

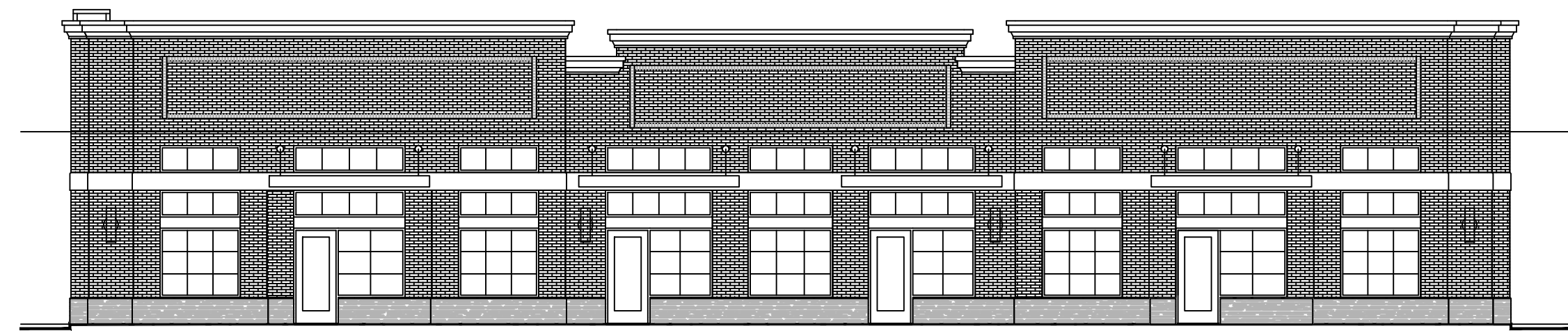
RZ - 1

REZONING



SOUTH AND WEST EXTERIORS

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



NORTH AND EAST EXTERIORS

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



NORTH AND EAST EXTERIORS

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



SOUTH AND WEST EXTERIORS

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

NOTE:
ARCHITECTURAL RENDERINGS
PREPARED BY PRIEST
ARCHITECTURE, PLLC.

RENDERING NOTES:

1. ATTACHED IMAGES ARE CONCEPTUAL RENDERINGS OF PROPOSED COMMERCIAL/OFFICE BUILDINGS.
2. THESE CONCEPTUAL RENDERINGS MAY UNDERGO MINOR CHANGES THAT DO NOT CHANGE THE OVERALL DESIGN INTENT ASSOCIATED WITH THESE UNIQUE STRUCTURES.
3. 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.



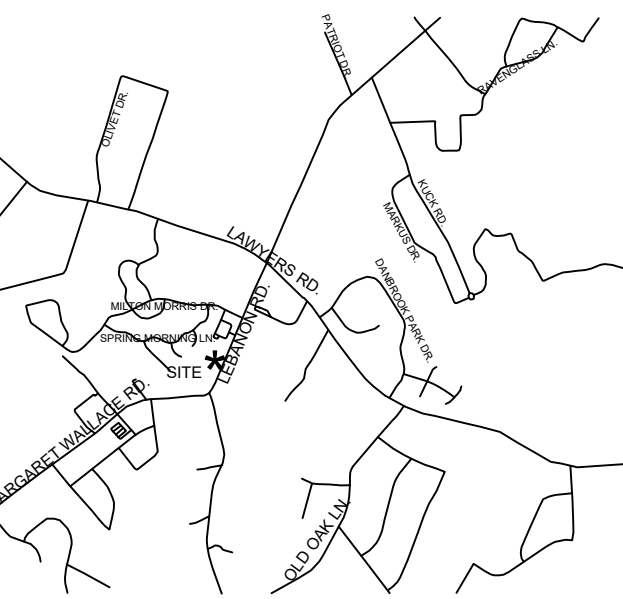
V3 Southeast
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
p: 704-940-2883
www.v3co.com



landscape architecture | planning | civil engineering

**Lebanon Road
Commercial/Office
Buildings**

7135 Lebanon Road
Mint Hill, NC 28227



VICINITY MAP N.T.S.
TOPOGRAPHIC SURVEY DATED AUGUST 03, 2022 PROVIDED BY
CARDINAL CIVIL RESOURCES, 1901 ASSOCIATES LANE, SUITE C,
CHARLOTTE, NC 28217, (980)310-6133.



David S. Klammer
SEAL
35711
2/2/23

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DATE: 09-14-2022	MPIC: WLL
DRAWN BY: TMH	REVIEWED BY: DSK
PROJECT NUMBER: 220960.01	

**BUILDING ELEVATIONS
PETITION # ZC22-7**


REVISIONS:	
12.08.22	1ST REZONING SUBMITTAL

RZ - 2


REZONING



**Lebanon Road
Commercial/Office
Buildings**



SCALE: 1" = 30'



The graphic scale bar shows a total length of 60 feet, divided into two equal segments of 30 feet each. The north arrow is a circle with a vertical line and an 'N' at the top, indicating North is towards the top of the page.

DATE: 09.14.2022	MPIC: WLL
DRAWN BY: TMH	REVIEWED BY: DSK
PROJECT NUMBER: 220960.01	

**REZONING NCDOT
IMPROVMENTS
PETITION # ZC22-7**

[illegible]

RZ - 3

REZONING

REZONING AREA

PROPERTY LINE

PARCEL TAX ID: 13541747

TOTAL PARCEL AREA: 3.081 ACRES (1,000 SF)

EXISTING ZONING: R (CD)

EXISTING USE: WOODED, VACANT

PROPOSED ZONING: O-A

PROPOSED USE: COMMERCIAL/OFFICE

TOTAL SQUARE FOOTAGE OF BUILDINGS: 120,000 SF

PARKING REQUIRED: MIN. 3 SPACES PER 1,000 SF; MAX. 5 SPACES PER 1,000 SF
MIN 60 SPACES, MAX 100 SPACES

PROVIDED: 91 (REGULAR 87, ACCESSIBLE 4 INCL. VAN SPACE, COMPACT: 0)

BICYCLE PARKING SUMMARY: SHORT TERM: 10% OF REQUIRED AUTO PARKING = 6 SPACES

POST CONSTRUCTION DISTRICT: YADKIN

MINIMUM SETBACKS REQUIRED FOR O-A (CZD)	MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 50'	50'
CORNER 25'	25'
REAR YARD: 20' (40' ALONG RESIDENTIAL)	40'
SIDE YARD: 15'	15'

From: Mahjoub, Michael P <mpmahjoub@ncdot.gov>
Sent: Thursday, January 26, 2023 6:49 AM
To: David Klausman
Cc: Obregon, Felix A
Subject: RE: [External] RE: 220960 - Lebanon Road MOB - PRELIMINARY SITE REVIEW
Attachments: 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.

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,

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



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