

LEBANON ROAD ELEMENTARY SCHOOL

ZONING SUMMARY

PARCEL TAX ID:	13541747		
TOTAL PARCEL AREA:	3.081 ACRES (SURVEYED)		
EXISTING ZONING: EXISTING USE:	R (CZD) WOODED, VACANT		
PROPOSED ZONING: PROPOSED USES:	O-A (CZD) COMMERCIAL/OFFICE		
TOTAL SQUARE FOOTAGE OF BUILDINGS: ±20,000 SF			
PARKING REQUIRED:	MIN. 3 SPACES PER 1,000 SF, MAX	OF 5 SPACES PER 1,000 SF	
PROVIDED: 91 (REGUL	MIN 60 SPACES, MAX 100 SPACES AR: 87; ACCESSIBLE: 4 INCL. VAN S	PACE, COMPACT: 0)	
BICYCLE PARKNG SUM	IMARY: SHORT TERM: 10% OF REQ	UIRED AUTO PARKING = 6 SPACE	
POST CONSTRUCTION	DISTRICT: YADKIN		
MINIMUM SETBACKS R FRONT SETBACK:	EQUIRED FOR O-A (CZD) 50'	MINIMUM SETBACKS PROVIDED: 50'	

20' (40' ALONG RESIDENTIAL)

DEVELOPMENT SUMMARY DECEMBER 8, 2022

A. <u>GENERAL PROVISIONS</u>

CORNER REAR YARD:

SIDE YARD:

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LISCHERONG DEVELOPMENT GROUP, (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF TWO OFFICE BUILDINGS ON THAT APPROXIMATELY 3.081 ACRE SITE LOCATED ON LEBANON ROAD JUST NORTH OF THE INTERSECTION WITH MARGARET WALLACE ROAD, CONSISTING OF ALL OF TAX PARCEL NO. 13541747, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").

40'

- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
 THE PURPOSE OF THE REZONING IS TO ALLOW DEVELOPMENT OF
- THE PURPOSE OF THE REZONING IS TO ALLOW DEVELOPMENT OF COMMERCIAL/OFFICE BUILDINGS ON THE SITE. THESE BUILDINGS WILL BE IN IMMEDIATE PROXIMITY TO AN ASSISTED LIVING FACILITY AS WELL AS AN ELEMENTARY SCHOOL, PROVIDING AN IDEAL LOCATION AND USE OF THE EXISTING PARCEL.
 VEHICULAR ACCESS TO THE SITE IS PROVIDED THROUGH THE DRIVEWAY
- CONNECTION TO LEBANON ROAD AS SHOWN ON THE SITE PLAN.5. PEDESTRIAN ACCESS WILL ALSO BE AVAILABLE WITH PROPOSED INTERIOR
- SIDEWALKS THAT CONNECT TO THE EXISTING SIDEWALK ALONG LEBANON ROAD.
 6. LIGHTING FIXTURES WILL BE LOCATED ON THE SITE TO PROVIDE SAFE PEDESTRIAN ACCESS THROUGHOUT THE PARKING AREA. THE LOCATION AND EXTENT OF THE LIGHTING PLAN HAS NOT YET BEEN DESIGNED, BUT WILL MEET
- THE REQUIRMENTS OF THE ORDINANCE
 7. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

B. <u>PERMITTED USES</u>

- 1. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO TWO (2) AS DEPICTED ON THE SITE PLAN.
- 2. PROPOSED PERMITTED USES: MEDICAL OFFICE, OTHER USES ASSOCIATED WITH MEDICAL OFFICE FACILITIES AND INCLUDING ACCESSORY USES.

C. <u>TRANSPORTATION</u>

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MINT HILL AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

D. <u>ARCHITECTURAL STANDARDS</u>

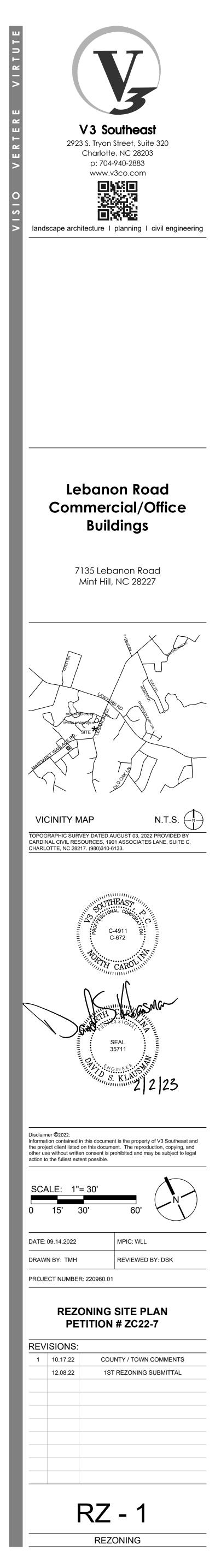
- THE MAXIMUM HEIGHT IN FEET OF THE PROPOSED BUILDINGS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.
- THE ACTUAL WIDTHS OF THE PROPOSED BUILDINGS MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.

E. <u>LIGHTING</u>

- 1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- 2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

F. ENVIRONMENTAL FEATURES

- 1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TOWN OF MINT HILL TREE ORDINANCE.
- 2. PETITIONER SHALL COMPLY WITH THE TOWN OF MINT HILL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- 3. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- G. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.







SOUTH AND WEST EXTERIORS



NORTH AND EAST EXTERIORS

E:\2022\220960 Mint Hill MOB\Drawings\Sheet Drawings\220960_RZ-1.dwg, 2/2/2023 11:52:34 AM, david klausman, V3 Southeast

SCALE: 1"= 10' 0 5' 10' 20'

SCALE: 1"= 10'

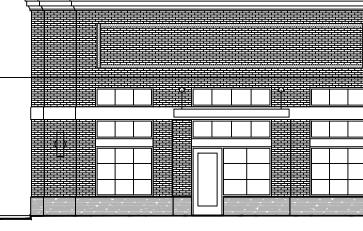
20'

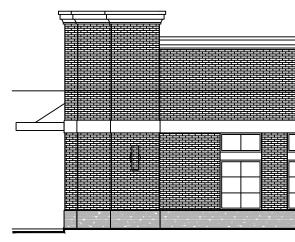
NOTE: ARCHITECTURAL RENDERINGS

PREPARED BY PRIEST

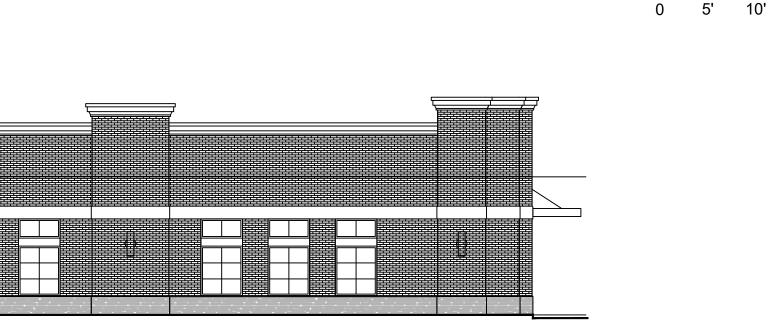
ARCHITECTURE, PLLC.

0 5' 10'

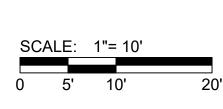




NORTH AND EAST EXTERIORS





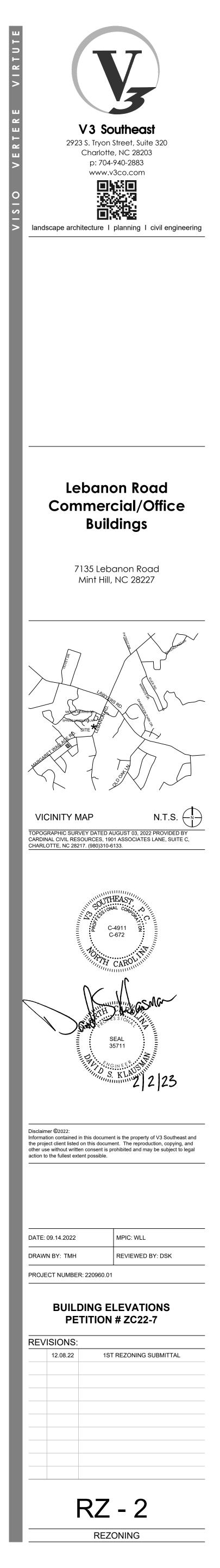


SCALE

20

RENDERING NOTES:

1. ATTACHED IMAGES ARE CONCEPTUAL RENDERINGS OF PROPOSED COMMERCIAL/OFFICE BUILDINGS. THESE CONCEPTUAL RENDERINGS MAY UNDERGO MINOR CHANGES THAT DO NOT CHANGE THE OVERALL DESIGN INTENT ASSOCIATED WITH THESE UNIQUE STRUCTURES. ONE BUILDING IS LARGER THAN THE OTHER BUT THE CONCEPT WILL REMAIN THE SAME. ADDITIONAL ENTRANCES MAY BE PROVIDED IN THE LARGER BUILDING ONCE FINAL ARCHITECTURAL DRAWINGS ARE DEVELOPED.





LEGEND

REZONING AREA

ZONING SUMMARY

PARCEL TAX ID:	13541747			
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BICYCLE PARKNG SUMMARY: SHORT TERM: 10% OF REQUIRED AUTO PARKING = 6 SPAC				
POST CONSTRUCTION DISTRICT: YADKIN				
FRONT SETBACK:	EQUIRED FOR O-A (CZD) 50' 25' 20' (40' ALONG RESIDENTIAL) 15'	MINIMUM SETBACKS PROVIDED: 50' 25' 40' 15'		

From: Sent: To:

Cc: Subject: Attachments: David Klausman Obregon, Felix A RE: [External] RE: 220960 - Lebanon Road MOB - PRELIMINARY SITE REVIEW 220960_Mint Hill Office PCO-1(101722).pdf

** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!! ***: Were you expecting this email? Is the grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious, report this email to Help Desk. Do not click links. Do not open attachments. Do not enter your username or password.

Mahjoub, Michael P <mpmahjoub@ncdot.gov> Thursday, January 26, 2023 6:49 AM

David,

An LTL into site is to be provided, creating a 3-lane section between the existing left turn lanes north and south of the proposed development. In addition, an RTL with 50' taper and 100' storage along the property frontage. Sincerely,

Michael P. Mahjoub Assistant District Engineer North Carolina Department of Transportation Division 10 District 2

980 523 0000 office mpmahjoub@ncdot.gov

7605 District Drive Charlotte, NC 28213



