

REZONING / SKETCH / CONCEPT PLAN PACKAGE  
PROPOSED  
PHOENIX MONTESSORI ACADEMY  
12340 MT. HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC 28078  
EPM # 377041

A002	PROPOSED ROAD CONCEPT
TABLE OF CONTENTS:	
A000	COVER SHEET
A001	PROPOSED SITE PLAN WITH FRONTAGE IMPROVEMENT AND LANDSCAPING
A003	VEHICLE TURNING DIAGRAMS AND ELEVATION PRECEDENTS
A004	EXISTING FEATURES PLAN



P.O. Box 1029  
215 South Main Street Suite 303  
Davidson, NC 28036  
P 704.987.9727  
F 704.987.9722  
rdmgroup@rdmgroup.net  
www.rdmgroup.net

Client/Project

**PHOENIX  
MONTESSORI  
ACADEMY**

12340 MT  
HOLLY-HUNTERSVILLE  
ROAD



**PHOENIX**  
MONTESSORI ACADEMY  
*Education & Imagination... Rising*

12340 Mt. Holly-Huntersville Road  
Huntersville, NC 28078  
P 704.875.2139  
F 704.875.3812  
info@phoenixmontessori.org  
www.phoenixmontessori.org

Consultants



**HensonFoley**  
Landscape Architecture | Civil Engineering | Surveying

Birkdale Village  
8712 Lindholm Dr #202A  
Huntersville, NC 28078  
P 704.875.1615  
F 704.875.0959  
info@hensonfoley.com  
www.hensonfoley.com

Seals



08/14/17

Revisions

NO	ISSUE	DATE
----	-------	------

Sheet Information

Date	09/18/17
Job Number	1501.02
Drawn	JB
Checked	Checker

Sheet Title

**COVER SHEET**

Sheet Number

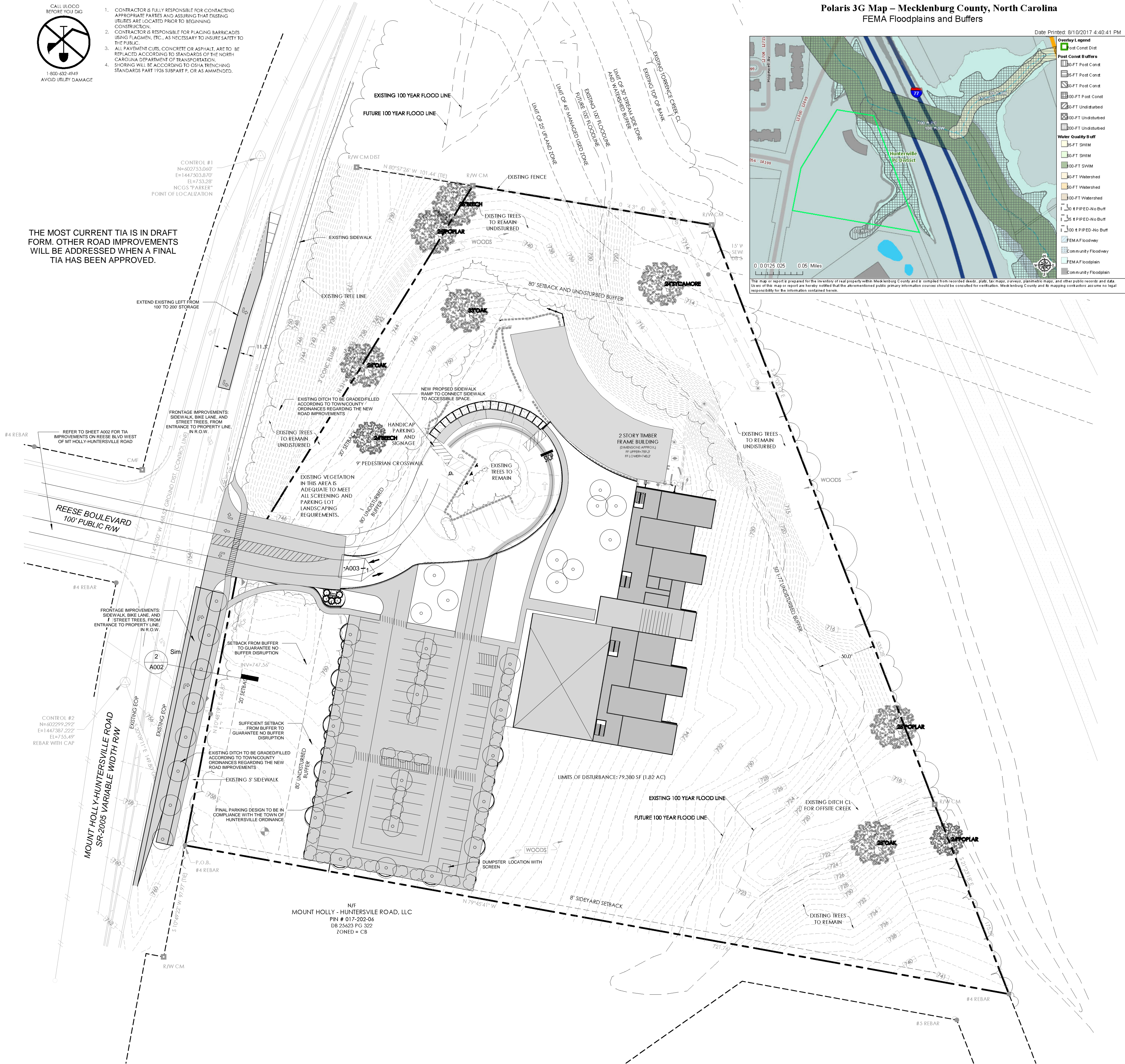
**A000**

Copyright © 2017 RDM

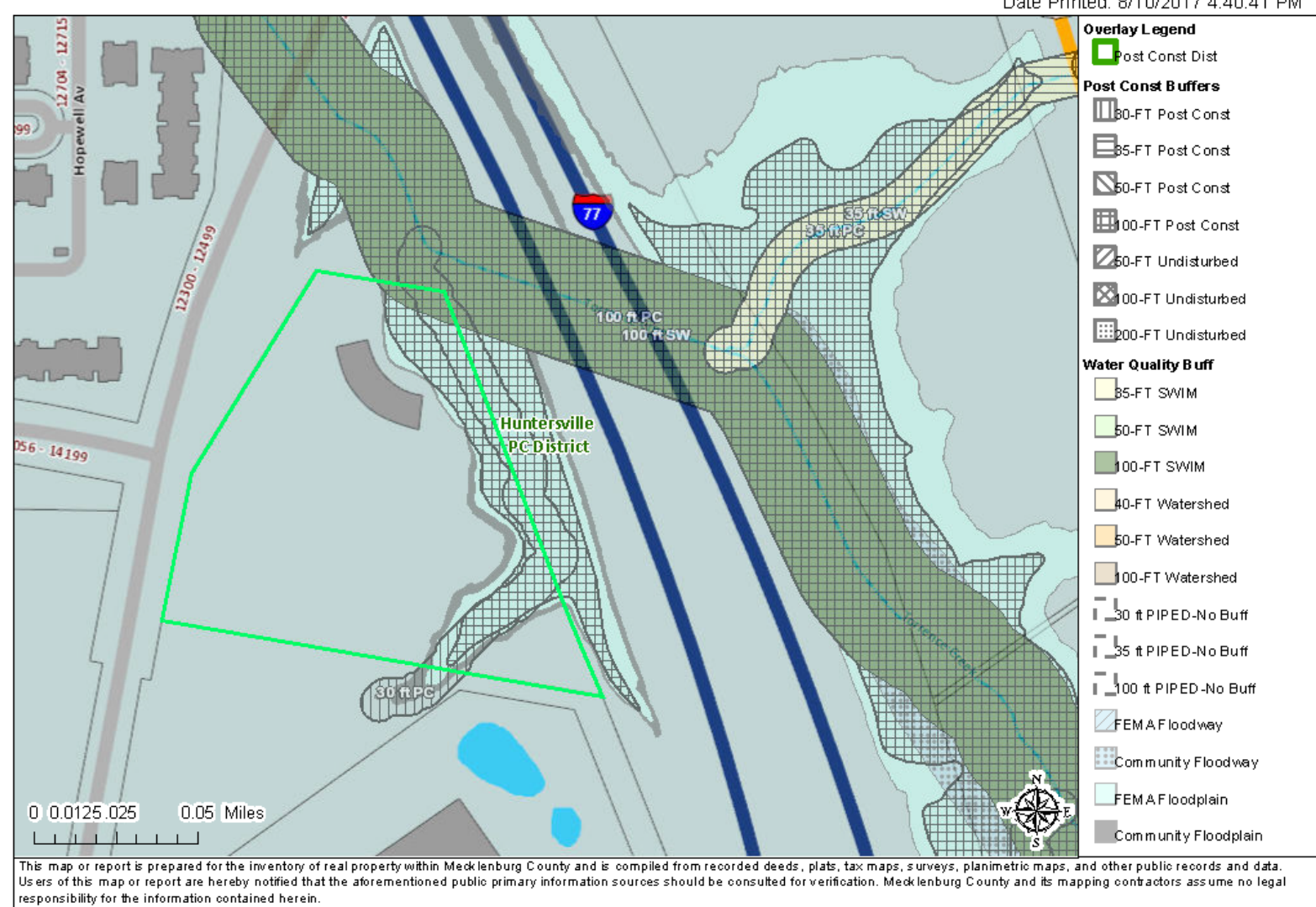


1 FLR - LEVEL 01 - SKETCH/CONCEPT PLAN  
1" = 40'-0"

WATERSHED INFORMATION AND POST-CONSTRUCTION CONCEPT DATA WILL BE ADDED PRIOR TO BUILDING CONSTRUCTION



Polaris 3G Map - Mecklenburg County, North Carolina  
FEMA Floodplains and Buffers



EXISTING ZONING: CB

PROPOSED ZONING: CI-CD  
JURISDICTION: HUNTERSVILLE  
PARCEL ID: 01720205  
DEED BOOK/PAGE: 13460260  
TOTAL LOT SIZE: 298,323.92 SF  
EXISTING BUILDING HEIGHT: 30 FEET (2 STORIES)  
EXISTING GROSS FLOOR AREA: 10,101 SF

PROPOSED ZONING STREET ADDRESS: 12340 MT. HOLLY-HUNTERSVILLE ROAD, HUNTERSVILLE, NC  
PROPOSED NEW CONSTRUCTION TYPE: CIVIC

REZONING NOTES

- REZONING PETITION.** THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY MEETING PLACE PROPERTIES II, LLC ("PETITIONER") AS REZONING PETITION #R17-06 FOR THAT APPROXIMATELY 6.888 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS THE PHOENIX MONTESSORI ACADEMY, AND OTHER SITE PLAN INFORMATION SUBMITTED TO THE TOWN OF HUNTERSVILLE ON JUNE 1, 2017 (THE "REZONING PLAN"), AS REVISED, IN CONNECTION WITH ALL OR PART OF TAX PARCEL NUMBER 017-202-05 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATIONS OF THE PROPERTY FROM THE CB (CORPORATE BUSINESS DISTRICT) ZONING DISTRICT TO CI - CD (CAMPUS INSTITUTIONAL - CONDITIONAL DISTRICT) PURSUANT TO THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").
- DEVELOPMENT STANDARDS.** DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF FILING DESCRIBED ABOVE. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF FILING DESCRIBED ABOVE FOR THE CI (CAMPUS INSTITUTIONAL DISTRICT) ZONING DISTRICT GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.
- PERMITTED USE**

THE CAMPUS INSTITUTIONAL ZONING DISTRICT IS APPROPRIATE FOR THE ACADEMIC INSTITUTION PROPOSED ON THE REZONING PLAN BECAUSE THE SCHOOL HAS BEEN LOCATED IN THE EXISTING BUILDING ON THE PROPERTY AND, THOUGH TEMPORARY, HAS SUCCESSFULLY OPERATED ON THIS SITE, WHICH IS UNDER THE ACREAGE LIMITATION. APPLICANT REQUESTS APPROVAL DESPITE THE ACREAGE LIMITATION FOR THIS REASON. ALL PARCELS MAY BE DEVOTED TO THE USES PERMITTED IN THE CI (CAMPUS INSTITUTIONAL) DISTRICT, TOGETHER WITH ANY OTHER PERMITTED INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH AND PERMITTED UNDER THE ORDINANCE BY RIGHT OR WITH CONDITIONS, EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED:

- FAMILY CARE HOME
- SOLAR ENERGY FACILITY
- WIND ENERGY FACILITY
- HELISTOP
- HOME OCCUPATION
- HOSPITALS
- SINGLE FAMILY HOMES
- MULTIFAMILY HOMES

4. SETBACKS, SIDE YARDS AND REAR YARDS

ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK / BUILD TO LINE, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED BY THE ORDINANCE UNLESS OTHERWISE SHOWN ON THE PLAN.

5. DESIGN AND PERFORMANCE STANDARDS

THE DEVELOPMENT DEPICTED IN THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF BUILDINGS, PARKING, PUBLIC STREETS, IF ANY, AND STORM WATER MEASURES TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE REZONING PLAN, IF ANY, ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DEVELOPMENT AND CONSTRUCTION PHASES AS LONG AS SUCH ALTERATIONS AND MODIFICATIONS ARE NOT A SUBSTANTIAL DEVIATION FROM THE LAYOUT AND INTENT OF THE REZONING PLAN AND ARE CONSISTENT WITH THE INTENT OF THE ORDINANCE. SUCH MODIFICATIONS TO THE PLAN SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. THE REZONING PLAN IS APPROVED FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF APPROVAL OF THE REZONING PLAN AND WILL BE PERMANENTLY VESTED UPON FULL OR PARTIAL BUILDOUT DURING THE THREE (3) YEAR PERIOD.

AS THE ORDINANCE MAY BE MODIFIED FROM TIME TO TIME BY THE TOWN BOARD, INCLUDING LIGHTING AND LANDSCAPING STANDARDS, THE DEVELOPER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES.

BUILDING PERMITTING AND IMPROVEMENTS ASSOCIATED WITH EACH BUILDING (I.E. PUBLIC STREETS, PARKING, LIGHTING, AND LANDSCAPING) MAY OCCUR IN A PHASED SEQUENCE IF INDICATED ON THE PLANS.

DESIGN CONTROLS:

- BUILDING FOOTPRINTS AND ENVELOPES DEPICT THE GENERAL DEVELOPMENT INTENT. BUILDINGS SHOWN MAY BE DETACHED INTO NO MORE THAN FOUR (4) BUILDINGS.
- ALL NEW BUILDINGS WILL BE DESIGNED IN ACCORDANCE WITH THOSE BUILDING TYPES THAT ARE PERMITTED IN THE CI ZONING DISTRICT AS DEFINED BY THE ORDINANCE AND IN COMPLIANCE WITH THE REZONING PLAN. THE CONCEPTUAL RENDERINGS ATTACHED HEREIN DEPICT APPROXIMATE BUILDING PLACEMENT, ORIENTATION AND DESIGN. MINOR MODIFICATIONS MAY BE NECESSARY TO ACCOMMODATE FINAL DESIGN; THEREFORE, FINAL DIMENSIONS OF BUILDINGS MAY BE CHANGED ACCORDINGLY.
- VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. IF NCDOT AND ANY OTHER AGENCIES WITH REVIEW AUTHORITY PERMIT THE INSTALLATION OF ADDITIONAL IMPROVEMENTS, DEVELOPER MAY INSTALL THE IMPROVEMENTS AT ITS OWN EXPENSE WITHOUT AMENDING THE REZONING PLAN.
- THE PLACEMENTS AND CONFIGURATION OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SIZE, ARCHITECTURAL AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NCDOT.
- EXCEPT AS SPECIFICALLY INDICATED ON THE REZONING PLAN, NOTHING HEREIN SHALL BE DEEMED TO BE A COMMITMENT BY THE DEVELOPER TO PROVIDE, DEDICATE OR RESERVE RIGHT-OF-WAY OF ANY PROPERTY LOCATED OUTSIDE THE BOUNDARIES OF THE PROPERTY.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
  - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED BY THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE DEVELOPER, TENANT AND OWNER OF THE SITE, AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
  - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM, "DEVELOPER" SHALL BE DEEMED TO INCLUDE THE PETITIONER, ITS SUCCESSORS AND ASSIGNS, TENANT, AND OWNER OF THE SITE, THEIR HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, AND SUCCESSORS IN INTEREST IN THE SITE.
  - AS DETERMINED BY THE DEVELOPER, THE TOWN OF HUNTERSVILLE ZONING ORDINANCE SHALL MEAN THE ORDINANCE AND TOWN OF HUNTERSVILLE LAND DEVELOPMENT STANDARDS MANUAL IN EFFECT AT THE TIME OF REZONING.

ADDITIONAL INFORMATION:

THE PROPOSED GROWTH IS FOR A MAXIMUM OF 300 STUDENTS

PARKING:

NO VEHICLE STACKING, QUEUING, OR PARKING IS ALLOWED ON THE PUBLIC R.O.W.

STACKING:

- STAFF WILL SUPERVISE DROP-OFF AND PICK-UP
- START, END TIMES ARE STAGGERED - 3 IN BOTH MORNING AND EVENING
- 3.987 FEET OF QUEUE IS PROVIDED IN ADDITIONAL OF 130 FEET FOR LOADING AREA AS PER MSTA

REGULATORY COMPLIANCE:

- WILL COMPLY WITH THE HUNTERSVILLE ZONING ORDINANCE, INCLUDING:
  - ARTICLE 6 (PARKING LOT REQUIREMENTS)
  - ARTICLE 7 (LANDSCAPING SCREENING AND BUFFERS)
  - ARTICLE 8.26 (SITE LIGHTING)
- WILL PROVIDE SEALED COMMERCIAL SITE PLAN PRIOR TO OCCUPANCY

OUTDOOR PLAY AREA:

A PLAY AREA, YET TO BE LOCATED AND DESIGNED, WILL CONFORM TO TOWN PLANNING REQUIREMENTS AND BE FENCED FOR CHILD SAFETY. THE PLAY AREA WILL BE INCLUDED IN A DISTURBED TREE AREA BUT STAY WITHIN THE ALLOWED DISTURBANCE. NO SPECIMEN TREES WILL BE REMOVED FOR THE PLAY AREA.

LIGHTING:

SITE WILL MEET MINIMUM FOOTCANDLE REQUIREMENTS CONFORMING TO ARTICLE 8.26, OF HUNTERSVILLE TOWN ORDINANCES

UTILITIES:

WATER: PUBLIC  
SEWER: PUBLIC

YARD REQUIREMENTS

FRONT SETBACK: N/A (CIVIC BUILDING TYPE)  
SIDE YARD: 8'  
REAR YARD: 50'

BUFFER YARD REQUIREMENTS:

FRONT: 80'  
REAR: 50'  
SIDE: NORTH 80', SOUTH N/A

TREE SAVE:

TREES TO BE REMOVED IN ACCORDANCE WITH TOWN ORDINANCE

REQUIRED SCREENING:

FRONT: 80' BUFFER  
SIDE: NO  
REAR: 50'  
PARKING: YES-TREES & SHRUBS ALONG WESTERN EDGE IN ACCORDANCE WITH TOWN ORDINANCE  
ALL UTILITIES INCLUDING ROOF EQUIPMENT TO BE SCREENED

BUILDING, PARKING LOTS, AND WALKWAYS COVERAGE: 87,000 (1.3 AC)

PARKING REQUIRED:  
(TOWN OF HUNTERSVILLE ZONING ORDINANCE ARTICLE 6) PROVIDED: 75 (6 HANDICAP)  
ALL SIGNAGE TO BE APPROVED AND PERMITTED SEPARATELY

Phoenix Montessori Academy Trip Generation								
Bell Schedule	Students	Daily	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Proposed 300 Student + 45 Staff School (203 New Students + 31 New Staff)								
7:15 AM - 3:00 PM	100	222	71	56	127	40	55	95
8:15 AM - 6:00 PM	80	156	57	45	102	21	33	54
9:15 AM - 4:30 PM*	120	292	84	66	150	62	80	142

Reference: MSTA School Traffic Calculator: NCDOT, 2017.  
(Urban Charter land use per NC UZA Boundary & Mecklenburg Co.)

\* Conditions studied in the Phoenix Montessori TIA per the NCDOT/TTC approved scope.



P.O. Box 1029  
215 South Main Street Suite 303  
Davidson, NC 28036  
P 704.987.9727  
F 704.987.9722  
rdmgroup@rdmgroup.net  
www.rdmgroup.net

Client/Project

## PHOENIX MONTESSORI ACADEMY

12340 MT  
HOLLY-HUNTERSVILLE  
ROAD



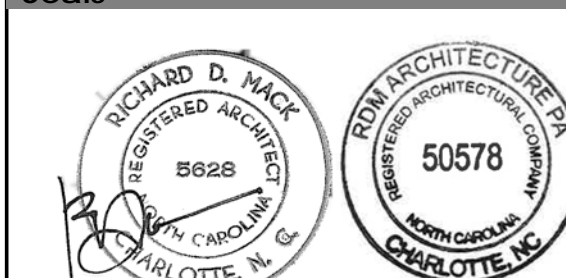
12340 Mt. Holly-Huntersville Road  
Huntersville, NC 28078  
P 704.875.2139  
F 704.875.3812  
info@phoenixmontessori.org  
www.phoenixmontessori.org

Consultants



Birkdale Village  
8712 Lindholm Dr #202A  
Huntersville, NC 28078  
P 704.875.1615  
F 704.875.0959  
info@hensonfoley.com  
www.hensonfoley.com

Seals



08/14/17

Revisions

NO	ISSUE	DATE
1	Revision 1	Date 1

Sheet Information

Date: 09/18/17  
Job Number: 1501.02  
Drawn: JB

Sheet Title

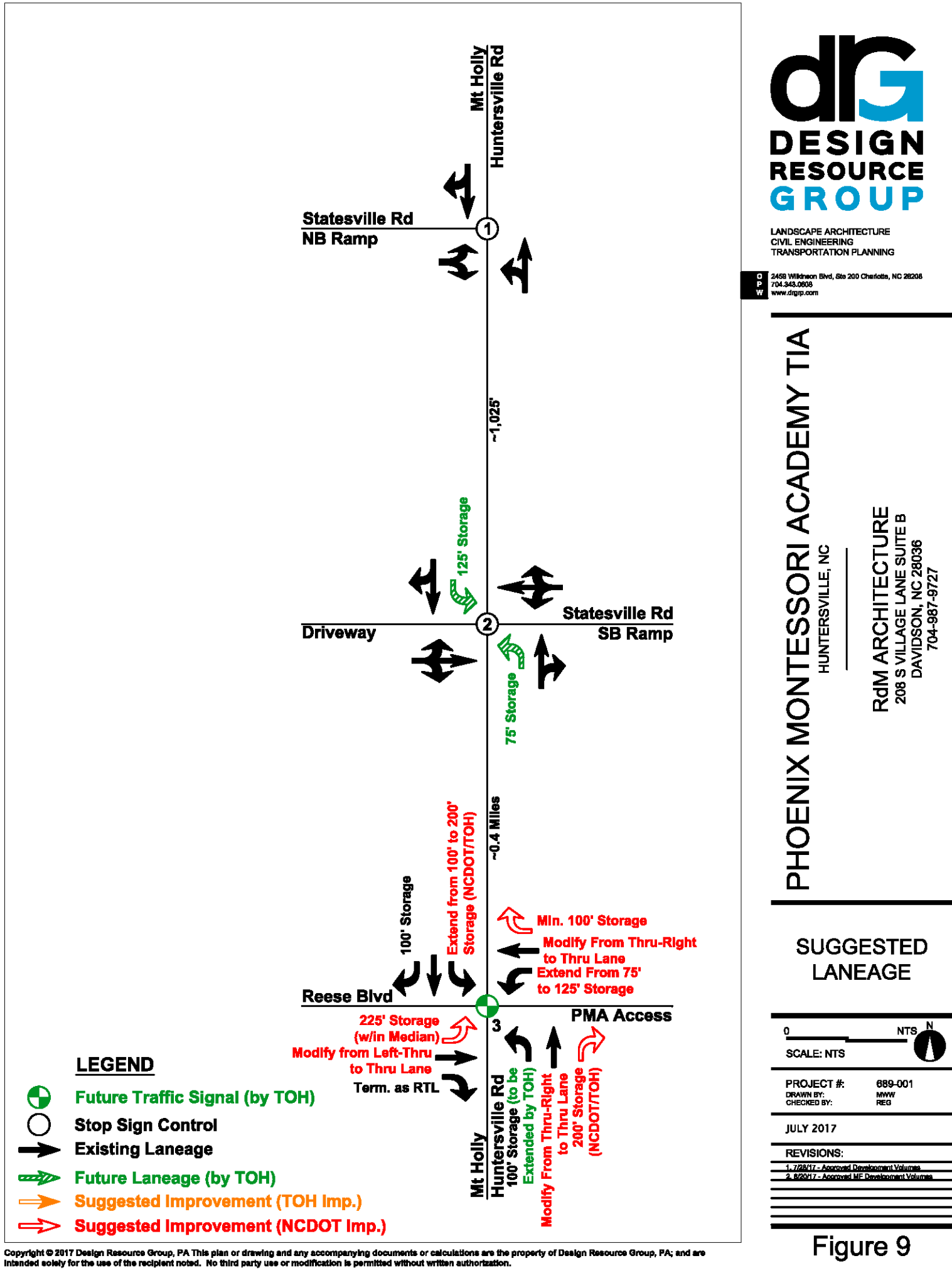
## PROPOSED SITE PLAN WITH FRONTAGE IMPROVEMENT AND LANDSCAPING

Sheet Number

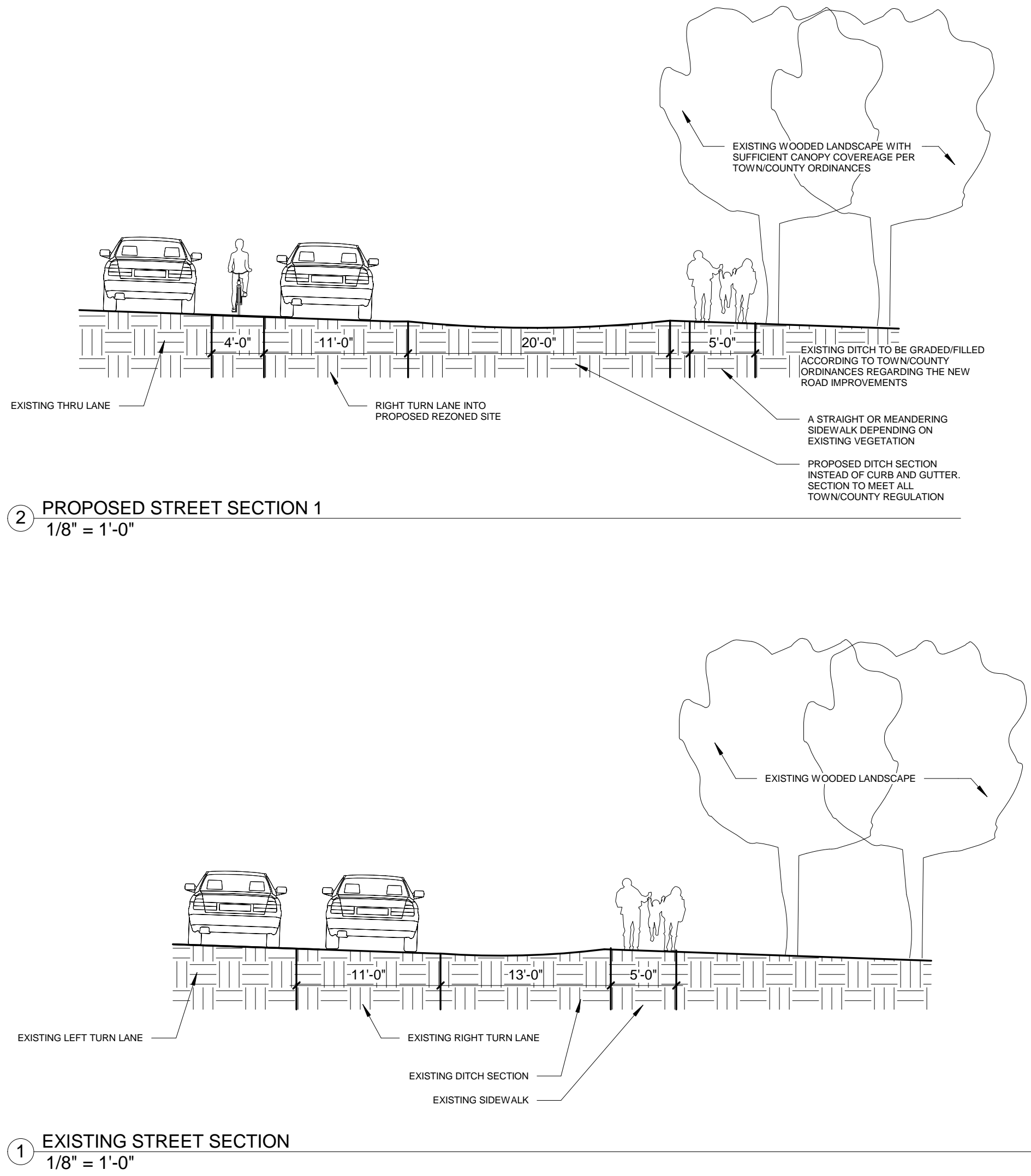
# A001

Copyright © 2017 RDM





TIA IMPROVEMENTS



PROPOSED STREET SECTION 1  
1/8" = 1'-0"



P.O. Box 1029  
215 South Main Street Suite 303  
Davidson, NC 28036  
P 704.987.9727  
F 704.987.9722  
rdmgroup@rdmgroup.net  
www.rdmgroup.net

Client/Project

## PHOENIX MONTESSORI ACADEMY

12340 MT  
HOLLY-HUNTERSVILLE  
ROAD



12340 Mt. Holly-Huntersville Road  
Huntersville, NC 28078  
P 704.875.2139  
F 704.875.3812  
info@phoenixmontessori.org  
www.phoenixmontessori.org

Consultants



Landscape Architecture | Civil Engineering | Surveying

Birkdale Village  
8712 Lindholm Dr. #202A  
Huntersville, NC 28078  
P 704.875.1615  
F 704.875.0959  
info@hensonfoley.com  
www.hensonfoley.com

Seals



08/14/17

Revisions

NO	ISSUE	DATE

Sheet Information

Date: 09/18/17  
Job Number: 1501.02  
Drawn: JB

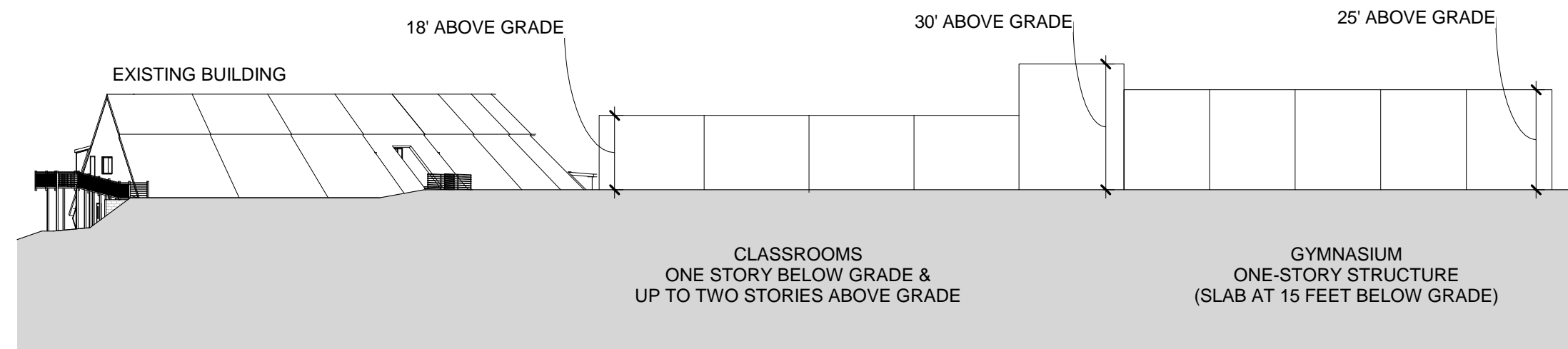
Sheet Title

PROPOSED ROAD  
CONCEPT

Sheet Number

A002





1 PROPOSED WEST ELEVATION  
1/32" = 1'-0"

- The building shall utilize and repeat the below architectural design criteria :
- Facade Building Materials will be a composition of: brick, glass, stone, concrete, ACM.
  - Building Massing: modulation of facade will occur based on programmatic functions
  - Facade Treatment: Roofline treatment should be modified through the use of height, material and/or pitch
    - The architecture within the site shall comply with Article 4 of the Huntersville Zoning Ordinance.
    - The elevations are conceptual, details will be provided following the above standards during design, construction drawings/site plan review to ensure compliance.
  - Heights and stories will be designed as noted in the diagram.

#### PASSENGER CAR TURNING : NTS



#### BUS-40 TURNING : NTS



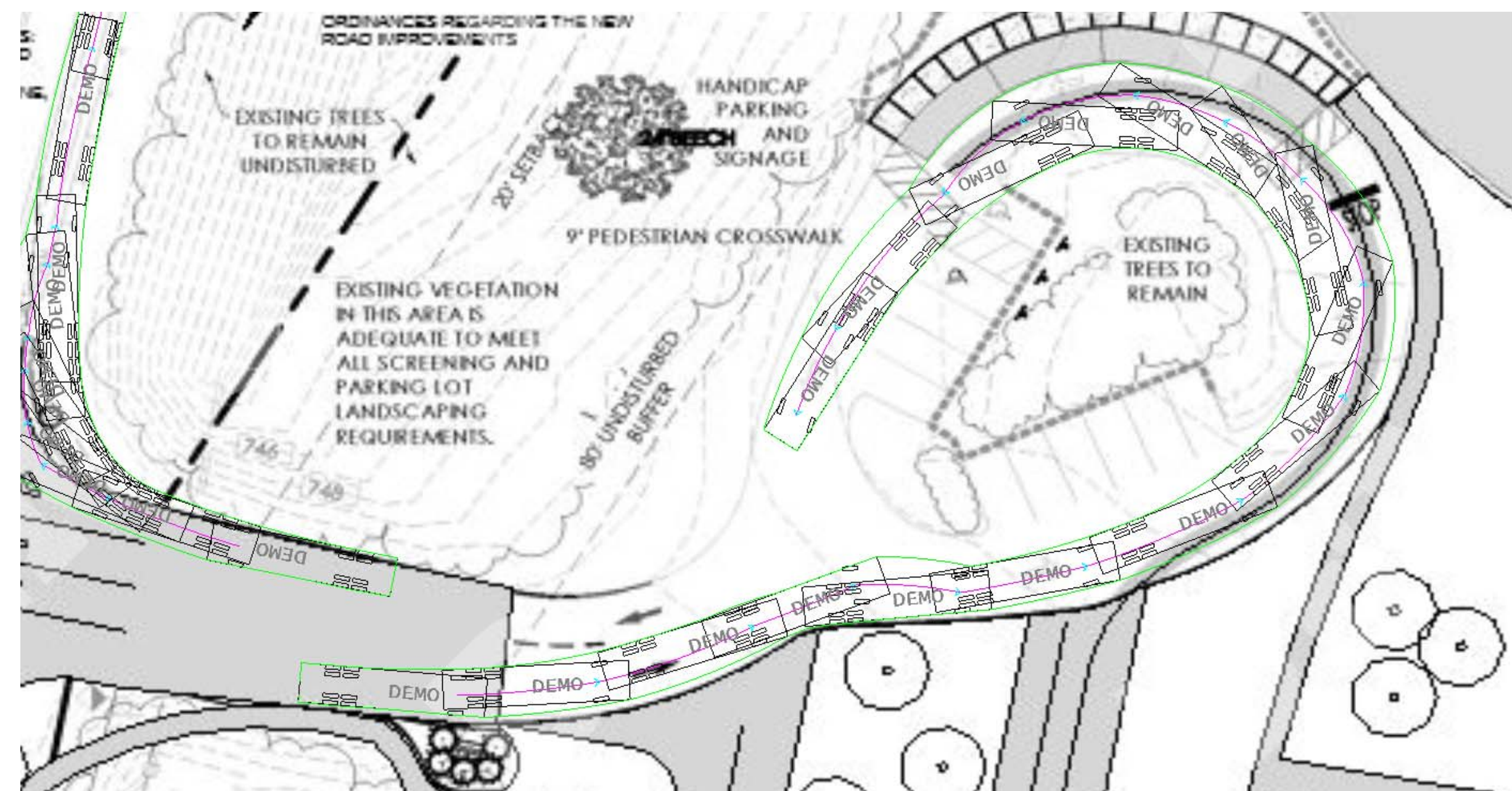
RADIUS IMPROVEMENTS WILL BE MADE IN ORDER TO ACCOMMODATE A BUS-40 VEHICLE FROM MT. HOLLY-HUNTERSVILLE ROAD INTO THE DRIVEWAY ON SITE. DETAIL WILL BE PROVIDED AT PERMITTING PHASE. RADIUS SHALL BE INCREASED SO VEHICLE DOES NOT ENCROACH INTO OPPOSING TRAFFIC.

#### BUS-40 TURNING : NTS



RADIUS IMPROVEMENTS WILL BE MADE IN ORDER TO ACCOMMODATE A BUS-40 VEHICLE FROM MT. HOLLY-HUNTERSVILLE ROAD INTO THE DRIVEWAY ON SITE. DETAIL WILL BE PROVIDED AT PERMITTING PHASE.

#### BUS-40 TURNING : NTS



RADIUS IMPROVEMENTS WILL BE MADE IN ORDER TO ACCOMMODATE A BUS-40 VEHICLE FROM MT. HOLLY-HUNTERSVILLE ROAD INTO THE DRIVEWAY ON SITE. DETAIL WILL BE PROVIDED AT PERMITTING PHASE. RADIUS IMPROVEMENTS MAY BE NEEDED AND/OR PARKING RECONFIGURED.

## PHOENIX MONTESSORI ACADEMY

12340 MT  
HOLLY-HUNTERSVILLE  
ROAD



12340 Mt. Holly-Huntersville Road  
Huntersville, NC 28078  
P 704.875.2139  
F 704.875.3812  
info@phoenixmontessori.org  
www.phoenixmontessori.org



Landscape Architecture | Civil Engineering | Surveying  
Birdsals Village  
8712 Lindholm Dr #202A  
Huntersville, NC 28078  
P 704.875.1615  
F 704.875.0959  
info@hensonfoley.com  
www.hensonfoley.com



08/14/17

#### Revisions

NO	ISSUE	DATE
----	-------	------

#### Sheet Information

Date 09/18/17  
Job Number 1501.02  
Drawn JB

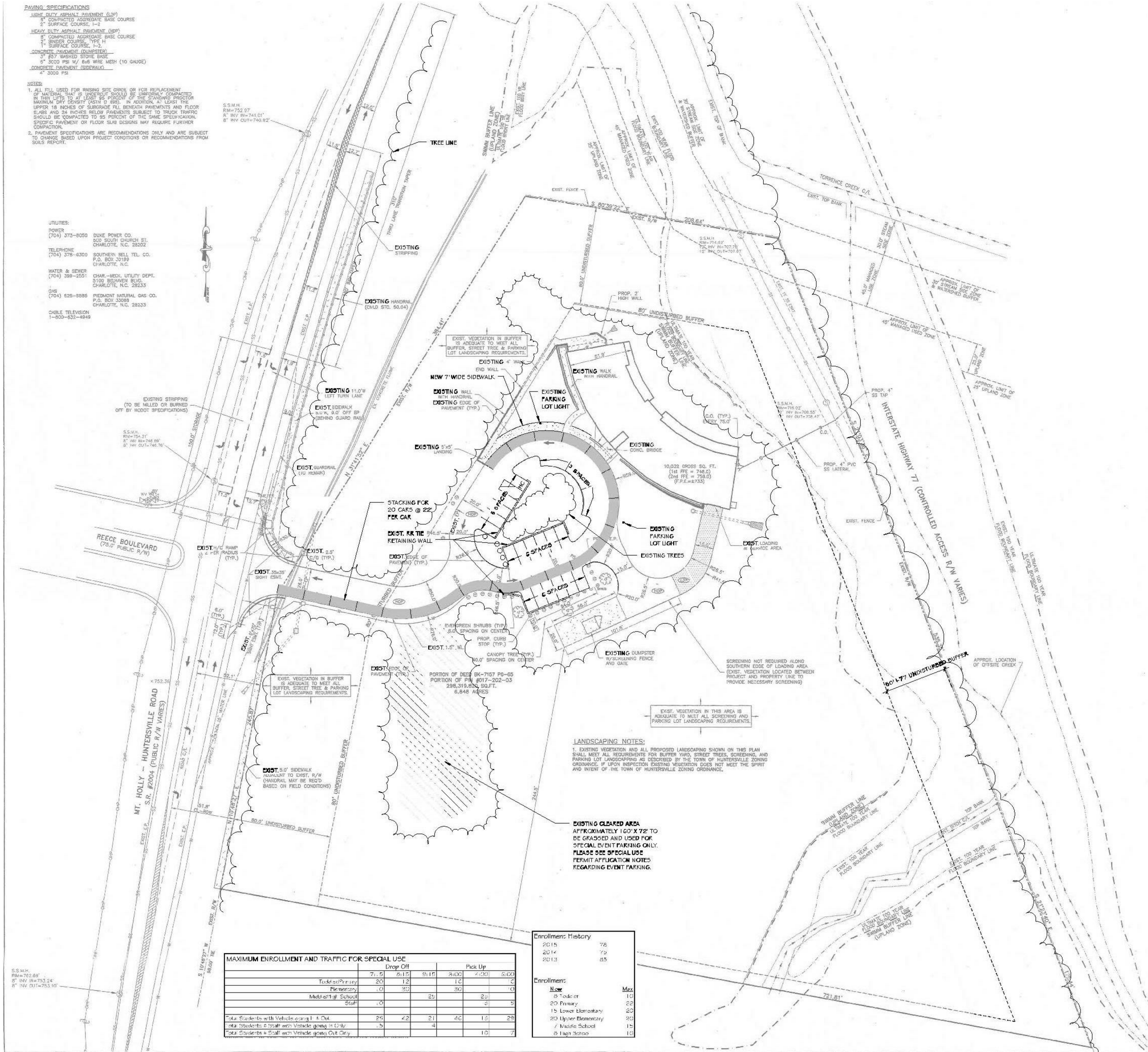
#### Sheet Title

VEHICLE TURNING  
DIAGRAMS AND  
ELEVATION PRECEDENTS

#### Sheet Number

A003

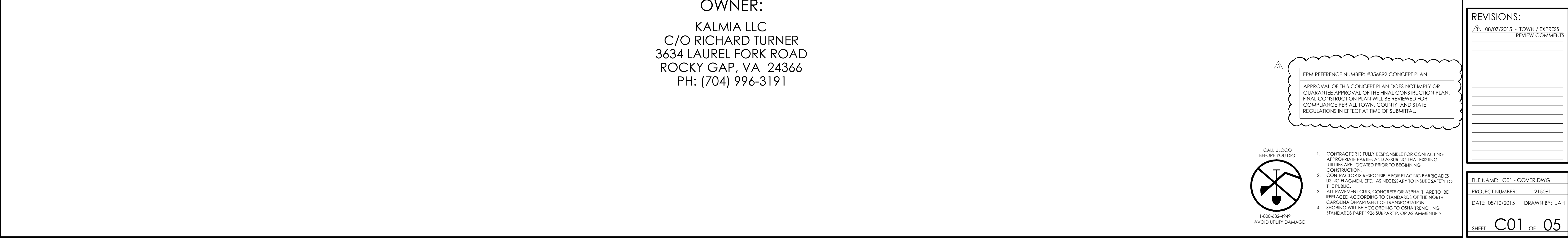
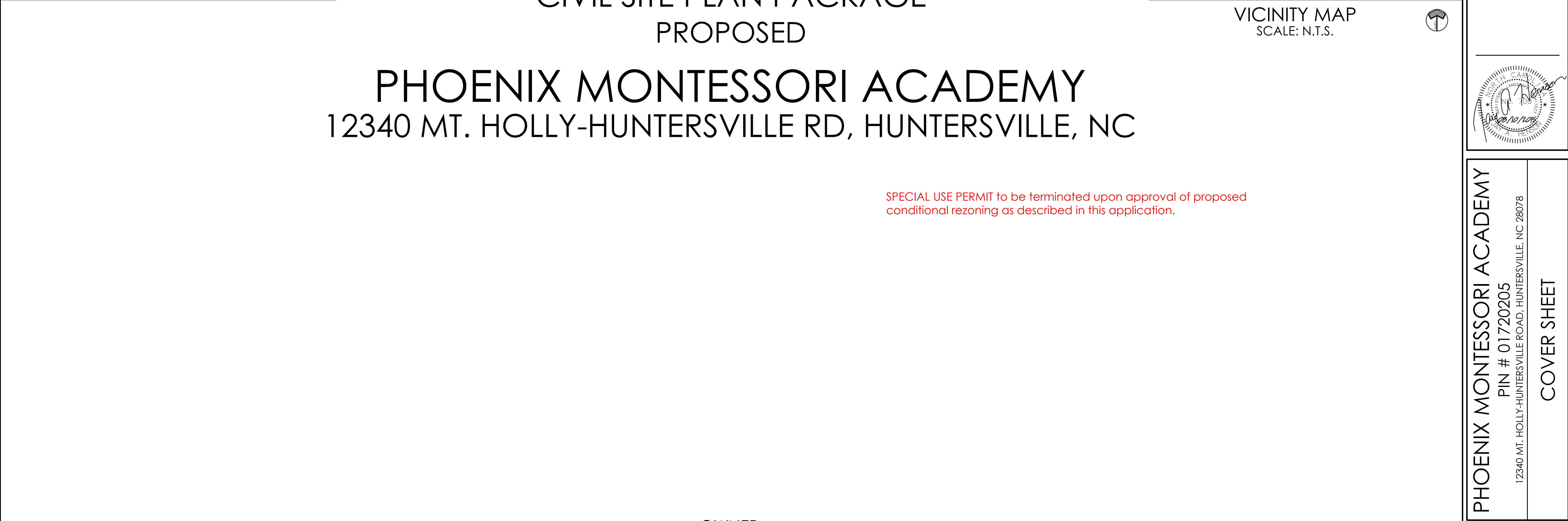






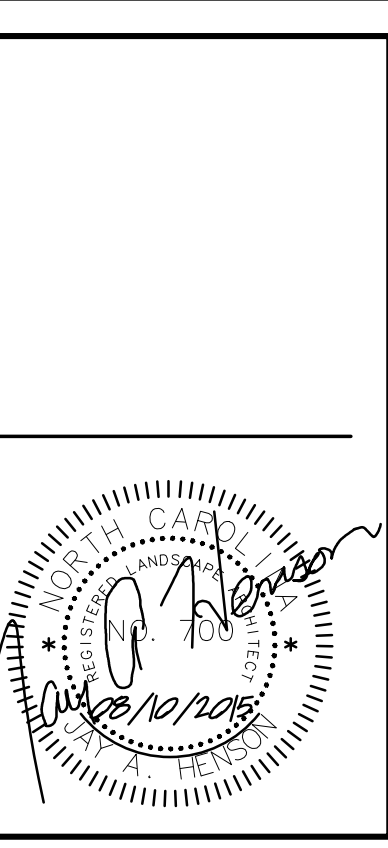
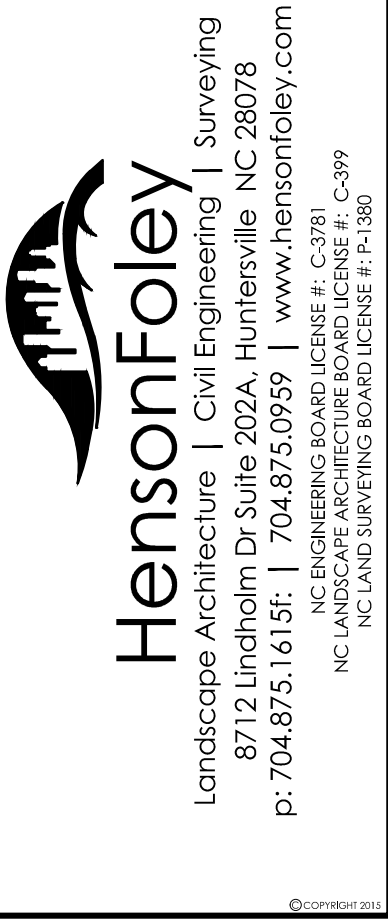

CONTENTS:
-----------

C01	COVER SHEET
C02	SURVEY & EX CONDITIONS
C03	SITE PLAN
C04	UTILITY & EROSION CONTROL PLAN
C05	SITE DETAILS



# VICINITY MAP

SCALE: N.T.S.



PHOENIX MONTESSORI ACADEMY  
PIN # 01720205  
12340 MT. HOLLY-HUNTERSVILLE ROAD, HUNTERSVILLE, NC 28078  
COVER SHEET

12340 MT. HOLLY-HUNTERSVILLE ROAD, HUNTERSVILLE, NC 28078

COVER SHEET

[illegible]

FILE NAME:	C01 - COVER.DWG
PROJECT NUMBER:	215061

DATE: 08/10/2015      DRAWN BY: JAH

SHEET C01 OF 05



