 1-B), IC-1 (Institutional Campus 1), CC (Commercial Center), NS (Neighborhood Services), N2-A (Neighborhood 2-A), and N2-B (Neighborhood 2-B).



The site, marked by a red star, is partially developed with a hospital.



Street view of the site as seen from Providence Road West.



Street view of heavy landscaping screening single family dwellings north of the site across Providence Road West.

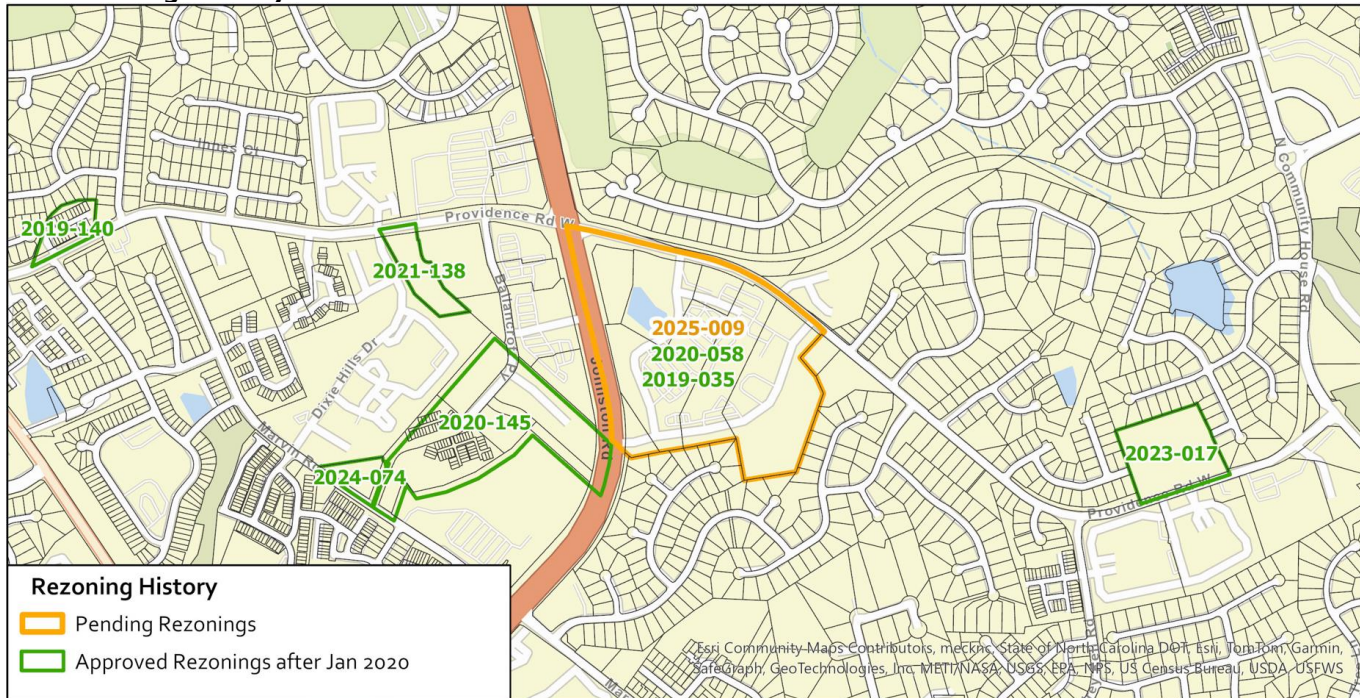


Street view of single family dwellings to the south and east of the site along Wayland Drive.



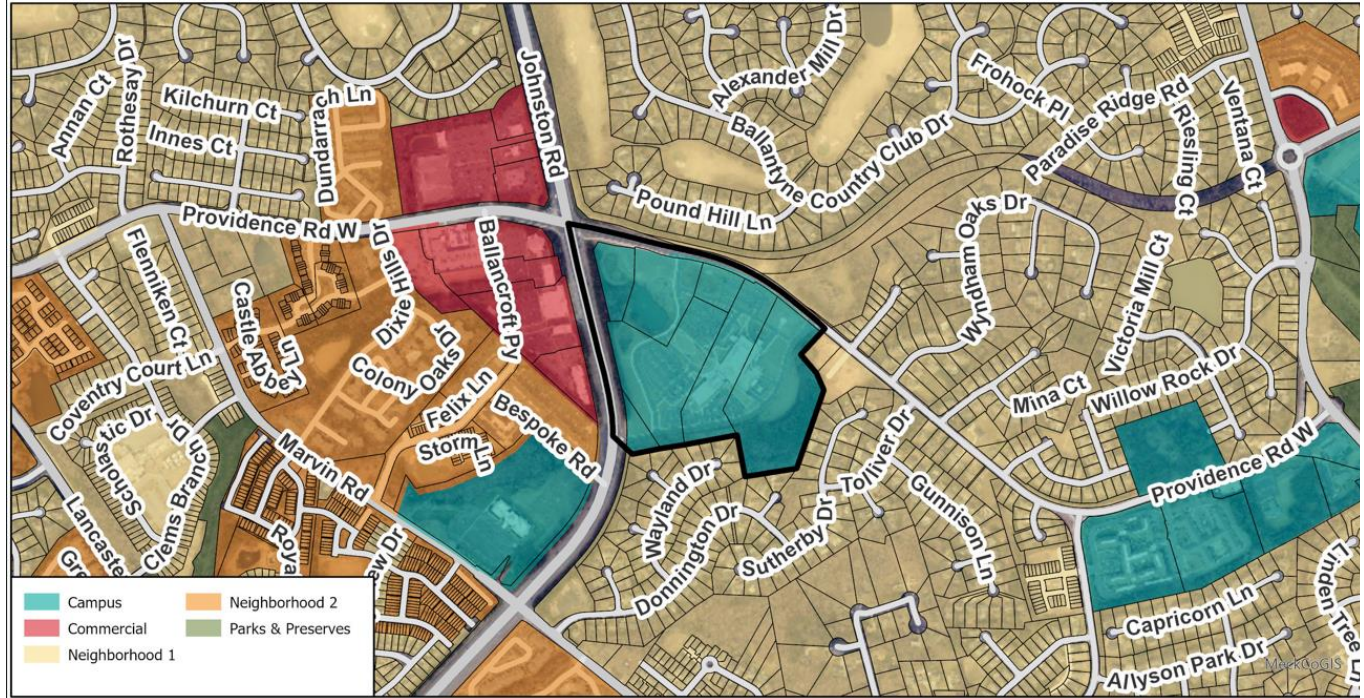
Street view of commercial uses to the west of the site across Johnston Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-074	Petition to rezone 1.3 acres to allow all uses in the N2-A (Neighborhood 2-A) district.	Approved
2023-017	Petition to rezone 7.04 acres to INST(CD) (Institutional, Conditional) to allow a senior living community of 125 dwelling units.	Approved
2021-138	Petition to rezone 2.6 acres to allow all uses in the R-22MF district.	Approved
2020-145	Petition to rezone 18.95 acres UR-2(CD) (Urban Residential 2, Conditional) to allow up to 455 multifamily residential units including 70 senior affordable multifamily residential units.	Approved
2020-058	Petition to rezone 40.43 acres to INST(CD) SPA (Institutional, Conditional, Site Plan Amendment) to allow 262,000 square feet of medical office and healthcare institution uses.	Approved
2019-140	Petition to rezone 2.22 acres to UR-2(CD) (Urban Residential 2, Conditional) to allow 21 single family attached dwellings.	Approved
2019-035	Petition to rezone 38 acres INST(CD) (Institutional, Conditional) to allow 223,000 square feet of medical office and healthcare institution uses.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Campus Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Johnston Road, a State-maintained expressway arterial, and Providence Road West, a City-maintained major arterial. A Traffic Impact Study (TIS) update is required for the proposed development due to the site expansion and change of access. CDOT approved the TIS on 06/13/2025. Site plan and/or conditional note revisions are needed to update Exhibit A per updated TIS. Further details are listed below.

- **Active Projects:**

- TIP - Lancaster Highway/Johnston Road (US 521) Widening
 - Project Limits: Ballantyne Commons Pkwy. to South Carolina State Line
 - TIP: U-6109
 - Advanced Project Description: Widen to 6 lanes.
 - ROW Year: 2024
 - Construction Year: 2026

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 5,997 trips per day (based on 165,000 SF hospital, 50,000 SF medical office).

Entitlement: 5,997 trips per day (based on 165,000 SF hospital, 50,000 SF medical office).

Proposed Zoning: 8,276 trips per day (based on 216,000 SF hospital, 115,000 SF medical office).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **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 along Providence Rd W. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Johnston Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Update the site plan and Exhibit A to show the new leftover per updated TIS at "Access B".

OUTSTANDING

Site and Building Design

2. ~~Reconcile the proposed medical office square footages proposed. The number listed in the conditional notes (106,946 SF) does not match what is listed in the traffic impact study (115,000 SF).~~

ADDRESSED

3. ~~Add a site plan development table that captures cumulative development of the site through site plan amendments. Rezoning staff will provide a template.~~ ADDRESSED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908