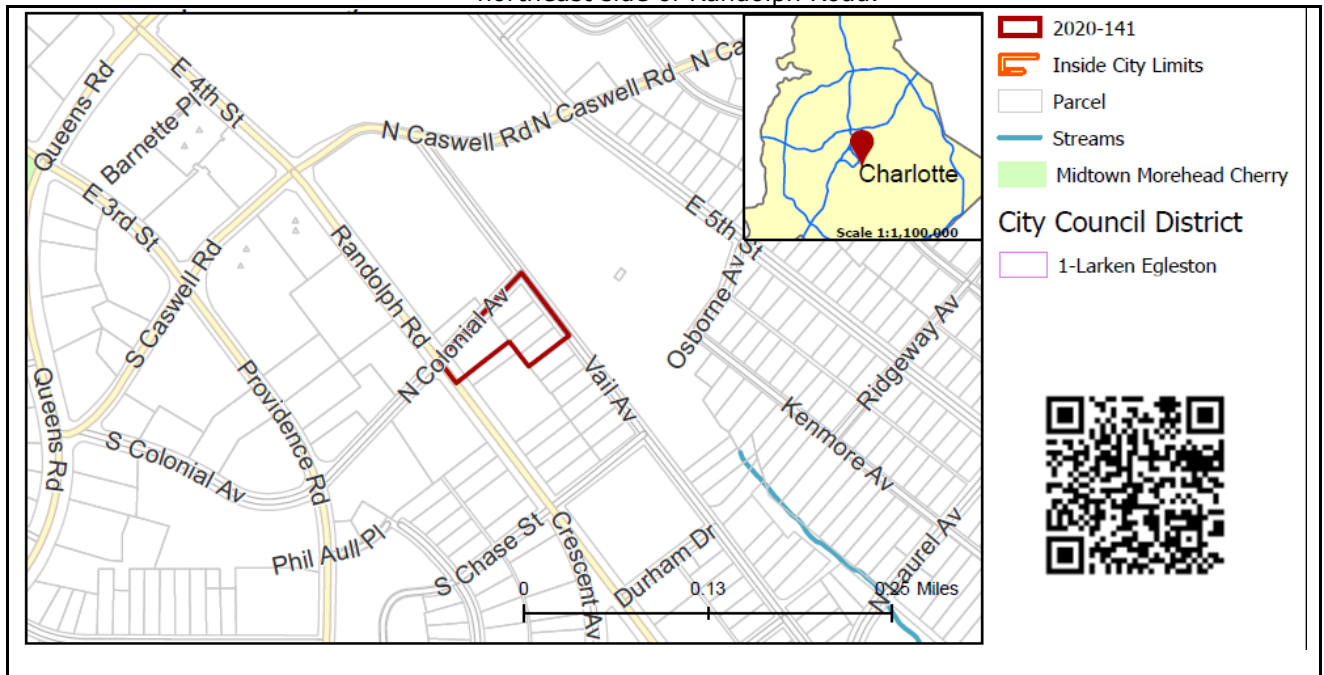


REQUEST

Current Zoning: O-2 (office)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 1.55 acres located along the southeast side of Colonial Avenue, along the west side of Vail Avenue, and the northeast side of Randolph Road.



SUMMARY OF PETITION

The petition proposes to allow medical office uses, surgery centers, medical clinics and related uses on lots constructed with a medical office building and parking, located between Randolph Road and Vail Avenue, north of North Chase Street.

PROPERTY OWNER

Roper Family Limited Partnership; Sou Medical Investors Inc. c/o Southern Real Estate

PETITIONER

Flagship Healthcare Properties, LLC

AGENT/REPRESENTATIVE

Keith MacVean and Dujuana Keys, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 21

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design, and technical revision.

Plan Consistency

The petition is consistent with the *Elizabeth Area Plan* (2011) recommendation for office uses.

Rationale for Recommendation

- The proposed use is consistent with the surrounding uses in the immediate area.
- The petition commits to streetscape along Randolph Road, N. Colonial Avenue, and Vail Avenue.
- A portion of the site has frontage along a major thoroughfare.

- The development incorporates transportation improvements around the immediate street network.
- The proposal commits to creating well-articulated building facades by incorporating features including but not limited to building materials, architectural treatments, transparent glass in strategic locations.

PLANNING STAFF REVIEW

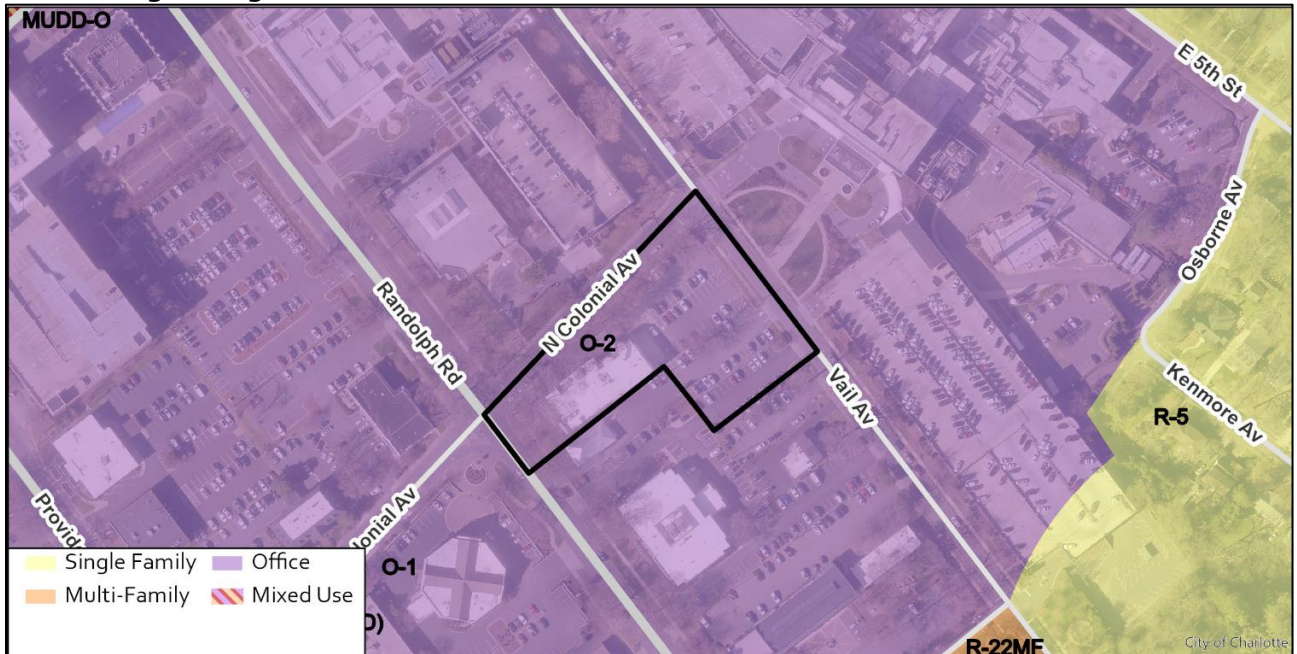
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow up to 117,000 square feet of general and medical office uses, surgery centers, medical clinics and related uses as permitted, under prescribed conditions together with accessory uses, including a parking structure, as allowed in the MUDD zoning district.
- Limits building height to 95 feet.
- Proposes the following transportation improvements:
 - Proposes access to the site from N. Colonial Avenue, Randolph Road, and Vail Avenue. Proposed access point to Randolph Road will be limited to an exit only driveway for use by an MRI trailer and other service vehicles.
 - Proposes construction of 2 ADA curb ramps at the intersection quadrant of N. Colonial Avenue and Vail Avenue.
 - Proposes construction of 2 ADA curb ramps at the intersection quadrant of N. Colonial Avenue and Randolph Road.
 - Installs an 8-foot sidewalk and 8-foot planting strip along Randolph Road and N. Colonial and Vail Avenues.
 - *N. Caswell Road and 5th Street (Signalized)*: Extend southbound right turn lane from 150 feet to 200 feet of storage.
 - *N. Caswell Road and Vail Avenue (Unsignalized)*: Construct a pedestrian refuge island within the existing painted median on N. Caswell Road.
 - *Randolph Road and N. Caswell Road (Signalized)*: Implement left-turn permitted/protected phasing and install flashing yellow arrow signal heads on the northbound and southbound legs of the intersection of Randolph Road and Caswell Road.
 - *Providence Road and N. Colonial Avenue (Unsignalized)*: In lieu of improvements at this intersection, the petitioner will contribute \$50,000 to the pedestrian program for the installation of the currently planned traffic signal at the intersection of Randolph Road and N. Colonial Avenue.
 - *Randolph Road and N. Colonial Avenue (Unsignalized)*: In lieu of additional roadway improvements at this intersection, the petitioner will contribute \$50,000 to the pedestrian program for the installation of the currently planned traffic signal at this intersection.
 - *Vail Avenue and Proposed Access "A" (Unsignalized)*: Petitioner proposes the following intersection configuration:
 - *One ingress lane and one egress lane (an eastbound combine left/right turn lane on Proposed Access "A").*
 - Maximize internal protected stem.
- Proposes the following architectural standards:
 - Proposes that the first-floor facades of the medical office building fronting on Randolph Road and N. Colonial Avenue will include windows for a minimum of 60% of the Randolph Road and N. Colonial Avenue elevation, transparent glass between 2 feet and 10 feet on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3-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 feet above adjacent street sidewalk.
 - Notes the facade of first/ground floor of the medical office building along Randolph Road and N. Colonial Avenue shall incorporate a minimum of 20% masonry material such as brick or stone. The following materials may not be used on the first-floor facades of the medical office building oriented toward N. Colonial Avenue and Randolph Road; EIFS, CMU block, and stucco.
 - Prohibits expanses of blank walls greater than 20 feet in all direction through utilization of architectural features such as banding, medallions, or design features or materials.
 - Designs the medical office building elevations 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.

- Notes the multi-story medical office building should have a minimum of 20% transparency on upper stories.
- Proposes to design parking structures so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. Along N. Colonial Avenue and Vail Avenue, the first three (3) levels of the parking deck facades shall include both vertical and horizontal treatment that resembles patterns and architecture of the proposed medical office building, including use of similar materials and a similar rhythm of window openings.
- Notes urban open space will be provided along Randolph Road as generally depicted on the rezoning plan. This urban open space area will be improved with seating, landscaping, hardscape elements, and lighting.
- Notes petitioner will provide some pedestrian and neighborhood amenities within the 36-foot setback proposed along Vail Avenue.

• **Existing Zoning and Land Use**



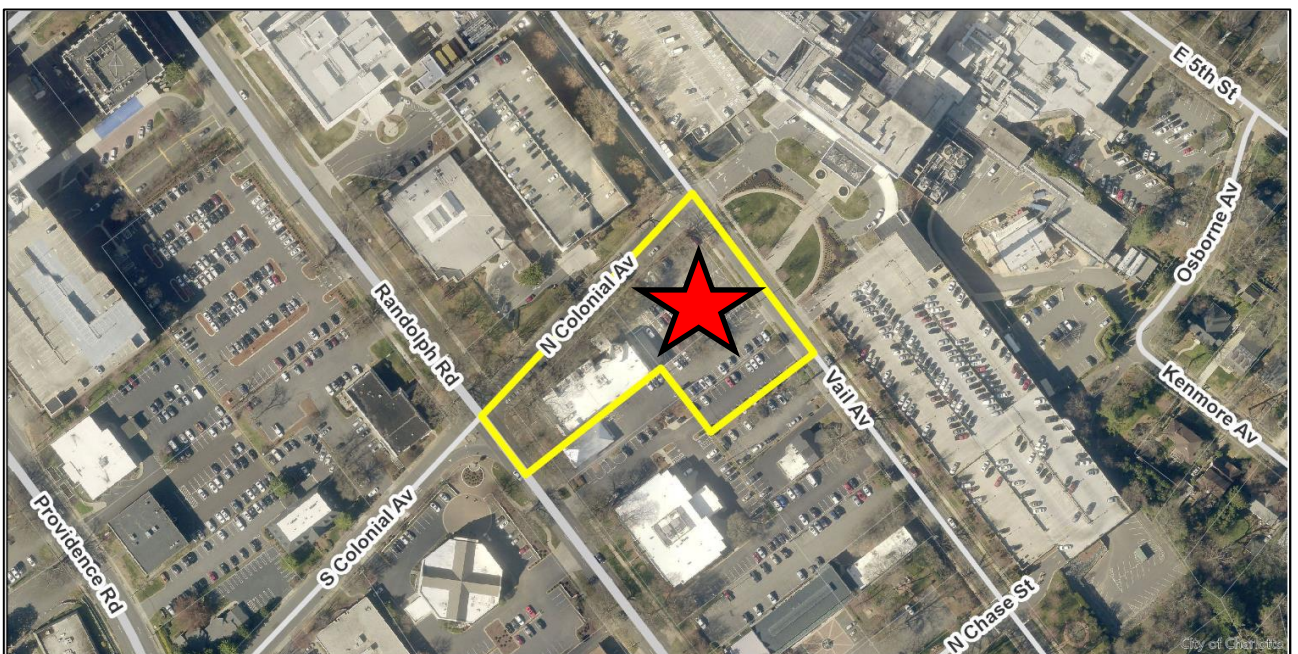
- The rezoning site is developed with a medical office building constructed in 1991 and is immediately surrounded by medical facilities, health institutions, and medical offices zoned O-2.



The rezoning site is developed with a medical office building with accessory parking.

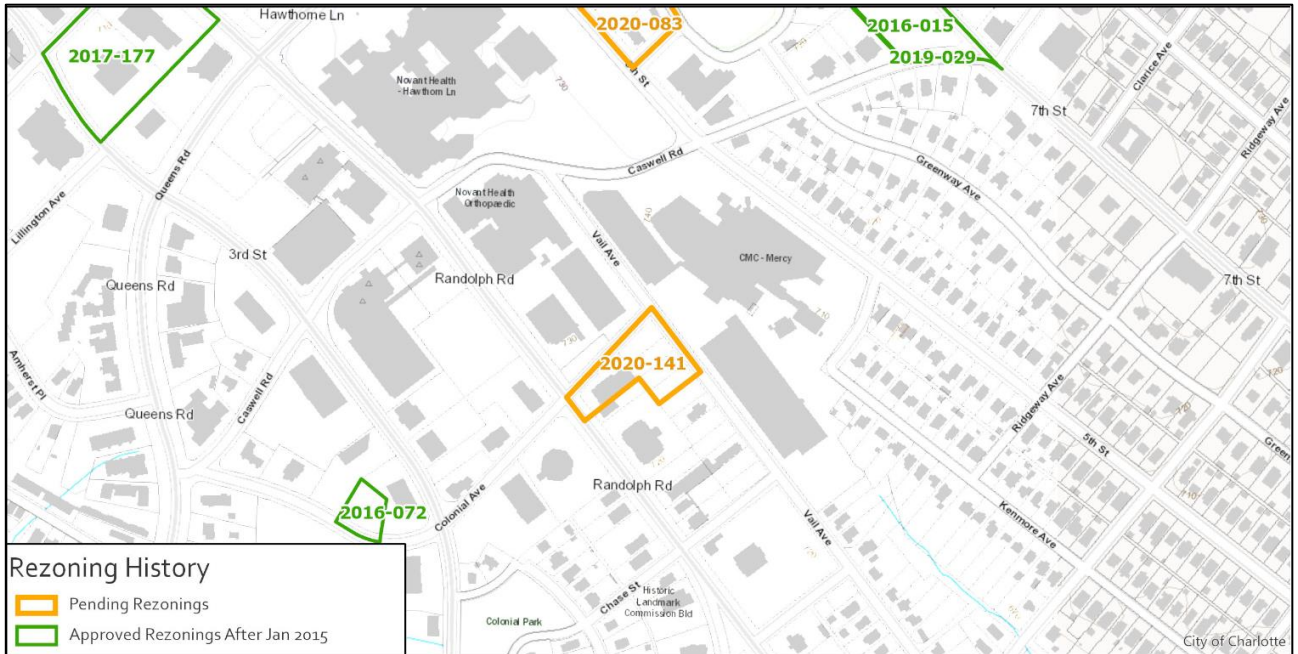


The rezoning site is immediately surrounded by medical office buildings and health institutions.



The rezoning site (denoted by red star) is immediately surrounded by medical office buildings and health institutions.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-083	Rezone 2.397 acres from O-2, R-43MF to MUDD-O.	Pending
2019-029	MUDD-O site plan amendment for 1.68 acres.	Approved
2017-177	Rezoned 3.4 acres from MUDD-O and O-2 to MUDD-O and MUDD-O SPA.	Approved
2016-072	Rezoned 0.422 acres from O-1 to O-2.	Approved
2016-015	Rezoned 1.679 acres from NS to MUDD-O.	Approved

- Public Plans and Policies**



- The *Elizabeth Area Plan* recommends office on the subject parcel.

- **TRANSPORTATION SUMMARY**

- The site abuts three City-maintained streets: Vail Avenue (minor collector), Colonial Avenue (minor collector), and Randolph Road (major thoroughfare). A Traffic Impact Study (TIS) was approved on February 1, 2021. Transportation conditional notes shall be updated to reflect the Final TIS. The Petitioner commits to constructing an 8-foot planting strip, and 8-foot sidewalk along the site's frontage per Chapter 19 and Charlotte WALKS and two ADA Curb ramps per intersection quadrant in accordance with the ADA law and PROWAG, improving the bicycle and pedestrian connectivity in the City. Additionally, the Petitioner will contribute to traffic calming in the area via improvement(s) or funding, per the approved TIS, to be decided during the permitting process. Further details are listed below.
- **Active Projects:**
 - Randolph Road at Colonial Avenue Traffic Signal
 - Installation of a pedestrian hybrid beacons, pedestrian refuge islands, and other pedestrian safety improvements in various locations throughout Charlotte
 - 90% Design
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-2.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 670 trips per day (based on 19,154 square foot medical office).
Entitlement: 700 trips per day (based on 20,100 square foot medical office).
Proposed Zoning: 4,072 trips per day (based on 117,000 square foot medical office).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **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 8-inch water distribution main located along Vail Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Vail Avenue. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Outstanding Issues, Note 4.
 - **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 comments submitted.

OUTSTANDING ISSUES

Transportation

1. **New Comment (Based on approved TIS dated February 2021)** Remove Note 2 and any reference to the construction of a pedestrian refuge at Caswell and Vail per approved TIS.
2. **New Comment (Based on approved TIS dated February 2021)** Revise site plan and conditional note(s) to commit to providing traffic calming measures on Vail OR commit to providing a contribution of \$15,000 toward pedestrian program per approved TIS.

Site and Building Design

3. Label 8-foot sidewalk and 8-foot planting strip along Vail Avenue.
4. Under Rezoning Summary on Sheet 1 remove open space requirement/note.
5. On the Elevations sheet label east, west elevation (or identified street view). Signage is not part of this review.

REQUESTED TECHNICAL REVISION

6. Petitioner needs to remove "may" and "should" with "shall" or "will".
-

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

Planner: Claire Lyte-Graham (704) 336-3782