

**APPLICATION 2018-690 STAFF REPORT
NOVANT MATTHEWS MEDICAL CENTER**

Pre Public Hearing Staff Analysis • November 2018



PROJECT SUMMARY

Location

1500 Matthews Township Parkway

Ownership/Applicant

Novant Health Inc

Zoning

Existing: R/I (CD) and O (CD)

Proposed: R/I (CD)

Traffic Generation

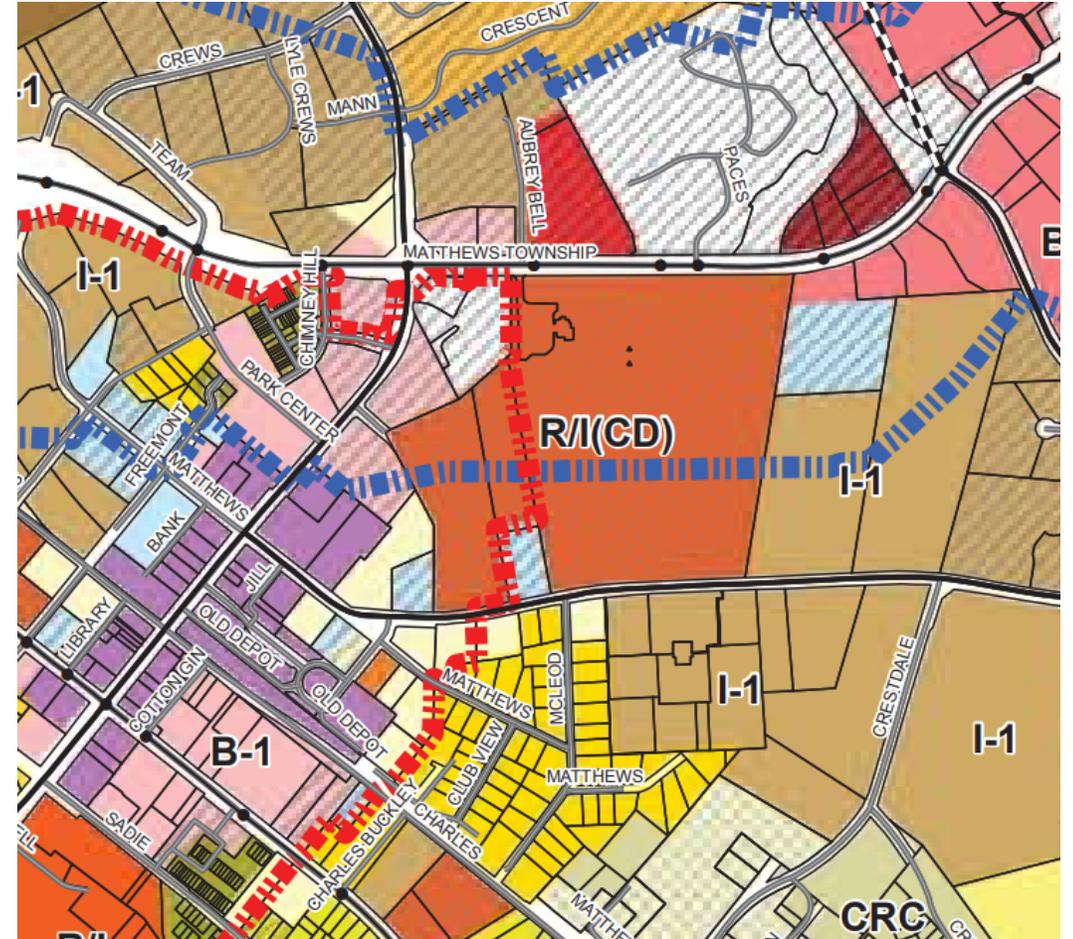
No TIA Required

Setbacks

Front: 50'

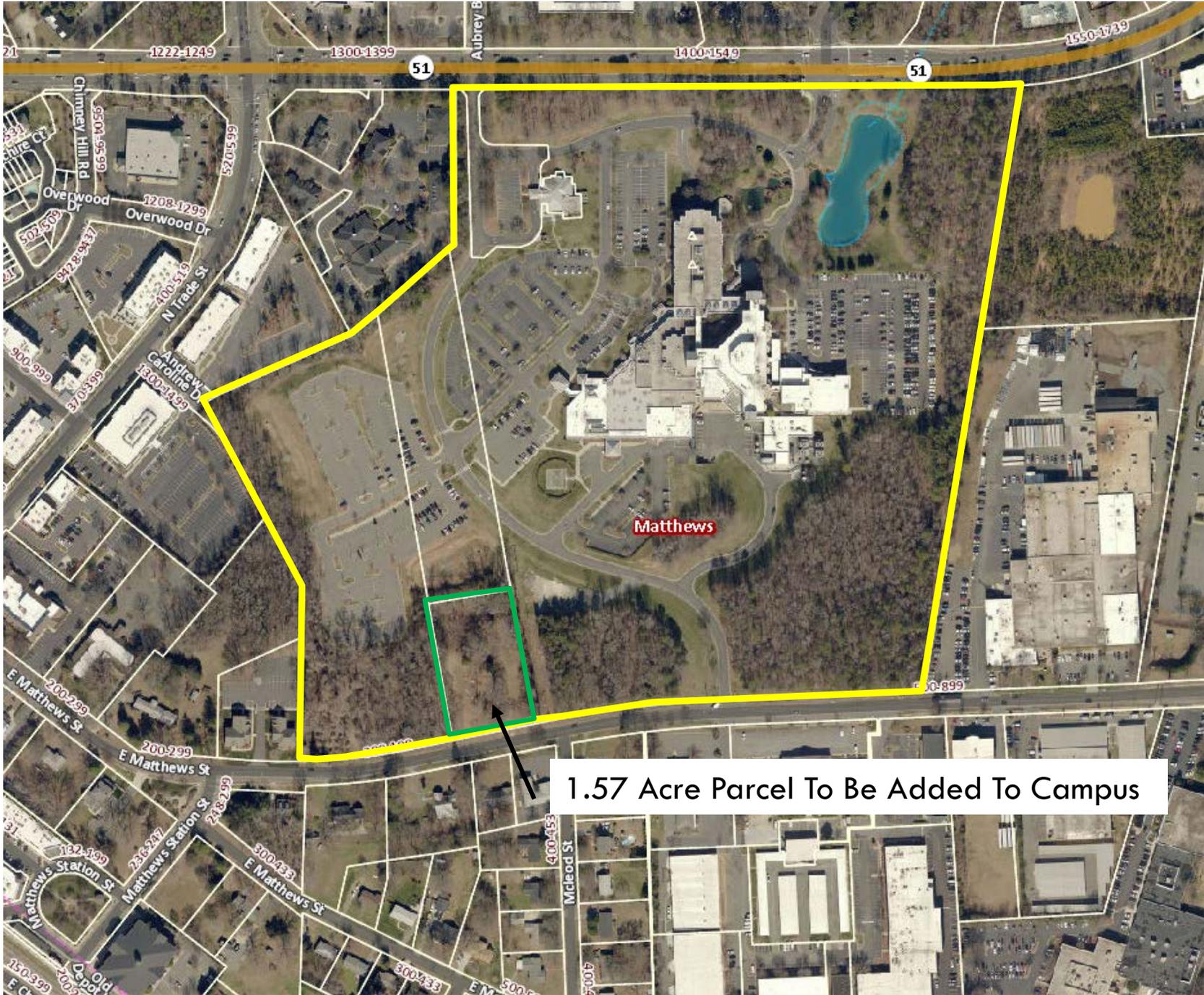
Side: 50'

Rear: 50'



The purpose of the rezoning request is to incorporate a parcel of land on Matthews-Mint Hill Road into the hospital campus and to make updates to the master plan for the entire site. Two new office buildings are planned as the next phase of construction on the property.

PROJECT AREA

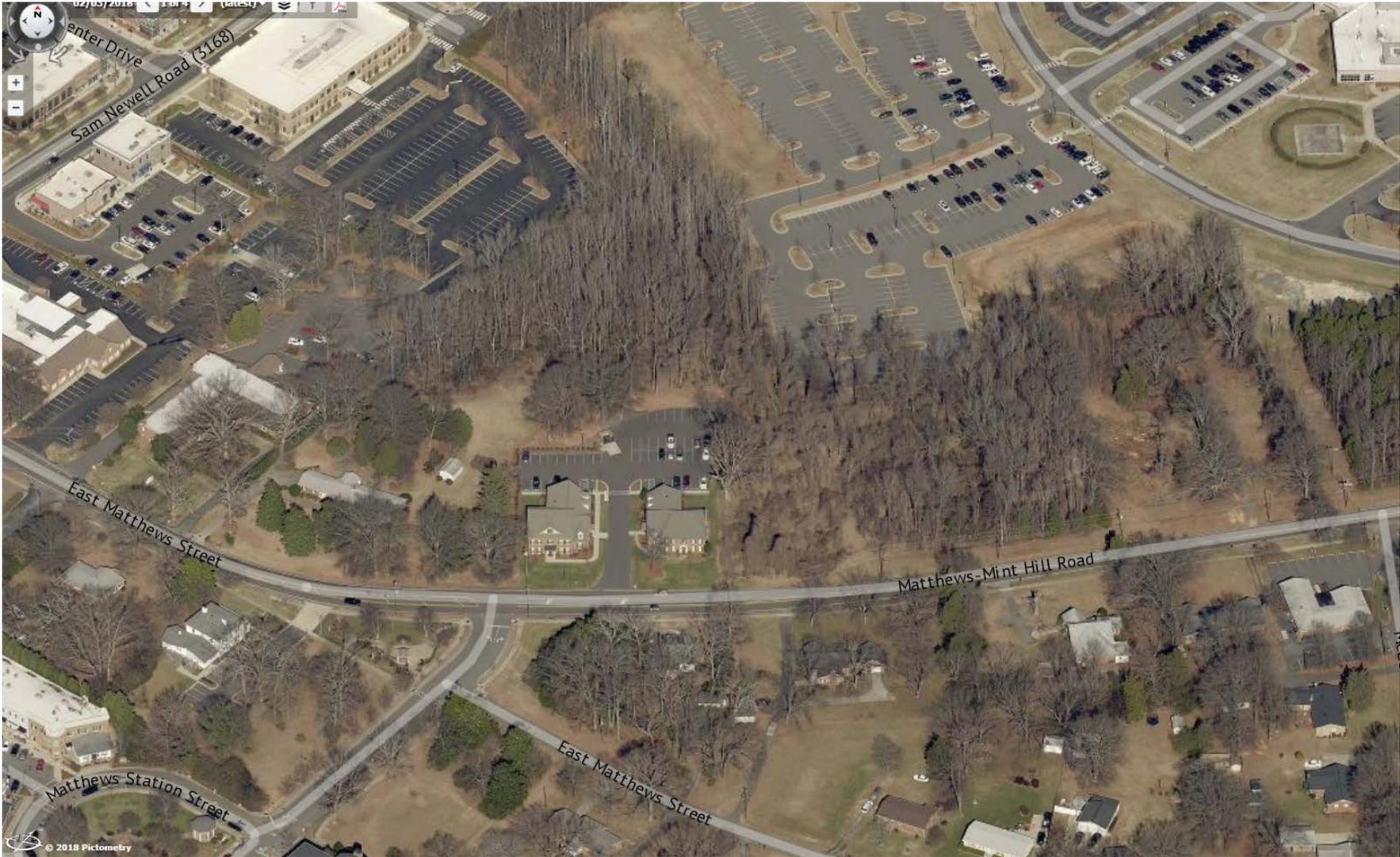


1.57 Acre Parcel To Be Added To Campus

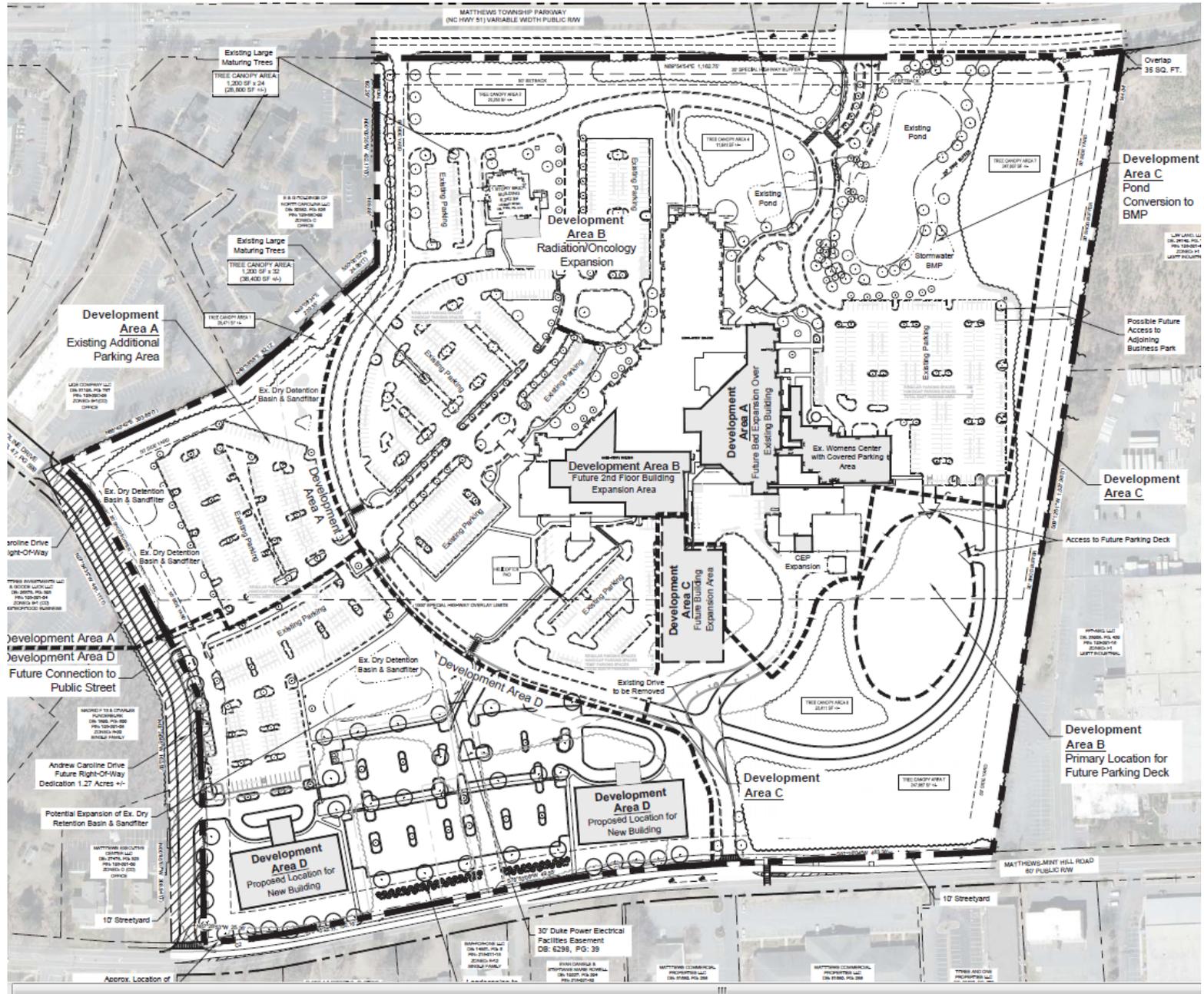
SITE INFORMATION AND BACKGROUND

Site Summary

The hospital opened in 1994 on land that was originally zoned Conditional. In 2010, the property was rezoned to R/I (CD) and a campus master plan was introduced. Expansion projects over the years have increase the size of the hospital from 240,000 square feet to the current 367,000 square feet.



PROPOSED SITE PLAN



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. 1,400,000 maximum building area. (Unchanged from previous rezoning)
2. Architecture of two new office buildings on Matthews-Mint Hill to be similar in design to existing campus and will be primarily brick. Entrances will face Matthews-Mint Hill.
3. Andrew Caroline to be constructed via cost share with the Town paying for the difference between a private drive and public street. The Town will be responsible for ROW acquisition for property outside of hospital boundaries (if necessary). The applicant will construct the roadway at the same time that buildings in development area D are constructed. If no buildings have been constructed by 2022, The Town may move forward with construction of the roadway under the same cost share strategy.
4. The hospital will allow an alignment of the Carolina Thread Trail through the property at a location that is mutually acceptable to the hospital and the Town.
5. The applicant is agreeable to working with CATS regarding the potential location of the Silver Line though a portion of the campus.



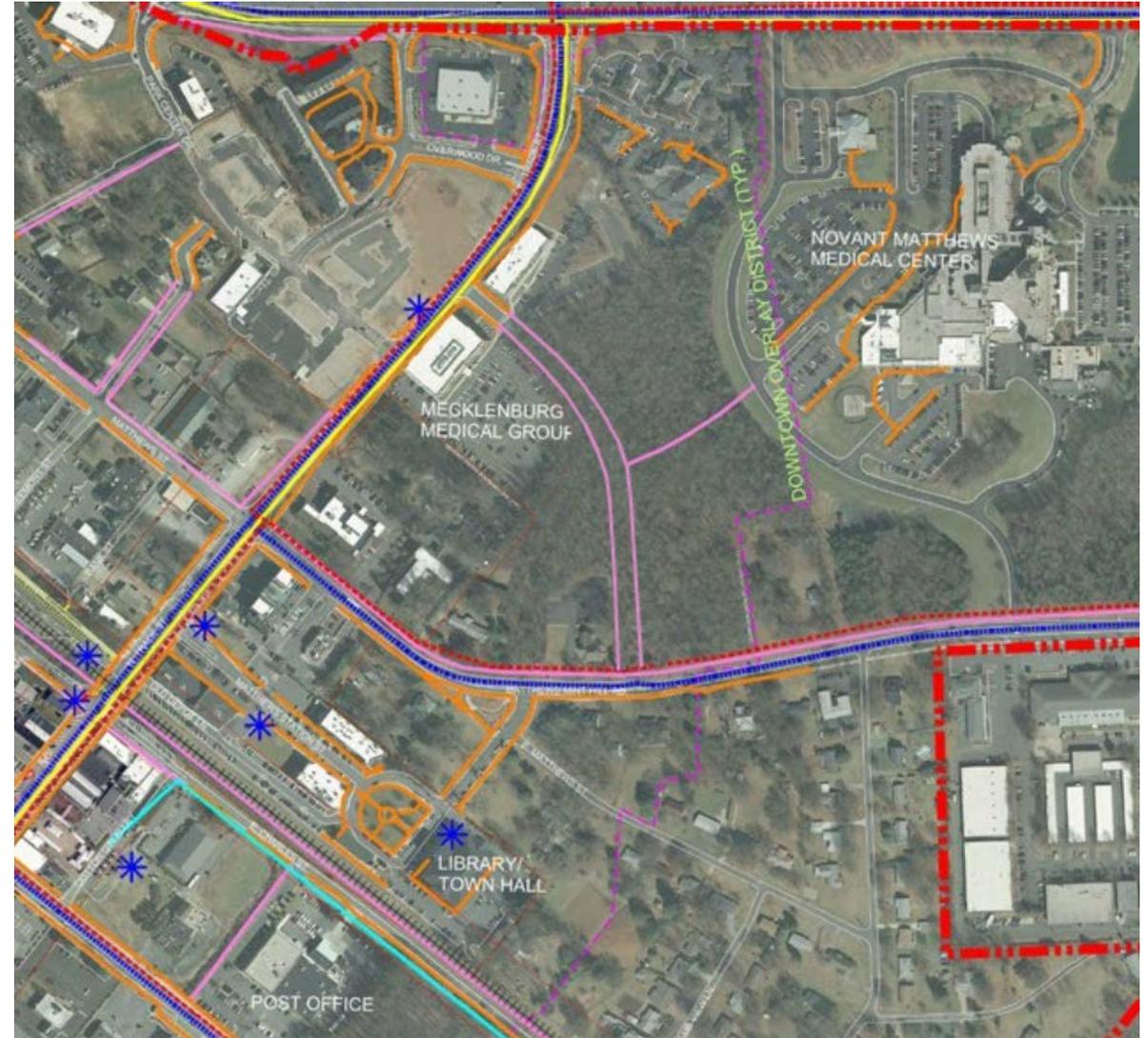
LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Land Use Plan recognizes that the hospital is a part of the commercial core of Matthews Township Parkway. Since opening, the hospital has attracted additional office developments along the corridor. Expansion of the hospital at this location has always been anticipated and is expected.

Consistency

The proposed rezoning is consistent with the Land Use Plan and makes accommodations for both Andrew Caroline Drive (Downtown Plan & Streetscape Plan) and the Carolina Thread Trail .



STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

The Silver Line is a critical transportation element for Matthews in the future. Charlotte Area Transit has provided the attached memo and map showing the conceptual alignment through the hospital site. This alignment appears to impact the location of at least one of the planned buildings on the site. Based on conversations staff has had with hospital representatives, there is concern on their part regarding the line bisecting the campus.

Further discussion between the Town, CATS and Novant will be required to create a solution that works for all parties.

Police

No concerns

Fire

No Concerns

Public Works

Request for a traffic technical memo for traffic impacts of new office development at time of construction. The results of the memo could lead to additional road improvements. The applicant has agreed to this request.

Parks and Rec

Supportive of the Carolina Thread Trail commitment on the property.

Date: 11/2/2018

Staff Contact: John Howard

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Petition: 2018-690
Novant Health, Inc., Matthews, NC

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Attachments: Corridor alignment

SUMMARY REMARKS

1. In November 2016, the Metropolitan Transit Commission (MTC) approved staff's recommendation of light rail as the locally preferred alternative (LPA) for the Southeast Corridor by adopting the LYNX Silver Line light rail alignment into the 2030 Transit System Plan. A key strategy element of the adopted recommendations included the preservation of the corridor through the rezoning process and negotiation with developers to avoid future takings of buildings.
2. The goal of the system plan is to connect transit with land uses to create pedestrian oriented environments where residents can live, work, shop and play in places accessible by transit.
3. The LPA alignment and proposed station affects a portion of the site proposed for redevelopment. A station in this location would meet the policy goals of Transit Oriented Development and provide convenient access for Novant employees, customers, and others to the Novant campus from Uptown Charlotte and other areas along the corridor. The proposed station is also in close proximity to downtown Matthews.
4. The proposed right of way (ROW) required for the light rail corridor and station is typically 70'. CATS staff is requesting the preservation of ROW for implementation of the proposed corridor and light rail station as shown on the plan below. CATS will work with Novant and the Town of Matthews during the design process to finalize the light rail alignment and station location. CATS hopes to begin design and environmental study in 2019/2020.

