

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) 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

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

Alfred Benesch & Company | 2359 Perimeter Pointe Parkway, Suite 350, Charlotte, NC 28208
P 704-521-9880 | *Direct:* 704-943-3178 | **F** 704-521-8955 | **E** pgornto@benesch.com | **W** www.benesch.com

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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
Planner/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,

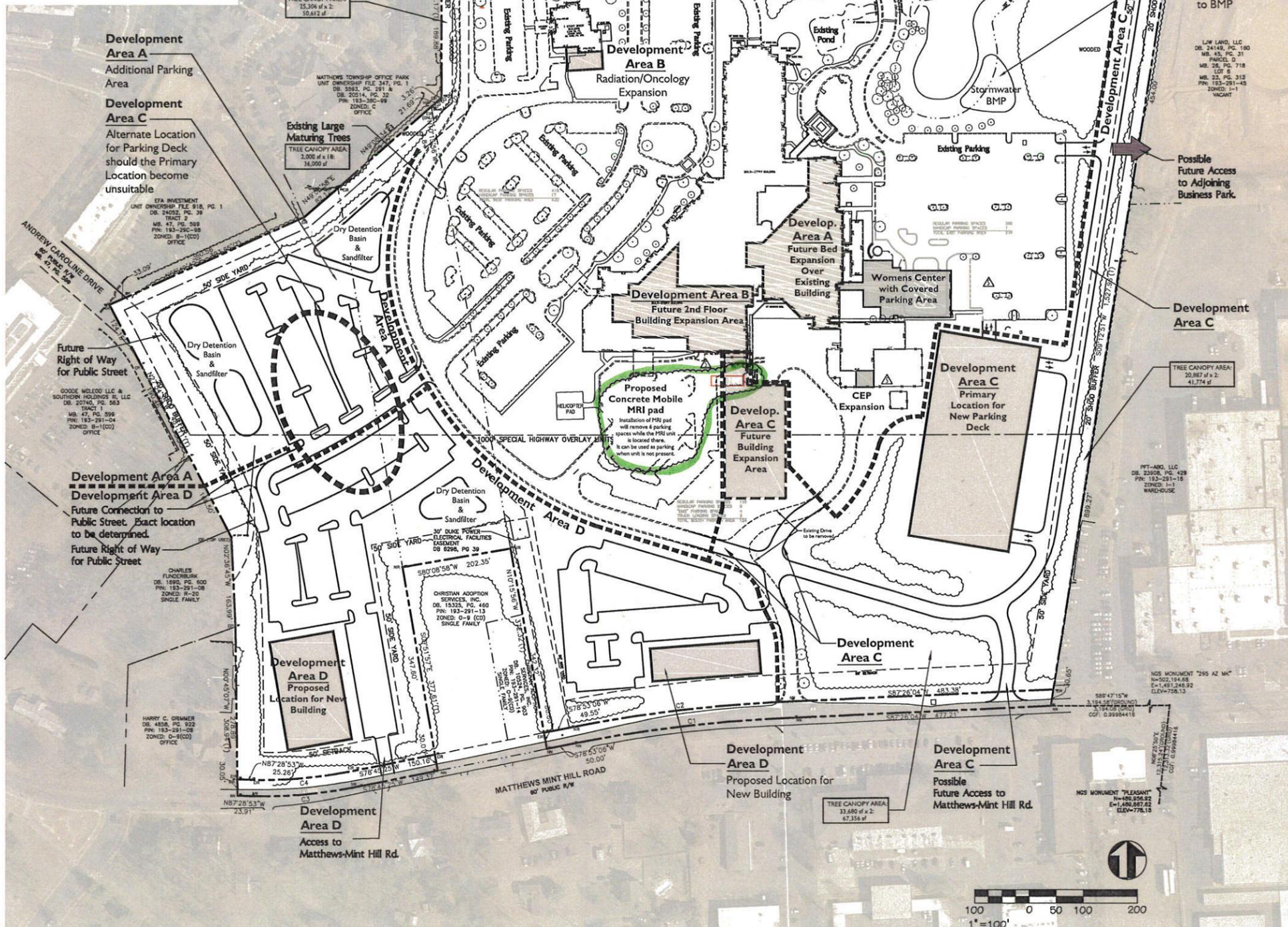
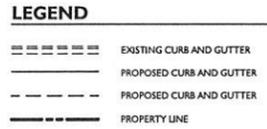
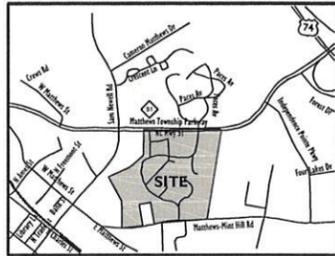
On behalf of Novant Health, we are requesting an administrative change to the current approved conditional use zoning for their hospital campus located on parcel 19329115 located at 1450 Matthews Township Parkway. The nature of the request is to update the site plan to reflect a concrete mobile MRI pad 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,



Paula Gornto, PLA, ASLA
Project Manager

cc: Daniel Kinken – McCulloch England Associates Architects



SITE DATA

OWNER: NOVANT HEALTH INC
 300 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: 0-9 (CD) & C
 PROPOSED ZONING: RI (CD)

PARKING SUMMARY:

HOSPITAL: ONE SPACE PER BED INTENDED FOR PATIENTS, PLUS ONE SPACE PER EACH MEDICAL STAFF MEMBER, PLUS ONE SPACE PER EACH TWO OTHER EMPLOYEES ON SHIFT OF GREATEST EMPLOYMENT	157 REQUIRED	157 REQUIRED
MEDICAL STAFF:	40 REQUIRED	40 REQUIRED
EMPLOYEES:	400 REQUIRED	203 REQUIRED
TOTAL REQUIRED FOR HOSPITAL:	400 REQUIRED	429 REQUIRED
MEDICAL OFFICE: 1 SPACE PER 200 SF	429 REQUIRED	959 EXISTING
EXISTING PARKING INCLUDES 58 SP. UNDER EXISTING POND AND UNDER EXISTING POND WITH THE WORKERS CENTER ADDITION AND LOSS OF 5 SPACES WITH THE POSSIBLE POND ADDITION	69	199
PHASE A PROPOSED	55 PROVIDED	58 PROVIDED
TOTAL PROVIDED:	1,095 PROVIDED	1,095 PROVIDED

BICYCLE PARKING: 5% OF AUTO

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 - 121,210 sf = 2,269,363 sf	NLD: NET LAND DISTURBANCE AREA
2,269,363 sf x 20% = 453,873 sf	RTTC: REQUIRED TOTAL TREE CANOPY
TOTAL TREE CANOPY PRESERVED:	453,874 sf (Existing)
	20%

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.
 - Heliport, medically related.
 - Clinics, 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 be 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 reasonably 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. This contribution will be paid to the Town at such time as a contract for the construction of the road is executed. That area is generally depicted on the site plan. The Petitioner will utilize its best efforts to accommodate any change in the location or alignment of the road in the future so long as the road location does not impact the Petitioner's building and parking areas or internal circulation areas.
- 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.

Initial submission January 30, 2010
 Revised per Staff comments February 11, 2011
 Revised per Staff comments March 2, 2011
 Revised per Planning Board April 20, 2011
 Revised per Town Board approval May 9, 2011

SITE SOLUTIONS

2 3 2 0
 W. Morehead Street
 Charlotte, NC 28208

Landscaping 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

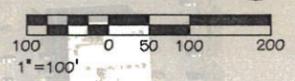
Project No: 3269
 Date: 12.30.2010

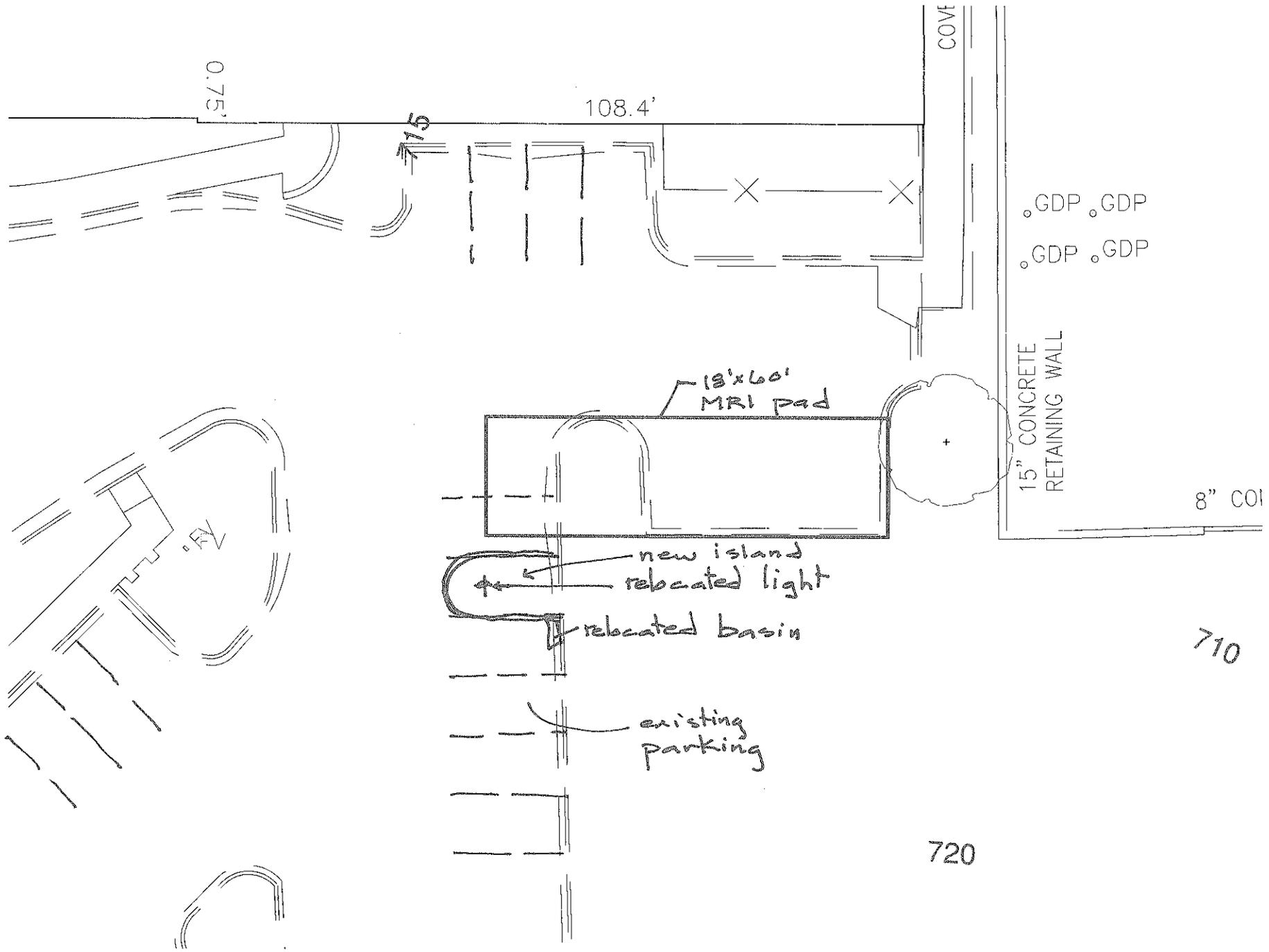
Revisions:

Revised Per Staff Comments	2.11.2011
Revised Per Staff Comments	3.2.2011
Revised Per Planning Board	4.20.2011
Revised Per Council Comments	5.09.2011
Revised per Staff Comments	12.12.2014
Revised per Staff Comments	05.16.2018

Sheet Title:
Schematic Site Plan

Sheet No:
RZ-1





0.75'

108.4'

15'

COVE

o GDP o GDP
o GDP o GDP

18'x60'
MRI pad

15" CONCRETE
RETAINING WALL

8" COI

new island
rebated light

rebated basin

existing
parking

710

720

OVERVIEW OF NOVANT CAMPUS



LIGHT POLE & STORM DRAIN TO BE RELOCATED

AREA TO BE CHANGED

