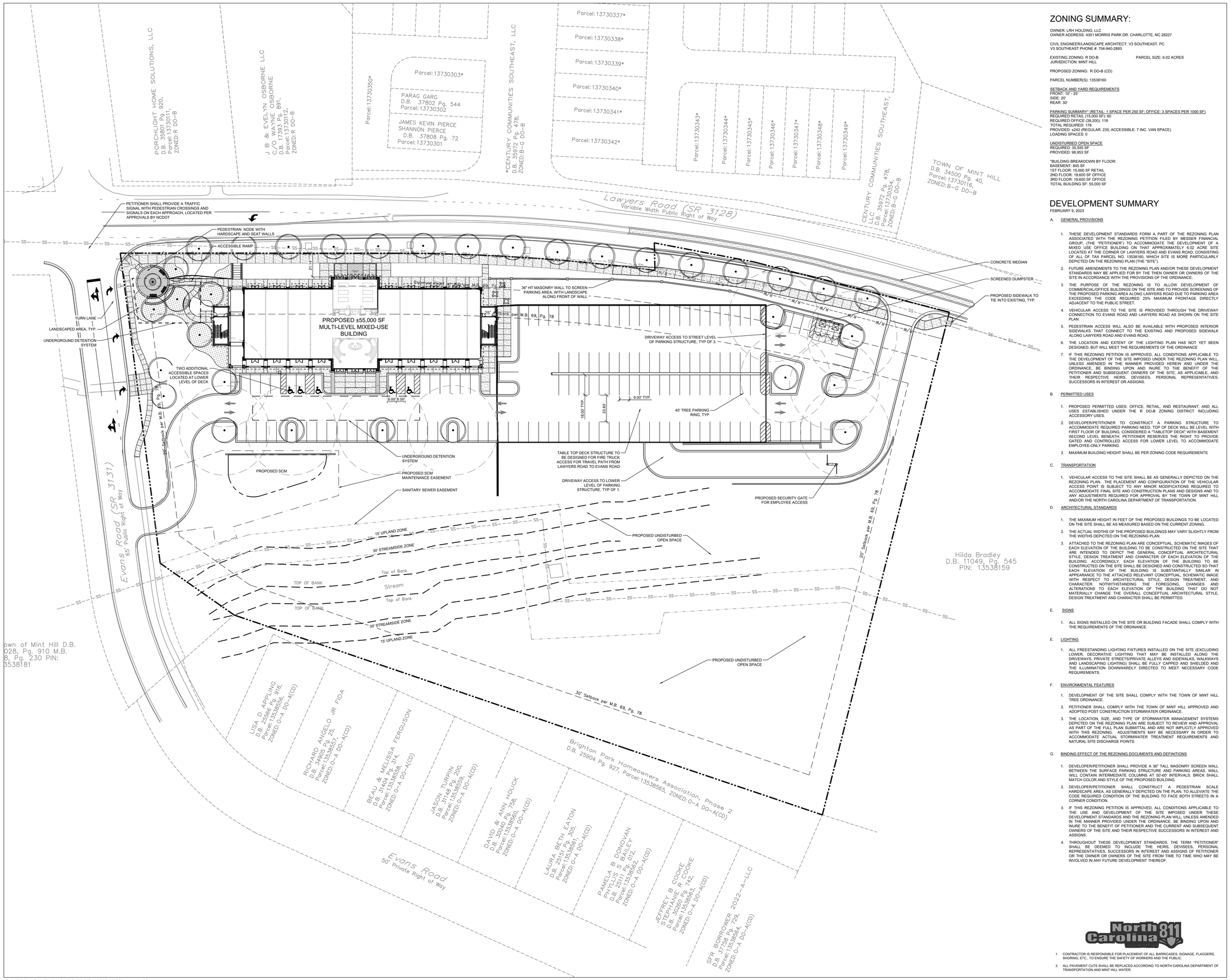

ZONING SUMMARY:

OWNER: LRH HOLDING, LLC
OWNER ADDRESS: 4301 MORRIS PARK DR. CHARLOTTE, NC 28227

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
V3 SOUTHEAST PHONE #: 704-940-2883

EXISTING ZONING: R DO-B — PARCEL SIZE: 6.02 ACRES
JURISDICTION: MINT HILL

PROPOSED ZONING: R DO-B (CD)

PARCEL NUMBER(S): 13538160

SETBACK AND YARD REQUIREMENTS
FRONT: 10' - 25'
SIDE: 20'
REAR: 30'

PARKING SUMMARY* (RETAIL: 1 SPACE PER 250 SF; OFFICE: 3 SPACES PER 1000 SF)
REQUIRED RETAIL (15,000 SF): 60
REQUIRED OFFICE (39,200): 118
TOTAL REQUIRED: 178
PROVIDED: ±242 (REGULAR: 235; ACCESSIBLE: 7 INC. VAN SPACE)
LOADING SPACES: 0

UNDISTURBED OPEN SPACE
REQUIRED: 35,935 SF
PROVIDED: 98,953 SF

*BUILDING BREAKDOWN BY FLOOR:
BASEMENT: 845 SF
1ST FLOOR: 15,000 SF RETAIL
2ND FLOOR: 19,600 SF OFFICE
3RD FLOOR: 19,600 SF OFFICE
TOTAL BUILDING SF: 55,000 SF

DEVELOPMENT SUMMARY

FEBRUARY 9, 2023

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MESSER FINANCIAL GROUP, (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE OFFICE BUILDING ON THAT APPROXIMATELY 6.02 ACRE SITE LOCATED AT THE CORNER OF LAWYERS ROAD AND EVANS ROAD, CONSISTING OF ALL OF TAX PARCEL NO. 13538160, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
2. 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.
3. THE PURPOSE OF THE REZONING IS TO ALLOW DEVELOPMENT OF COMMERCIAL/OFFICE BUILDINGS ON THE SITE AND TO PROVIDE SCREENING OF THE PROPOSED PARKING AREA ALONG LAWYERS ROAD DUE TO PARKING AREA EXCEEDING THE CODE REQUIRED 25% MAXIMUM FRONTAGE DIRECTLY ADJACENT TO THE PUBLIC STREET.
4. VEHICULAR ACCESS TO THE SITE IS PROVIDED THROUGH THE DRIVEWAY CONNECTION TO EVANS ROAD AND LAWYERS ROAD AS SHOWN ON THE SITE PLAN.
5. PEDESTRIAN ACCESS WILL ALSO BE AVAILABLE WITH PROPOSED INTERIOR SIDEWALKS THAT CONNECT TO THE EXISTING AND PROPOSED SIDEWALK ALONG LAWYERS ROAD AND EVANS ROAD.
6. THE LOCATION AND EXTENT OF THE LIGHTING PLAN HAS NOT YET BEEN DESIGNED, BUT WILL MEET THE REQUIREMENTS 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. PERMITTED USES

1. PROPOSED PERMITTED USES: OFFICE, RETAIL, AND RESTAURANT, AND ALL USES ESTABLISHED UNDER THE R DO-B ZONING DISTRICT INCLUDING ACCESSORY USES.
2. DEVELOPER/PETITIONER TO CONSTRUCT A PARKING STRUCTURE TO ACCOMMODATE REQUIRED PARKING NEED. TOP OF DECK WILL BE LEVEL WITH FIRST FLOOR OF BUILDING, CONSIDERED A "TABLETOP DECK" WITH BASEMENT SECOND LEVEL BENEATH. PETITIONER RESERVES THE RIGHT TO PROVIDE GATED AND CONTROLLED ACCESS FOR LOWER LEVEL TO ACCOMMODATE EMPLOYEE-ONLY PARKING.
3. MAXIMUM BUILDING HEIGHT SHALL BE PER ZONING CODE REQUIREMENTS

C. TRANSPORTATION

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. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT IN FEET OF THE PROPOSED BUILDINGS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED BASED ON THE CURRENT ZONING.
2. THE ACTUAL WIDTHS OF THE PROPOSED BUILDINGS MAY VARY SLIGHTLY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
3. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF EACH ELEVATION OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF EACH ELEVATION OF THE BUILDING. ACCORDINGLY, EACH ELEVATION OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH ELEVATION OF THE BUILDING IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, SCHEMATIC IMAGE WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT, AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO EACH ELEVATION OF THE BUILDING THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

E. SIGNS

1. ALL SIGNS INSTALLED ON THE SITE OR BUILDING FACADE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

E. LIGHTING

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 TO MEET NECESSARY CODE REQUIREMENTS.

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

1. DEVELOPER/PETITIONER SHALL PROVIDE A 36" TALL MASONRY SCREEN WALL BETWEEN THE SURFACE PARKING STRUCTURE AND PARKING AREAS. WALL WILL CONTAIN INTERMEDIATE COLUMNS AT 50'-60' INTERVALS. BRICK SHALL MATCH COLOR AND STYLE OF THE PROPOSED BUILDING.
2. DEVELOPER/PETITIONER SHALL CONSTRUCT A PEDESTRIAN SCALE HARDSCAPE AREA, AS GENERALLY DEPICTED ON THE PLAN, TO ALLEVIATE THE CODE REQUIRED CONDITION OF THE BUILDING TO FACE BOTH STREETS IN A CORNER CONDITION.
3. 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.
4. 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.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MINT HILL WATER.

VISIO VERTERE VIRTUTE

V3 Southeast
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
p: 704-940-2883
www.v3co.com
landscape architecture I planning I civil engineering

MESSER FINANCIAL LAWYERS ROAD

11024 Lawyers Rd.
Mint Hill, NC 28227

VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED SEPTEMBER 29, 2022 PROVIDED BY FREELAND-CLINKSCALES & ASSOCIATES, INC., 201 2ND AVE. EAST, HENDERSONVILLE, NC 28792. 828.697.6539.

Disclaimer ©2023:
Information contained in this document is the property of V3 Southeast and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

SCALE: 1"= 30'
0 15' 30' 60'

DATE: 01.11.2023	MPIC: WLL
DRAWN BY: ALE	REVIEWED BY: CCB

PROJECT NUMBER: 00931.04

REZONING SITE PLAN
PETITION #TBD

REVISIONS:

RZ-1

REZONING SKETCH PLAN