

PROPOSED 1ST PHASE OF DEVELOPMENT

SITE DATA

REFERENCE
PARCEL NUMBER: 19503104 & 19503106
DEED: 13024-314 & 13038-617

DEVELOPMENT DATA
JURISDICTION: TOWN OF MINT HILL / MECKLENBURG COUNTY
EXISTING ZONING: R (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING: R-CONDITIONAL ZONING
EXISTING USE: VACANT / AGRICULTURE
PROPOSED USE: COMMUNITY PARK & AGRICULTURE

FRONT SETBACK: MIN 50' (100' MIN FOR ANY ATHLETIC FIELDS)
SIDE SETBACK: MIN 25' (100' MIN FOR ANY ATHLETIC FIELDS)
REAR SETBACK: MIN 40' (100' MIN FOR ANY ATHLETIC FIELDS)
BUILDING HEIGHT: MAX 35'

WATER QUALITY BUFFER: YES; PARCEL 19503106
POST CONSTRUCTION DISTRICT: CATAWBA (PARCEL 19503104)
STREAM WATERSHED: GOOSE CREEK (PARCEL 19503106)
MCHALPNE (PARCEL 19503104)
GOOSE (PARCEL 19503106)

OPEN SPACE REQUIRED: 15% MINIMUM

SEALS:

**NOT FOR
CONSTRUCTION**

PROJECT:

EZELL FARMS COMMUNITY PARK MINT HILL, NC

CLIENT:
MECKLENBURG COUNTY
PARK & RECREATION
5841 BROOKSHIRE BLVD
CHARLOTTE, NC 28216

DATE: 10/14/21
REVISIONS:

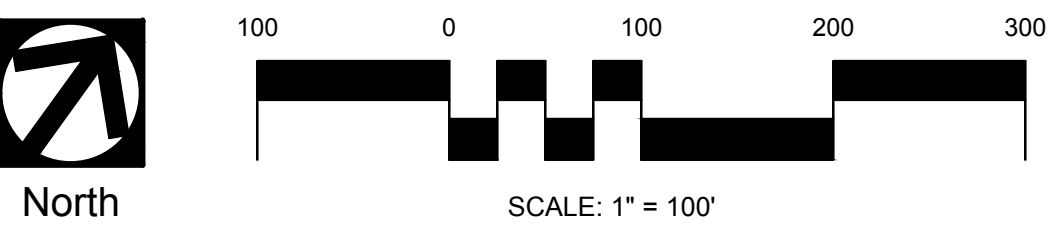
DRAWN: ESB
JOB NO: 19-183

SHEET TITLE:
**REZONING
PLAN**

SCALE: 1" = 100'
SHEET NO.:

RZ-1
© STIMMEL ASSOCIATES, P.A.

BACKGROUND DISCLAIMER:
THE BOUNDARY AND TOPOGRAPHIC INFORMATION HEREIN IS FROM PUBLICLY
AVAILABLE GIS DATA SUPPLIED BY MECKLENBURG COUNTY.



Site Development Data:

- Acreage:** ± 90.68 acres
–**Tax Parcel #:** 195-031-04 & 195-031-06
–**Existing Zoning:** R
–**Proposed Zoning:** R (CZ)
–**Existing Uses:** Vacant & agriculture
–**Proposed Uses:** A community park and agricultural uses as permitted by right and under prescribed conditions including a farmers market. Accessory uses to community parks and agricultural uses as permitted by right and under prescribed conditions including greenhouses.
–**Maximum Gross Square feet of Development:** Up to 15,000 square feet of gross floor area for a welcome center and enclosed equipment storage as related to agriculture uses as well as maintenance of the facilities.
–**Maximum Building Height:** As allowed by the Ordinance, but not to exceed 35 feet.
–**Parking:** Parking will be provided based on phased development of the proposed and future uses, as follows.
- 136 parking spaces will be provided for initial development.
 - Additional parking will be provided in future phase(s) as follows:
 - 34 spaces will be provided for the future Agrarian amenity when developed;
 - 33 spaces will be provided for future trail parking when developed.

1. General Provisions:

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mecklenburg County Asset & Facilities Management ("Petitioner") to accommodate the development of a community park and agriculture uses as allowed in the R zoning district on approximately 90.68 acre site located at 4155 Mintwood Drive (the "Site").
- Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Mint Hill Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R zoning classification shall govern.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 8.5.2D of the Ordinance.
- Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

- The Site may only be developed with up to 15,000 square feet of gross floor area for a welcome center and equipment storage / farmers market as related to agriculture uses and maintenance of the facilities, together with accessory uses as allowed in the R zoning district, including greenhouses in support of the agrarian amenity.

For purposes of the development limitations set forth in these Development Standards for this Petition (but not to be construed as a limitation on FAR requirements or definition set by the Ordinance), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: picnic shelters or other open-air covered spaces, restrooms, greenhouses, and storage rooms or sheds.

3. Access and Transportation:

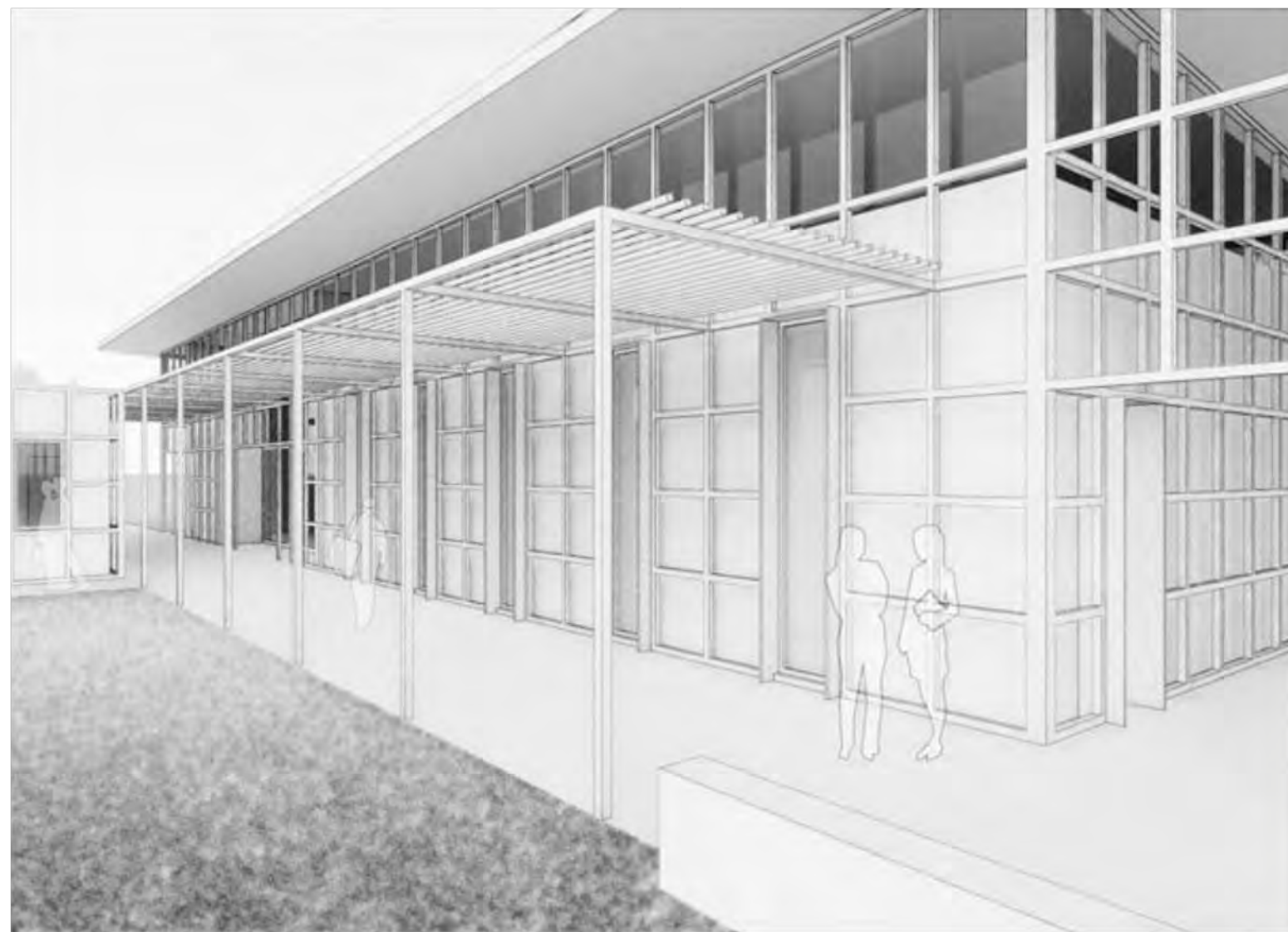
- Access to the Site will be from Mintwood Drive and Well Road in the manner generally depicted on the Rezoning Plan. Additional or fewer driveways to the abutting streets will be allowed.
 - A supplemental traffic study, if required, will be submitted for review and approval prior to the issuance of a building permit for the development, and any recommended and agreed upon mitigation will be constructed prior to the issuance of the first certificate of occupancy for the proposed phase of development. The Petitioner may work with the Town of Mint Hill to bond any improvements not substantially completed at the time of the issuance of the first certificate of occupancy.
- | Average Daily Trips | AM Average Peak | PM Average Peak |
|---------------------|-----------------|-----------------|
| 77 | 2 | 11 |
- (trip generation for the uses to be determined based on Institute of Transportation Engineers (ITE) 10th Edition Trip Generation Manual)
- Any required transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
 - The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development plans and to any adjustments required for approval by the Town of Mint Hill and/or NCDOT 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 the Town of Mint Hill and/or NCDOT in accordance with published standards.
 - The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet from the edge of sidewalk where feasible.

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

- The setback along Matthews Mint Hill Road will be 50' feet as measured from the existing Public Right-of-way. The setback along Mintwood Drive and Well Road will be 25 feet as measured from the existing public right-of-way. A 100 foot setback for any athletic fields or recreational activities will be provided along the entire perimeter of the property as measured from the existing public right-of-way or property line.
- Along the Site's frontage on Matthews Mint Hill Road the Petitioner will provide an twelve (12) foot multi-use path (MUP) as generally depicted on the Rezoning Plan. A sidewalk easement will provided if the proposed MUP is located outside of the right-of-way.
- The Petitioner will provide a trail or sidewalk network that links the proposed building entrances to the Matthews Mint Hill Road MUP. The minimum width for this internal trail or sidewalk will be six (6) feet.
- Above-ground backflow preventers will be screened from public view and will be located behind the required setbacks.
- Material storage, dumpster areas, or recycling areas will be enclosed by a solid wall or fence. A decorative gate will be provided, as required for dumpster or recycling areas. The wall or fence used will be architecturally compatible with the building materials and colors used on the principal building.
- Vegetated buffers will be provided as generally depicted on the Rezoning Plan in the form of proposed evergreen screening or through the preservation of existing vegetation.
- In order to retain the rural and agrarian nature of the property as viewed from the public way, the Petitioner will preserve the majority of the existing vegetation along the front and side street property lines in lieu of planting new street trees, as generally depicted on the Rezoning Plan.

5. Architectural Standards:

- Building Placement and Site Design shall focus on and enhance the existing rural context and nature of the surrounding area through the following:
 - The proposed building materials shall be earth tone and humble; designed with and complimentary to the land and indicative of the historic rural nature of the area.
 - Building elevations shall be designed with articulated architectural features which shall include a combination of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, overhangs, arcades, or other architectural elements.
 - Building heights will not exceed 35 feet.
- Environmental Features:**
 - The Petitioner shall comply with the Mecklenburg County approved and adopted Post Construction Ordinance.
 - The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to change prior to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - The Site will comply with the Undisturbed Open Space requirements of the Ordinance.
- Lighting:**
 - Any new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 - Permanent detached lighting on the Site will be limited to 25 feet in height.
- Phased Development**
 - Items noted as Future, as generally depicted on the Rezoning Plan, shall be allowed to be developed at a later date after the initial development has been completed.
 - Petitioner shall have five (5) years from the date of approval to commence efforts to develop in accordance with the 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.
- Amendments to the Rezoning Plan:**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 8 of the Ordinance.
- Binding Effect of the Rezoning Application:**
 - 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



ARCHITECTURAL PRECEDENT IMAGERY - OPTION B

SEALS:

NOT FOR
CONSTRUCTION

PROJECT:

EZELL FARMS
COMMUNITY PARK
MINT HILL, NC

CLIENT:
MECKLENBURG COUNTY
PARK & RECREATION
5841 BROOKSHIRE BLVD
CHARLOTTE, NC 28216

DATE: 10/14/21
REVISIONS:

DRAWN: ESB
JOB NO: 19-183

SHEET TITLE:
TECHNICAL
DATA
NOTES

SCALE: NTS
SHEET NO.:

RZ-2

© STIMMEL ASSOCIATES, P.A.