

MEMO

TO: Planning Board Members
FROM: Jay Camp
DATE: November 20, 2018
RE: Novant Health Rezoning

Based on comments received at the Public Hearing on November 12th, the applicant has submitted revised language to address questions and concerns regarding architecture and future light rail through the campus. The attached letter proposes language that would require Council approval of building elevations and language stating that buildings in Development Area D may be shifted to accommodate light rail in the future.

It may be helpful to further describe what architectural changes the Town Board is approving in the future. For instance, is all new construction required to be presented to the Town Board? This would include the small additions and remodeling projects that occur on the campus from time to time. A minimum threshold for elevation approvals, say, projects over a certain amount of square footage for instance, could be part of the conditional notes. Or, architectural review of new construction could be limited to the construction of new freestanding buildings only.

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, 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.

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Recommendations on Zoning-Related Issues

Rezoning Request 2018-690 Novant Health

Matthews Planning Board adopts the checked statement below:

A) X The requested zoning action, as most currently amended, is **recommended for approval**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan as follows:

1. Novant Matthews Medical Center is part of the commercial core of Matthews Township Parkway.
2. The Matthews Downtown Plan and Streetscape Plan indicate the extension of Andrew Caroline Drive through the property.

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.

OR

B) ____ The requested zoning action, as most currently amended, is **is not recommended for approval**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan as follows:

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

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

Date November 27, 2018