Agenda Item: Administrative Amendment – Change in Conditions – Novant

DATE: May 17, 2018
FROM: Mary Jo Gollnitz, Planner

Background/Issue:

Novant Health is requesting an Administrative Amendment to their existing master build-out plan. The rezoning and build-out plan was approved by the Board of Commissioners in 2011 showing future development areas for expansion. The development notes state: “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.”

Novant is requesting to replace six parking spaces with an 18’ by 60’ concrete pad for their MRI Mobile Unit. There are over 1,000 existing parking spaces currently on the Novant campus. The loss of six spaces will not impact the existing uses and the facility will still be over Matthews parking requirements.

Attached are the Administrative Amendment request letter, along with current conditions and proposed change request.

The following are the specific amendment requests:
- Remove 6 existing parking spaces on the south side of the campus. This includes 4 spaces directly behind the radiology department, green parking island space and 2 spaces toward the ambulance bay entrance;
- Add an 18’ x 60’ concrete pad with electric hook up and hose bib connection for the mobile unit;
- Relocate existing light pole;
- New lighting plan will be reviewed in accordance with Matthews UDO;
- Relocate parking island;
- Relocate existing storm drain which must be approved by Mecklenburg County (attached email).

Proposal/Solution:
Proposed request will provide an appropriate and secure location for Novant’s MRI mobile unit.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Staff recommends the Planning Board approve the proposed change in conditions for Novant Health as presented.
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ADMINISTRATIVE AMENDMENT ___Novant Health

Matthews Planning Board adopts the checked statement below:

A) __X___ The requested zoning action, as most currently amended, is approved, and has been found to be CONSISTENT with the Matthews Land Use Plan (or other document(s)) as follows:

it supports the economic viability and available services for Novant Health customers

The reduction of parking will not adversely impact existing uses at the campus.

OR

B) ______ The requested zoning action, as most currently amended, is not approved, and has been found to be INCONSISTENT with the Matthews Land Use Plan (or other document(s)) as follows:

(Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date ____May 22, 2018_______________

Consistency statement PIBd 10-17
Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

On Tue, May 15, 2018 at 12:39 PM, MacIntyre, Michael A. <Michael.MacIntyre@mecklenburgcountync.gov> wrote:

I will need to see a revision to the storm drainage and a new PCO summary. If the entire pad drains already to one of the BMPs onsite and there is no increase of impervious, then there will be no further WQ requirements. If there is an increase in impervious, or the runoff from the pad goes off untreated/undetained, we will need to look at the improvements more closely for long-term requirements. The Town may want to see a new lighting plan if the light pole move causes a lighting change.

Mary Jo, do you have anything else?

Mike MacIntyre, PE
Project Manager
Charlotte-Mecklenburg Storm Water Services
2145 Suttle Avenue
Charlotte, NC 28208-5237
(980) 314-3240 Office

Consider the environment before printing this email or the attachment.
From: Gornto, Paula [mailto:PGornto@benesch.com]
Sent: Tuesday, May 15, 2018 11:50 AM
To: MacIntyre, Michael A. <Michael.MacIntyre@mecklenburgcountync.gov>
Subject: [External]Novant Health Matthew Medical Center

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mike,

Novant Health would like to add an MRI pad to their Matthews campus. It would involve taking 4 parking spaces out and replacing it with a concrete pad, adding an electrical hookup and possible a hose bib connection. We will also need to relocate a light pole (which is leased from Duke Energy) and a storm drain. Total disturbance area for the project would be about 0.2 acres. What types of permitting will be required?

Paula Gornto, PLA | Project Manager

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2 attachments

- NH MMC Admin Amendment 05162018.pdf
  56K

- MatthewsUpdated05.16.18.pdf
  2240K
May 16, 2018

Mary Jo Gollnitz, CZO
Plannner/Zoning Administrator
Planning and Development
Town of Matthews
232 Matthews Station St.
Matthews, NC 238105

Subject: Novant Health Matthews Medical Center CD Zoning Amendment

Dear Mary Jo,

On behalf of Novant Health, we are requesting an administrative change to the current approved conditional use zoning for their hospital campus located on parcel 19329115 located at 1450 Matthews Township Parkway. The nature of the request is to update the site plan to reflect a concrete mobile MRI pad at the rear of the building. This will allow the Radiology Department more flexibility with the scheduling and maintenance of the existing MRI unit located within the building. The pad will be located in an existing parking area which is also shown in a proposed building expansion area on the current CD site plan. Note 1 on RZ-1 allows for these types of administrative changes under section 153.201(E) of the zoning ordinance. The proposed MRI pad will have a net loss of 6 parking spaces in the area of the MRI pad, however this area may be used for parking when the MRI is not present. Total parking for the site remains in excess of the code required amount. Please feel free to contact me with any questions about our application.

Sincerely,

[Signature]

Paula Gornto, PLA, ASLA
Project Manager

cc: Daniel Kinken – McCulloch England Associates Architects
AREA TO BE CHANGED
LIGHT POLE & STORM DRAIN TO BE RELOCATED