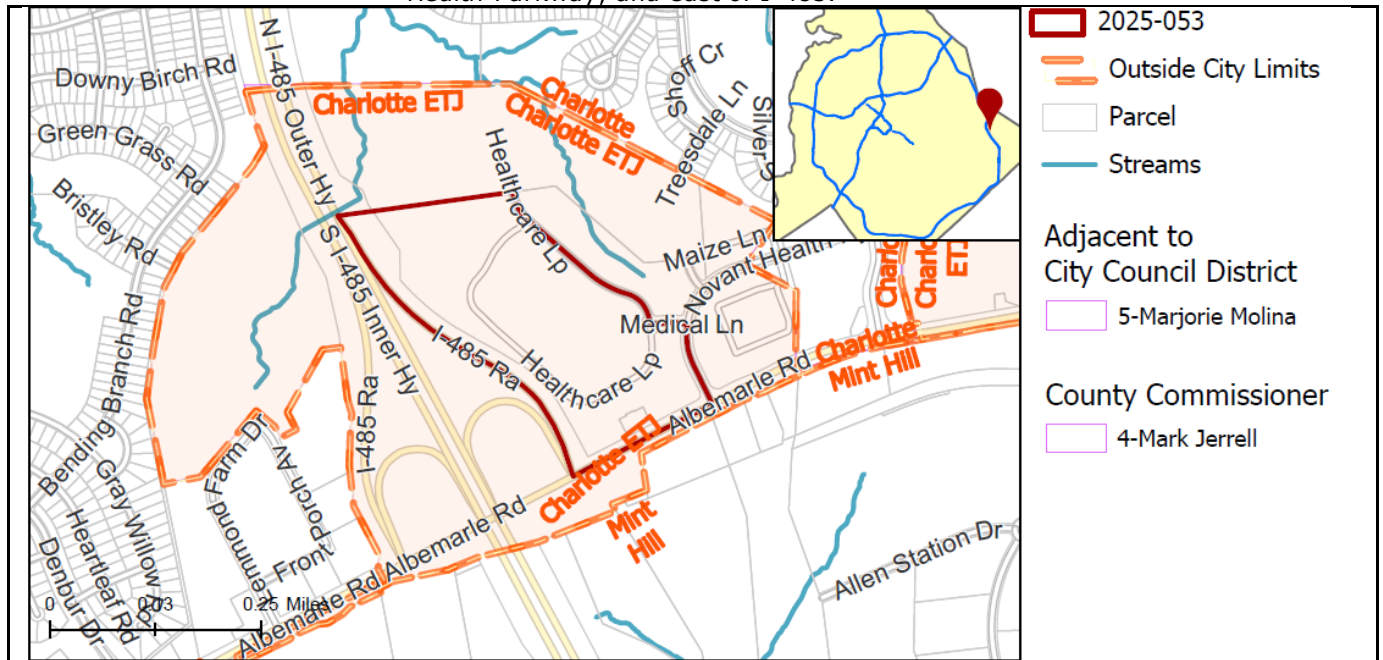


REQUEST

Current Zoning: B-1(CD) (Neighborhood Business, Conditional), ~~0-2(CD)~~
(Office, Conditional)
Proposed Zoning: B-1(CD)SPA (Neighborhood Business, Conditional, Site Plan Amendment), ~~0-2(CD) SPA (Office, Conditional, Site Plan Amendment)~~

LOCATION

Approximately 34.03 acres located north of Albemarle Road, west of Novant Health Parkway, and east of I-485.



SUMMARY OF PETITION

The petition proposes a site plan amendment to petition 2014-069 to increase entitlements for medical office and health institution uses.

PROPERTY OWNER

Novant Health Inc

PETITIONER

David Powlen

AGENT/REPRESENTATIVE

Brianna Jackson; V3 Companies

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The site is an established hospital campus, and the proposed rezoning reinforces its institutional and healthcare character by enabling the continued use and expansion of medical facilities compatible with the surrounding development.
- The request increases entitlements for medical office and health institution uses, supporting continued investment in critical healthcare infrastructure

and enabling expansion of medical services to meet community needs at this location.

- The site's strategic location along Albemarle Road and adjacent to I-485 provides excellent regional access, and the amended plan integrates with these major corridors to ensure efficient circulation and connectivity for patients, visitors, and emergency services.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

Background

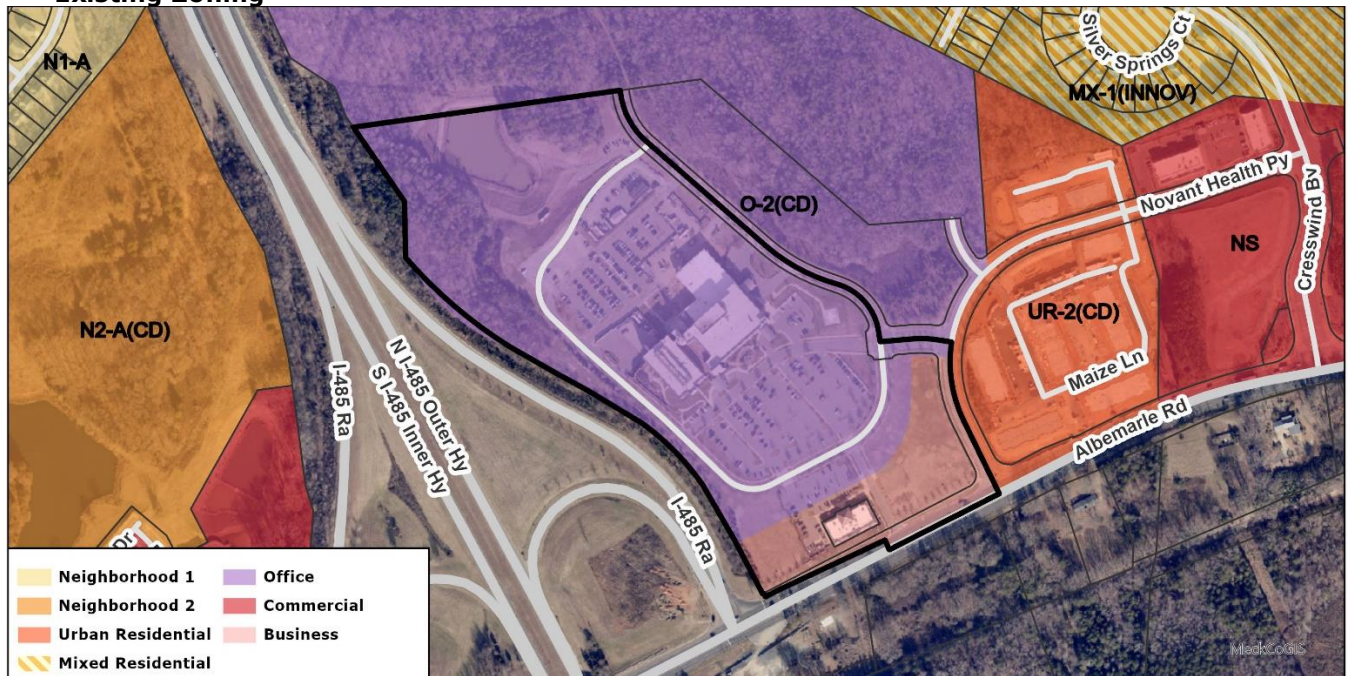
- Petition 2008-052 rezoned the subject property from R-3 (single family residential) to B-1(CD) (neighborhood business, conditional) to allow a 100-bed hospital, up to 140,000 square feet of medical office space, and 20,000 square feet of retail/commercial space. The hospital was to be built in two 50-bed phases, and the medical offices in four buildings.
- Petition 2014-069 proposed modifications to an approved planned development resulting in a 50-bed hospital, and up to 117,000 square feet of medical and general office, retail/commercial and personal services uses.

Proposed Request Details

The site plan amendment contains the following changes:

- Proposes to increase square footage of medical office, retail, restaurant, and personal service uses from 37,000 to 59,500 square feet, and maintains all other conditions as previously approved.

Existing Zoning



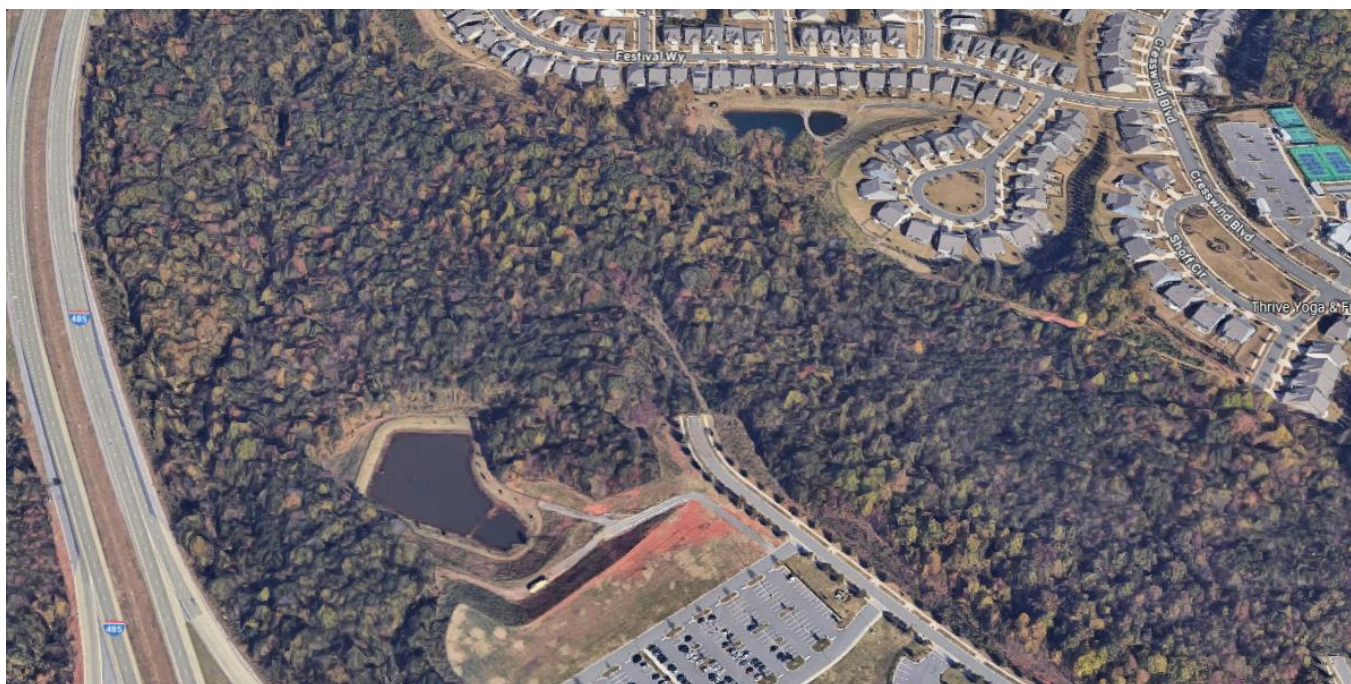
- The subject site is zoned O-2(CD) (Office, Conditional) and is located near the intersection of Albemarle Road and the I-485 ramp. Surrounding zoning includes N2-A(CD) (Neighborhood 2, Conditional) to the west across I-485, N1-A (Neighborhood 1) to the northwest, MX-1(INNOV) (Mixed Residential, Innovative) to the north, and NS (Neighborhood Services) and UR-2(CD) (Urban Residential, Conditional) to the east along Novant Health Parkway and Maize Lane. The immediate area is characterized by a mix of office, commercial, residential, and mixed-use zoning, with proximity to major transportation infrastructure.



The site shows it is located at the corner of Albemarle Road (NC 24) and Healthcare Loop in Mint Hill, adjacent to the Novant Health Mint Hill Medical Center and its associated medical office buildings. The area is characterized by a mix of institutional, commercial, and undeveloped land, with proximity to major transportation infrastructure, including I-485.



The site is occupied by a hospital and medical offices.



The area north of the site includes open land, scattered tree cover, and is generally characterized by low-intensity development.



The area east of the site was rezoned as petition 2022-066 to allow for multi-family uses.

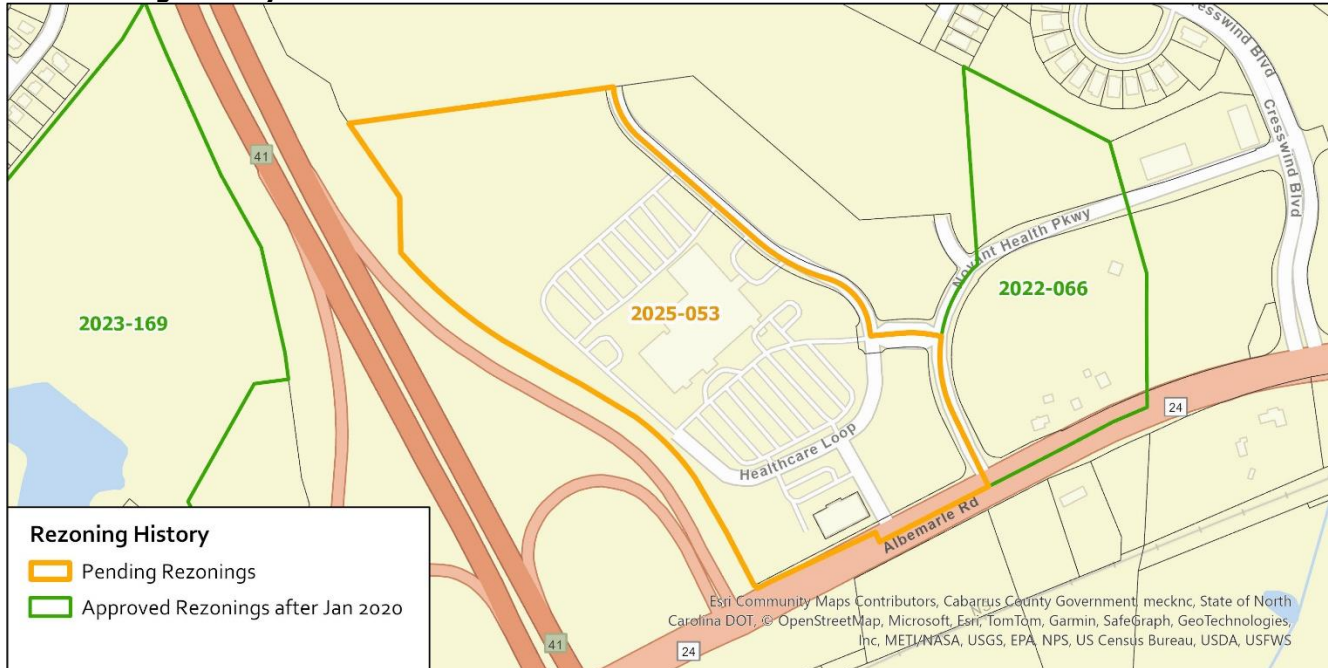


South of the site shows Albemarle Road (NC-24) as a divided roadway with active construction on the opposite side and a wooded edge along the site's frontage. The corridor is undergoing development and exhibits a transitional character between undeveloped land and emerging commercial or residential projects.



West of the site shows dense tree cover and undeveloped woodland along the property's edge. The area provides a natural buffer between the site and nearby road infrastructure, contributing to the area's transitional character between institutional and undeveloped land uses.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-066	Rezoned 13.50 acres from NS (Neighborhood Services), B-1(CD) (Neighborhood Business, Conditional), and R-3 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) for a development of 265 multi-family residential units.	Approved
2023-169	Rezoned 33.95 acres from MX-1 (Mixed Use District) to N2-A(CD) (Neighborhood 2-A, Conditional) to develop a residential community containing 124 attached dwelling units.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) calls for the Campus Place type.

TRANSPORTATION SUMMARY

- The site is located adjacent to Albemarle Road, a State maintained major arterial, west of Novant Health Parkway, a privately maintained major collector. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district. The petitioner will work with NCDOT regarding any requirements from NCDOT.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 7,901 trips per day (based on Hospital and Medical Office).

Entitlement: 11,000 trips per day (based on Hospital/Medical Office Pharmacy with Drive-Thru, Fast Food with Drive Through).

Proposed Zoning: 9,598 trips per day (based on Hospital/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:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Healthcare Loop. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Healthcare Loop. **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.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGLand Use

1. Clarify whether the Site Plan Amendment applies only to the B-1(CD) portion or to both the B-1(CD) and O-2(CD) portions, and update the rezoning request listing accordingly. **Addressed.**

Land Use

2. Add a Site Plan Amendment data table to summarize entitlement changes from the existing vs proposed plans. Confer with planning staff for templates. **Addressed.**

Planner: Emma Knauerhase (704)-432-1163