

## **Agenda Item: Decision on Application 2018-690 Novant Health**

**DATE:** December 5, 2018  
**FROM:** Jay Camp

### **Background/Issue:**

On November 27<sup>th</sup>, Planning Board voted unanimously to recommend approval of the rezoning request. Since the Public Hearing, the applicant has modified the conditional notes regarding building elevation approval and CATS light rail. Buildings within Development Area D will require elevation approval by the Board of Commissioners.

### Architecture:

*4. Future buildings shall be compatible with the existing main hospital building architecture. Primary façade material shall consist of brick. Buildings within Development Area D shall front and address Matthews-Mint Hill Road. Primary entrances may be located on the campus side of the building(s), away from Matthews Mint Hill Road. Mechanical equipment shall be screened from view of public streets. Prior to the issuance of building permits for buildings within Development Area D, final architectural elevations shall be submitted for review and approval by the Board of Commissioners.*

### CATS Light Rail:

*The Petitioner acknowledges that the Charlotte Area Transit Systems (CATS) is desirous of having a portion of the Silver Line in the proximity of the site. The Petitioner is willing to work with CATS for the potential of the Silver Line to be located through a portion of the site. Buildings and parking within Development Area D, as depicted on the site plan, shall have the flexibility to shift locations to accommodate the agreed upon location of the Silver Line. Buildings within Development Area D shall meet the requirements as outlined in Development Standard #4 above*

### **Proposal/Solution:**

The note changes since the Public Hearing have addressed all staff concerns at this time.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve Application 2018-690.

**DRAFT---FOR APPROVAL**

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES  
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2018-690  
ZONING MOTION # \_\_\_\_\_  
ADMINISTRATIVE AMENDMENT \_\_\_\_\_

Matthews Board of Commissioners 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)), and to be **REASONABLE**, as follows:

**CONSISTENT:** This proposal allows the hospital to incorporate an additional parcel to the hospital site that creates an opportunity for additional medical office space within the Town. Additionally, Novant Health will partner with the Town to ensure that Andrew Caroline Drive is constructed.

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**REASONABLE:** The request is reasonable as it does not increase the current allowed maximum square footage of the site. The updated plan now aligns with the current planned location of Andrew Caroline Drive

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**OR**

**DRAFT – FOR DENIAL**

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)), and **NOT REASONABLE**, as follows:

**INCONSISTENT:** The request would allow the site to be developed with additional office space, creating more traffic and resulting in the loss of additional tree canopy.

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**NOT REASONABLE:** The rezoning is not reasonable as it will create additional traffic that does not currently originate in Matthews.

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*(In each case, the 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.)*