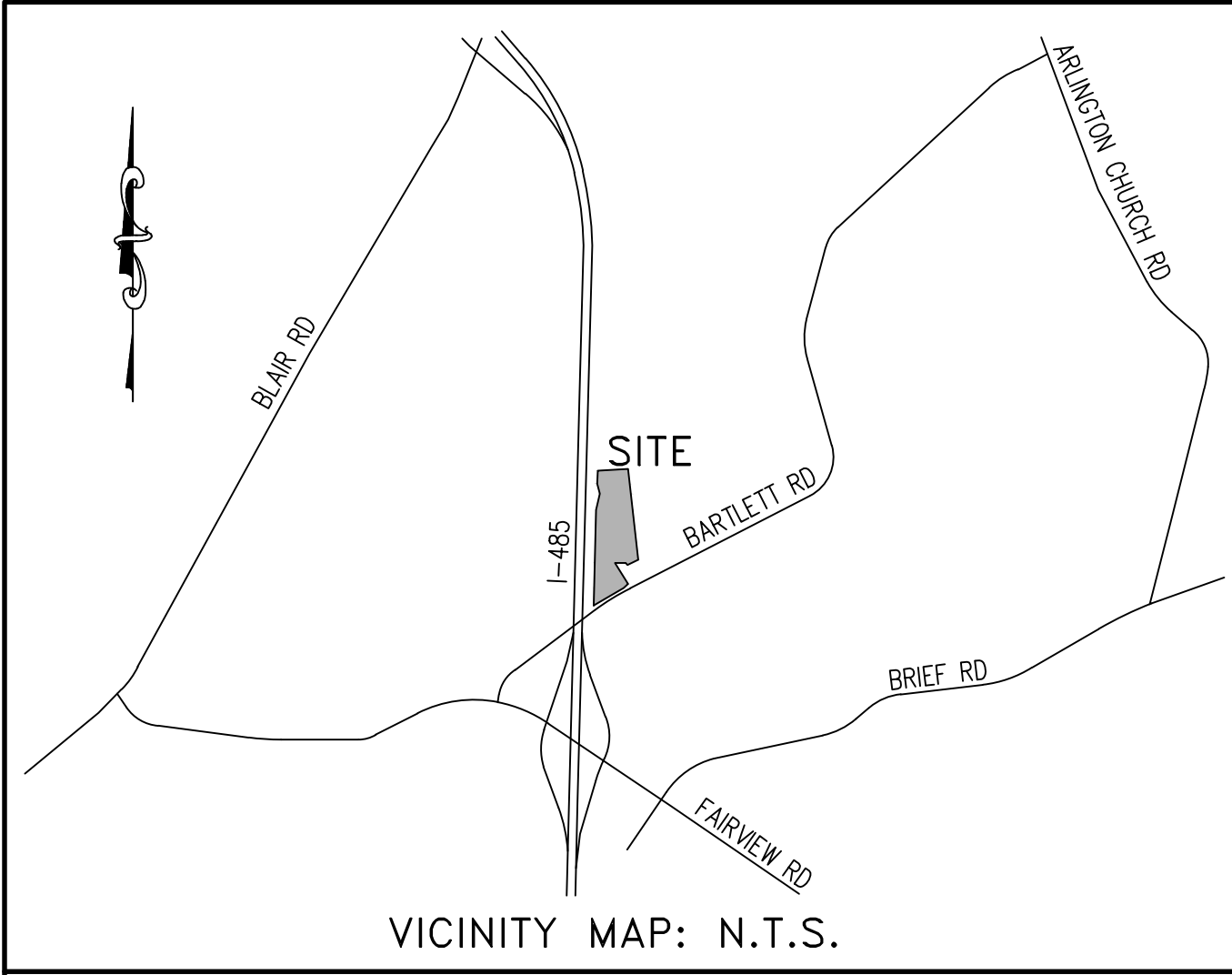


# CASA DE AVIVAMIENTO

## 8235 BARTLETT RD, MINT HILL, NC



### DEVELOPMENT DATA:

PROJECT NAME: CASA DE AVIVAMIENTO  
 OWNER/AGENT: ANDRES HERNANDEZ  
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440  
 PARCEL #: 13906132  
 TOTAL PARCEL AREA: ±592,852/±13.61 S.F./ACRES  
 EXISTING USE: VACANT  
 PROPOSED USE: CHURCH  
 EXIST. ZONING: R-RESIDENTIAL JURISDICTION: TOWN OF MINT HILL  
 SETBACKS:  
 FRONT SETBACK: 50'

### PARKING REQUIREMENTS:

PER MINT HILL ORDINANCE SECTION 6.3.1 - OFF STREET PARKING AND LOADING  
 \* CALCULATING PARKING FOR INSTITUTIONAL/CIVIC USES WILL BE A COLLABORATIVE PROCESS THAT WILL DEPEND ON FACTORS SPECIFIC TO THE INDIVIDUAL DEVELOPMENT PROPOSAL

### PARKING PROVIDED:

161 SPACES, INCL. 6 HC SPACES

### NOTES:

- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN, THESE DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE MINT HILL UDO.
- SECTION 8.5.2C OF THE UDO - EXPIRATION OF CONDITIONAL DISTRICT REZONING APPROVALS. THE INTENT OF THE CONDITIONAL DISTRICT REZONING IS TO PROVIDE A PROCEDURE FOR SPECIFIC DEVELOPMENT PROPOSALS AND AS SUCH, IT IS INTENDED THAT ALL PROPERTY REZONED BE IN ACCORDANCE WITH FIRM PLANS TO DEVELOP. THEREFORE, TWO (2) YEARS FROM THE DATE OF APPROVAL (OR ANY TIME THEREAFTER WITHIN THE PLANNING BOARD'S DISCRETION UNLESS OTHERWISE MANDATED BY STATE LAW), THE PLANNING BOARD SHALL EXAMINE PROGRESS MADE TO DEVELOP IN ACCORDANCE WITH APPROVED PLANS. IF IT IS DETERMINED THAT ACTIVE EFFORTS TO SO DEVELOP ARE NEITHER PROCEEDING NOR HAVE BEEN COMPLETED, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HIS DESIGNATED REPRESENTATIVE TO JUSTIFY TO THE PLANNING BOARD ANY DELAY IN DEVELOPMENT. IF THE PLANNING BOARD FINDS SUCH DELAY IS UNJUSTIFIED OR THAT THE INTENT OF THE REZONING PROCEDURE AS STATED IN SUBSECTION 7.2.15(A) (PURPOSE SECTION DESCRIBING NONRESIDENTIAL USES IN RESIDENTIAL ZONING DISTRICTS) HAS BEEN VIOLATED, IT SHALL FORWARD A REPORT OF ITS FINDINGS TO THE BOARD OF COMMISSIONERS, WHICH MAY RECOMMEND THAT PROCEEDINGS TO REZONE THE SUBJECT PROPERTY TO ITS FORMER DESIGNATION BE INITIATED.
- SIGNAGE WILL COMPLY WITH THE MINT HILL UDO.
- ALL LANDSCAPING REQUIRED BY THE UDO SHALL BE IRRIGATED, WITH AN UNDERGROUND SPRINKLER SYSTEM, AND ALL SUCH LANDSCAPING SHALL BE MAINTAINED IN A GOOD AND HEALTHY CONDITION.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 LBS.

### LANDSCAPING CALCULATIONS:

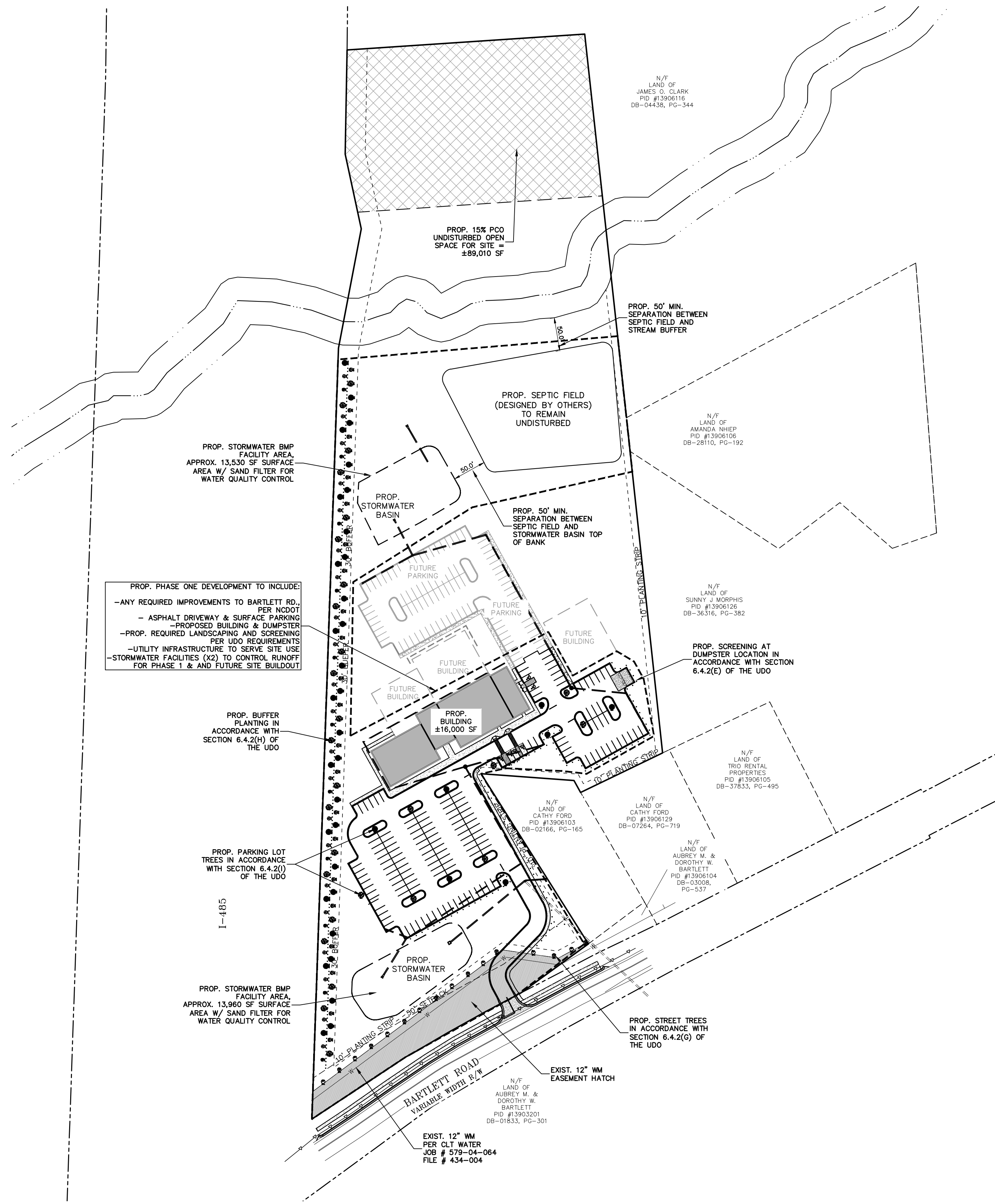
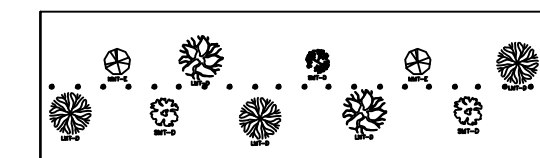
#### STREET YARD LANDSCAPING:

REQUIRED: NEW STREET TREES CENTERED AT 30' O/C  
 489 LF OF STREET FRONTAGE / 30 = 16 TREES REQUIRED  
 PROVIDED: 16 SMALL MATURING TREES (DUE TO OVERHEAD POWER LINES)

#### REQUIRED BUFFER PLANTING ADJACENT TO EXPRESSWAY/FREEWAY:

REQUIRED: 10 TREE & 40 SHRUBS PER 100 LF  
 PROVIDED: 10 TREES & 40 SHRUBS PER 100 LF

#### BUFFER PLANTING SCHEMATIC PER 100 LF



PROP. PHASE ONE DEVELOPMENT TO INCLUDE:  
 -ANY REQUIRED IMPROVEMENTS TO BARTLETT RD, PER NDDOT  
 - ASPHALT DRIVEWAY & SURFACE PARKING  
 -PROPOSED BUILDING & DUMPSTER  
 -PROP. REQUIRED LANDSCAPING AND SCREENING PER UDO REQUIREMENTS  
 -UTILITY INFRASTRUCTURE TO SERVE SITE USE  
 -STORMWATER FACILITIES (X2) TO CONTROL RUNOFF FOR PHASE 1 & AND FUTURE SITE BUILDOUT

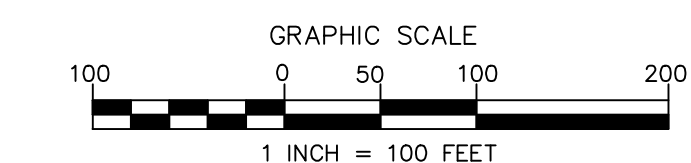
### CONDITIONAL NOTES AND STANDARDS:

- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES, AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH 8.5.2D AMENDMENT PROCEDURES FOR APPROVED CONDITIONAL DISTRICTS.
- SITE WILL HAVE ACCESS, AS GENERALLY DEPICTED ON THE ZONING SITE PLAN.
- THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS OR AS REQUIRED FOR APPROVAL BY THE TOWN OF MINT HILL IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF MINT HILL/ MECKLENBURG COUNTY IN ACCORDANCE WITH PUBLISHED STANDARDS.
- THE SITE WILL HAVE ACCESS VIA ONE DRIVEWAY OFF BARTLETT RD. THE DRIVEWAY WILL BE A TWO-WAY DRIVE WITH ONE-WAY IN AND RIGHT AND LEFT OUT ONTO BARTLETT RD. IN THE LOCATION AS GENERALLY IDENTIFIED ON THE SITE PLAN.
- PETITIONER ACKNOWLEDGES THAT IMPROVEMENTS TO BARTLETT ROAD MAY BE NEEDED TO ACCOMMODATE INGRESS AND EGRESS MOVEMENTS TO THE SITE. THE EXACT CONFIGURATION AND LOCATION OF THE IMPROVEMENTS WILL BE DETERMINED BY THE TOWN OF MINT HILL DURING THE PERMITTING PHASE.
- SCREENING AND LANDSCAPED AREAS OF THE SITE SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF MINT HILL'S UDO.
- SOLID WASTE WILL BE HANDLED THROUGH AN ONSITE DUMPSTER; DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM BARTLETT RD. AND FROM ADJACENT PROPERTIES.
- ALL LANDSCAPING, INCLUDING STREET TREES WITHIN THE PROPERTY BOUNDARIES, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE RESIDENTIAL DISTRICT.
- PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN SETBACK AREAS.
- CONSTRUCTION OF SIDEWALKS ALONG THE BARTLETT RD. FRONTAGE WILL BE COMPLETED AFTER ANY NCDOT REQUIRED ROADWAY IMPROVEMENTS ARE FINALIZED.
- ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED IN THE TOWN UDO.
- NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR WITHIN ANY FLOODWAY FRINGE AREA.
- ALL NEW PARKING AREAS WILL BE SCREENED, AS REQUIRED BY THE ORDINANCE.
- ALL LIGHTING FOR THE SITE MUST BE SHIELDED AND MEET THE REQUIREMENT SOF SECTION 6.9.8 (OUTDOOR LIGHTING).
- THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET IN HEIGHT.
- AN EXTERIOR SITE LIGHTING PHOTOMETRIC ANALYSIS SHALL BE PROVIDED TO THE TOWN OF MINT HILL INDICATING LOCATION OF LIGHT POLES AND LIGHT LEVELS AT RESIDENTIAL PROPERTY LINES TO BE NOT MORE THAN 0.00 FOOT CANDLES.
- STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF MINT HILL.
- NO ADDITIONAL RESTRICTIONS SHALL BE REQUIRED PERTAINING TO BRANDING AND SIGNAGE BEYOND WHAT IS REQUIRED IN THE TOWN OF MINT HILL UDO, PARTICULARLY SECTION 6.5.
- FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENTS STANDARDS MAY BE APPLIED FOR THE BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED.
- OWNER IS REQUESTING 5 YEAR VESTING.

### EXCEPTION REQUESTED:

REMOVAL OF THE SIDEWALK REQUIRED WEST OF THE DRIVEWAY ENTRANCE ALONG THE ROAD FRONTAGE TO BARTLETT RD.  
 -THE SIDEWALK TO THE WEST OF THE DRIVEWAY WOULD NOT PROVIDE PEDESTRIAN ACCESS ACROSS THE BRIDGE OVER I-485. THE BRIDGE IS NOT CONFIGURED TO ACCOMMODATE PEDESTRIAN TRAFFIC.

**PRELIMINARY FOR REVIEW PURPOSES ONLY**



### ENGINEER CONTACT

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NO.	BY	DATE	REVISION

Project: **CASA DE AVIVAMIENTO**  
 8235 BARTLETT RD, MINT HILL, NC  
 Title: **ZONING-CONCEPT PLAN**

File #23018-FR000 Date: 07/13/23 Project Egr: BTU  
 Design By: BTU  
 Drawn By: MPB  
 Scale: 1"=100'

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**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND SURVEYING

**RZ1.0**