



CONDITIONAL NOTES AND STANDARDS:			
<b>GENERAL PROVISIONS</b> 1. 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). 2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING 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. 3. PARKING LAYOUTS AND DRIVEWAYS FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATION. SIDEWALKS GENERALLY DEPICTED ON THE ZONING SITE PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR THE DEVELOPMENT BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE DESIGN INTENT GENERALLY DEPICTED ON THE ZONING SITE PLAN.  <b>ACCESS NOTES:</b> 1. SITE WILL HAVE ACCESS, AS GENERALLY DEPICTED ON THE ZONING SITE PLAN. 2. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY NCDOT, REQUIRED TO ACCOMMODATE			
FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS OR AS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. 3. 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 NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS. 4. THE SITE WILL HAVE ACCESS VIA TWO DRIVEWAYS OFF FAIRVIEW ROAD. THE DRIVEWAYS WILL BE TWO-WAY DRIVE WITH A ONE-WAY IN/ AND RIGHT AND LEFT OUT ONTO FAIRVIEW ROAD IN THE LOCATION AS GENERALLY IDENTIFIED ON THE SITE PLAN. 5. PETITIONER ACKNOWLEDGES THAT IMPROVEMENTS TO FAIRVIEW 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.  <b>LANDSCAPE AREAS, TREES AND SCREENING</b> 1. SCREENING AND LANDSCAPED AREAS OF THIS SITE SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN OF THE TOWN OF MINT HILL'S UNIFIED DEVELOPMENT ORDINANCE. 2. DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM FAIRVIEW ROAD AND FROM ADJACENT PROPERTIES IN A			
<b>SETBACKS, SIDE YARDS, AND REAR YARDS</b> 1. 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. 2. PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN SETBACK AREAS.  <b>PARKING</b> 1. ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE. 2. NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR WITHIN ANY FLOODWAY FRINGE AREA. 3. ALL NEW PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE ORDINANCE.  <b>LIGHTING</b> 1. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINES ONTO ADJOINING PROPERTIES. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING			
<b>MANNER WHICH SATISFIES OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.</b>  <b>BRANDING &amp; SIGNAGE</b> 1. 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.  <b>AMENDMENT TO THIS REZONING PLAN</b> 1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED.			
<b>BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.</b>  <b>STORMWATER MANAGEMENT</b> 1. STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF MINT HILL. 2. STORMWATER RETENTION STRUCTURES SHALL NOT BE PERMITTED IN ANY BUFFER AREA OR IN SETBACK AREA.			

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