

## MEMORANDUM

TO: MAYOR AND TOWN BOARD OF COMMISSIONERS

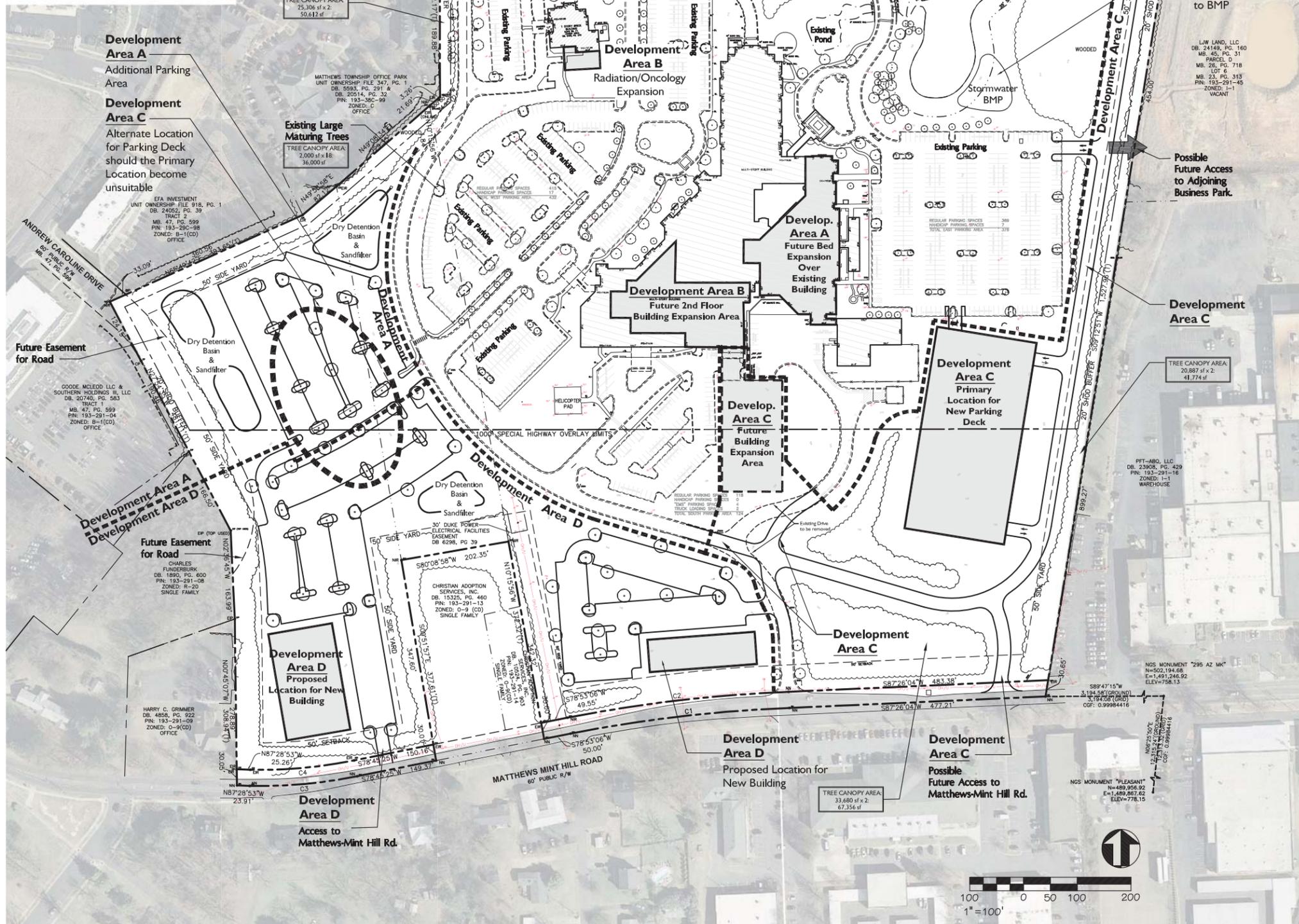
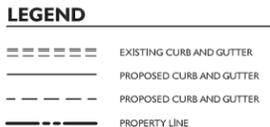
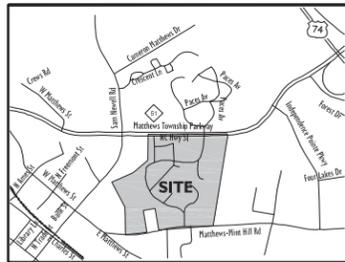
FROM: BILL SHERRILL

DATE: MAY 3, 2011

RE: ZONING PETITION 2010-564  
PRESBYTERIAN HOSPITAL MATTHEWS REVISED SITE PLAN

The following are highlights of the changes reflected in the current site plan for Presbyterian Hospital Matthews.

1. The access drive for Development Area D located in the southwest corner of the hospital campus has been shifted to the east side of the proposed Area D building. The proposed building orientation has also been shifted 90 degrees.
2. Conditional note #6 has been revised to reflect the change in location of the Area D access drive and to include a commitment to contribute funds toward the construction of the future extension of Andrew Caroline Drive on a pro rata basis for the portion of the road that is constructed on the area that has been dedicated by the Petitioner for the road.
3. The proposed right-of-way area to be dedicated for the future extension of Andrew Caroline Drive has been increased to better accommodate an alignment for possible future connection to Matthews Station Street.
4. The dry detention area next to the future Andrew Caroline Drive location now appears as two small basins instead of one larger basin.
5. The parking table has been revised to reflect a change in parking totals for Phase A from 208 to 205 and a corresponding change in total parking to be provided from 1,167 to 1,164. Bicycle parking has been reduced from 76 to 58, but still meets minimum ordinance requirements.



**SITE DATA**

OWNER:	NOVANT HEALTH INC 200 HAWTHORNE LANE CHARLOTTE, NC 28204	PARCEL NUMBER:	193-291-10, 15, 35, 41, & 65
ADDRESS:	1500 MATTHEWS TOWNSHIP PARKWAY	TOTAL ACREAGE:	54.88 Ac.
EXISTING ZONING:	O-9 (CD) & C	PROPOSED ZONING:	H (CD)

**EXISTING PARKING INCLUDES 58 SF UNDER EXISTING FLOOR**

PHASE A PROPOSED	205 PROPOSED	959 EXISTING
TOTAL PROVIDED:	1,164 PROVIDED	
BICYCLE PARKING:	5% OF AUTO	58 REQUIRED 58 PROVIDED

**TREE CANOPY PRESERVATION:**

TLD-U=NLD	TLD: TOTAL LAND DISTURBANCE AREA
NLD x 20%=RTTC	U: UTILITY EASEMENTS, RIGHT-OF-WAYS, ETC
2,390,573 sf x 20% = 478,115 sf	NLD: NET LAND DISTURBANCE AREA
2,269,363 sf x 20% = 453,873 sf	RTTC: REQUIRED TOTAL TREE CANOPY
<b>TOTAL TREE CANOPY PRESERVED:</b>	<b>453,874 sf (Existing) 20%</b>

**PRESBYTERIAN HOSPITAL MATTHEWS DEVELOPMENT STANDARDS**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Matthews Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. Minor adjustments and amendments to the site plan may be considered and approved by the Matthews Planning Board so long as the standards of the Ordinance, the overall concept for the site, and the conditions of the site plan are preserved. In addition, other changes and modifications of the site plan may be proposed in conformance with the provisions of Section 153.201(E) of the Matthews Zoning Ordinance.
- The use of the site will be for the campus of Presbyterian Hospital Matthews and related support and accessory uses. Such uses will include the following:
  - Hospitals.
  - Heliprot, medically related.
  - Clincs, medical, dental, medical, and optical, when part of a hospital complex.
  - Laboratory, dental, medical, and optical, when part of a hospital complex.
  - Child day care centers, as a free-standing use or within another building, as part of a hospital complex.
  - Adult day care centers, as a free-standing use or within another building, as part of a hospital complex.
  - Nursing homes, rest homes, and homes for the aged, as a free-standing use or within another building, as part of a hospital complex.
  - Transit stop shelters.
  - Accessory uses, clearly incidental to the permitted uses.
- The maximum buildable area shall limited to the previously approved total of 1,400,000 square feet, excluding parking structures.
- The site plan is divided into different development areas for the purpose of geographic description. The letters assigned to these geographical areas are not an indication of any phasing or sequencing of site development. Development activities may be conducted in any of the areas or multiple areas in any order but site development standards for the various site features will be completed as development occurs in the respective development areas.
- The site will be designed and constructed to comply with applicable fire department access standards, which will be reviewed and approved as part of the site development review.
- Access will be provided by up to three driveway connections to Matthews Township Parkway, up to three driveway connections to Matthews-Mint Hill Rd. The exact location of any new driveways will be subject to approval by the appropriate transportation authority. The southernmost driveway on Matthews-Mint Hill Rd. will be located to the north of any building constructed on that portion of the site. The northernmost driveway connection to Matthews Township Parkway will be limited to a right in/right out connection. Traffic studies may be required as part of the driveway permit process. Andrew Caroline Dr. is a public street that terminates at the site boundary. It is the Petitioner's understanding that the Town of Matthews is desirous of a new public street that would connect Andrew Caroline Dr. to Matthews Station Street, the vast majority of which would fall outside the hospital property. But in order to facilitate the future extension of this proposed public street at such time as it is built by the Town or others, the Petitioner will set aside and dedicate right-of-way for a portion of that street that might reasonable cross a portion of the hospital property. In addition to the dedication of the necessary right-of-way, the Petitioner will contribute funds toward the construction of the future road on a pro rata basis for the portion of the road that is constructed on the area that has been dedicated by the Petitioner for the road. That area is generally depicted on the site plan.
- The Petitioner seeks the approval of the Town of Matthews to waive the requirement for a traffic study for the site. The purpose of this rezoning is to consolidate and make minor adjustments to the two previous conditional site plans for portions of the site into a single, comprehensive site plan for the entire site. As such, this Petition proposes no changes in the permitted uses, no changes in the amount of development previously approved, and only minor changes in access that will enhance connectivity to the community. Therefore, the Petitioner seeks a waiver of a traffic impact study.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance. All parking and landscaping standards will be met on the site and will be reviewed and approved as part of the site development review. Sidewalks will be enhanced or installed to create a pedestrian network linking parking areas to the buildings on the site. Parking locations on the site that may be constructed in the future are generally indicated on the site plan. The exact dimensions and design of changes to existing surface lots or newly constructed lots may be modified during the design development process. In addition, the Petitioner reserves the right to locate either parking lots or parking structures within the areas shown on the site plan for future parking.
- Signage will be permitted in accordance with applicable Zoning standards. If the standards for signage are modified in the future, the Petitioner will have the option, but will not be required, of applying for signage under the modified standards. The Petitioner has submitted a Master Signage Plan in accordance with the provisions of Sect. 153.149, as part of this rezoning request. On site directional signs will be permitted in accordance with the provision of the Zoning Ordinance.
- The site will be developed in accordance with applicable Matthews ordinances relating to storm water and storm water quality, landscaping, trees, and the Highway Overlay District. If necessary to comply with storm water and water quality regulations, existing water features on the site may be reconstructed or modified as part of the overall storm water system for the site. During the future development of the site, the Petitioner will evaluate permeable pavement as a part of the overall water quality compliance for the site.
- The Petitioner acknowledges that the Town of Matthews is desirous of having a portion of the Carolina Thread Trail in the community and, possibly through a portion of the hospital campus. The Petitioner is amenable to the location of a portion of such a trail through the site in a location that is mutually acceptable to the Petitioner and the Town and that provides a safe pedestrian connection to a larger trail network that does not create unnecessary hazards for either pedestrians or drivers on the site and creates no liability for the hospital in terms of the construction, maintenance, or use of the trail.
- The Petitioner acknowledges that other standard development requirements imposed by other Town ordinances, such as those that regulate streets, sidewalks, and site development, may apply to the development of this site. These are not zoning regulations and are not separate zoning conditions imposed by this site plan.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**SITE SOLUTIONS**

2 3 2 0

W. Morehead Street  
Charlotte, NC 28208

Landscape Architecture  
Site Planning  
Civil Engineering

www.sitesolutionspa.com  
Telephone: 704-521-9880  
Facsimile: 704-521-8955

**Presbyterian Hospital -  
Matthews**

1500 Matthews Township Parkway  
Matthews, NC 28105-4656

Project No: 3269

Date: 12.30.2010

Revisions:

Revised Per Staff Comments	2/11/2011
Revised Per Staff Comments	3/2/2011
Revised Per Planning Board	4/20/2011

Sheet Title: **Schematic Site Plan**

Sheet No: **RZ-1**