

SITE DATA TABLE

TAX PARCEL NO.: 11908416
SITE AREA: Approx. 0.130 Acres = 5,663 sf
EXISTING ZONING: R-2
PROPOSED ZONING: TOD-M-1
MINIMUM FAR = 5.0 = 2,832 sf
TOTAL PROPOSED AREA: 3 STORIES (3,750 SF)
RESTAURANT: 1,250 SF
RESIDENTIAL AND/OR OFFICE: 2,500 SF

MAXIMUM HEIGHT: 40' + 1' HEIGHT: 10'
HORIZONTAL FROM RESIDENTIAL (SEE ELEVATION)

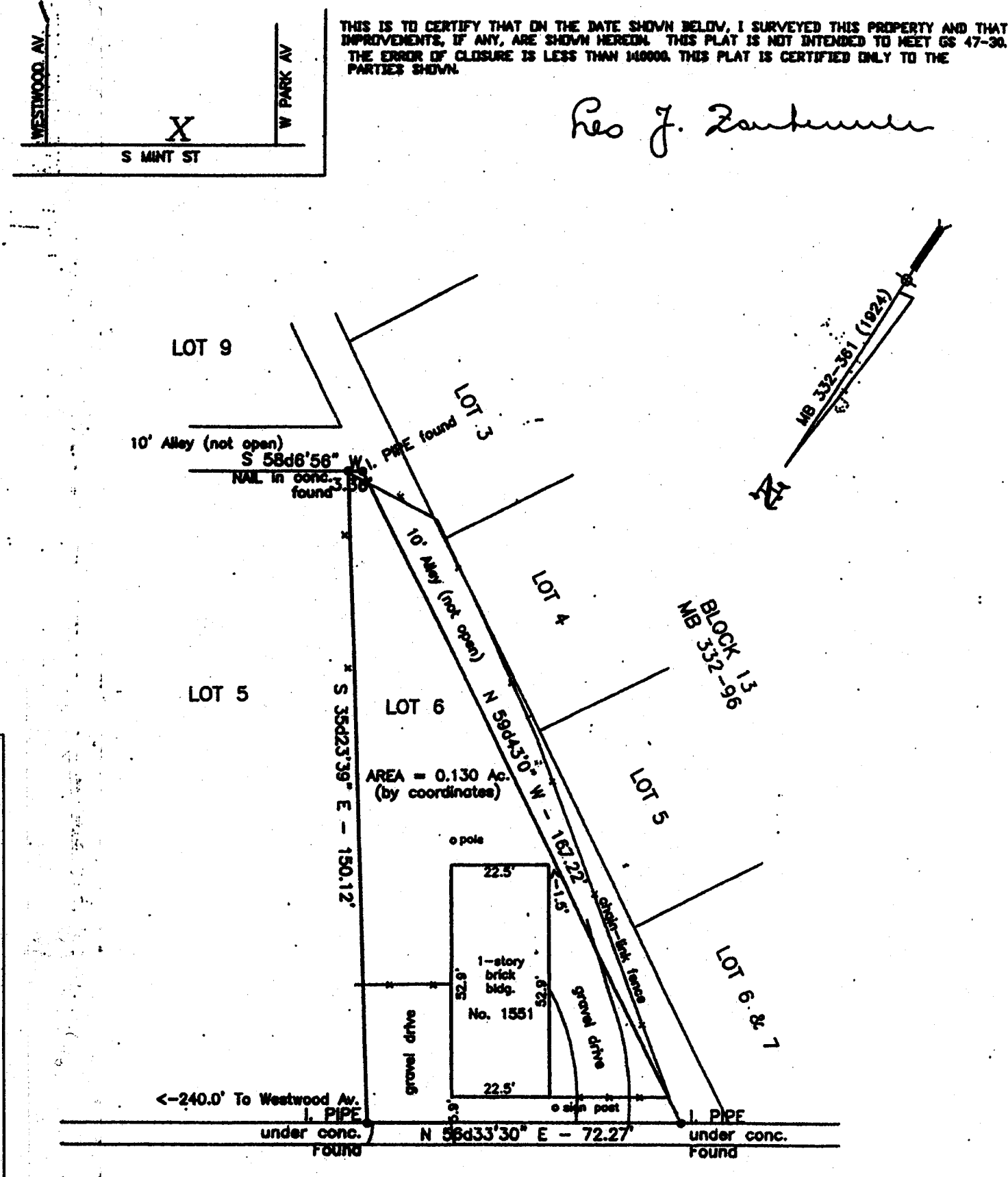
PARKING CALCULATION

RESTAURANT: 1,250 SF / 150 = 8 Spaces required
1 Provided on site (Van Accessible HC)
3 Provided parallel on street
7 Provided within 800' of site (With Lease arrangement)
(Number can be reduced to 4 when the 3 on street parking spaces on Mint Street are allowed)

Mint Street Development Site TOD-M-1 Site Plan Notes

- 1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
- 2. Access to the site will be provided by driveway connectors to Mint Street as generally depicted on this site.
- 3. The proposed use of the property will be for the development of the site to accommodate a Restaurant, Offices and Residential uses along with associated parking and service areas.
- 4. All recycle dumpsters, if provided, will be screened with solid enclosures and gates. Trash service is expected to be provided by commercial roll-out service.
- 5. All outdoor lighting shall be full cut-off type lighting fixtures. Site lighting, if provided, will be limited to 15 feet in height and will be shielded or capped and will also have full cut-off. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
- 6. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping, and tree planting.
- 7. With regard to setback, the Petitioner will comply with the 16 foot setback for all new vertical construction.
- 8. Parking will be provided as depicted on the site plan.
- 9. The Petitioner acknowledges that other standards development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the condition or existing requirements shall apply.
- 10. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.
- 11. The following options from TOD-M-1 are requested from the petitioner:
 - (1) Reduction in required 16' setback at the face of existing building.
 - (2) Reduction in 8' buffer adjoining single family residential.
 - (3) Reduction in 8' buffer adjoining single family residential.
- 12. The Petitioner is applying for abandonment of 10' Alley along southern boundary. If successful petitioner will provide 5' buffer between proposed brick wall and centerline of old Alley. Buffer will be as per TOD standards.

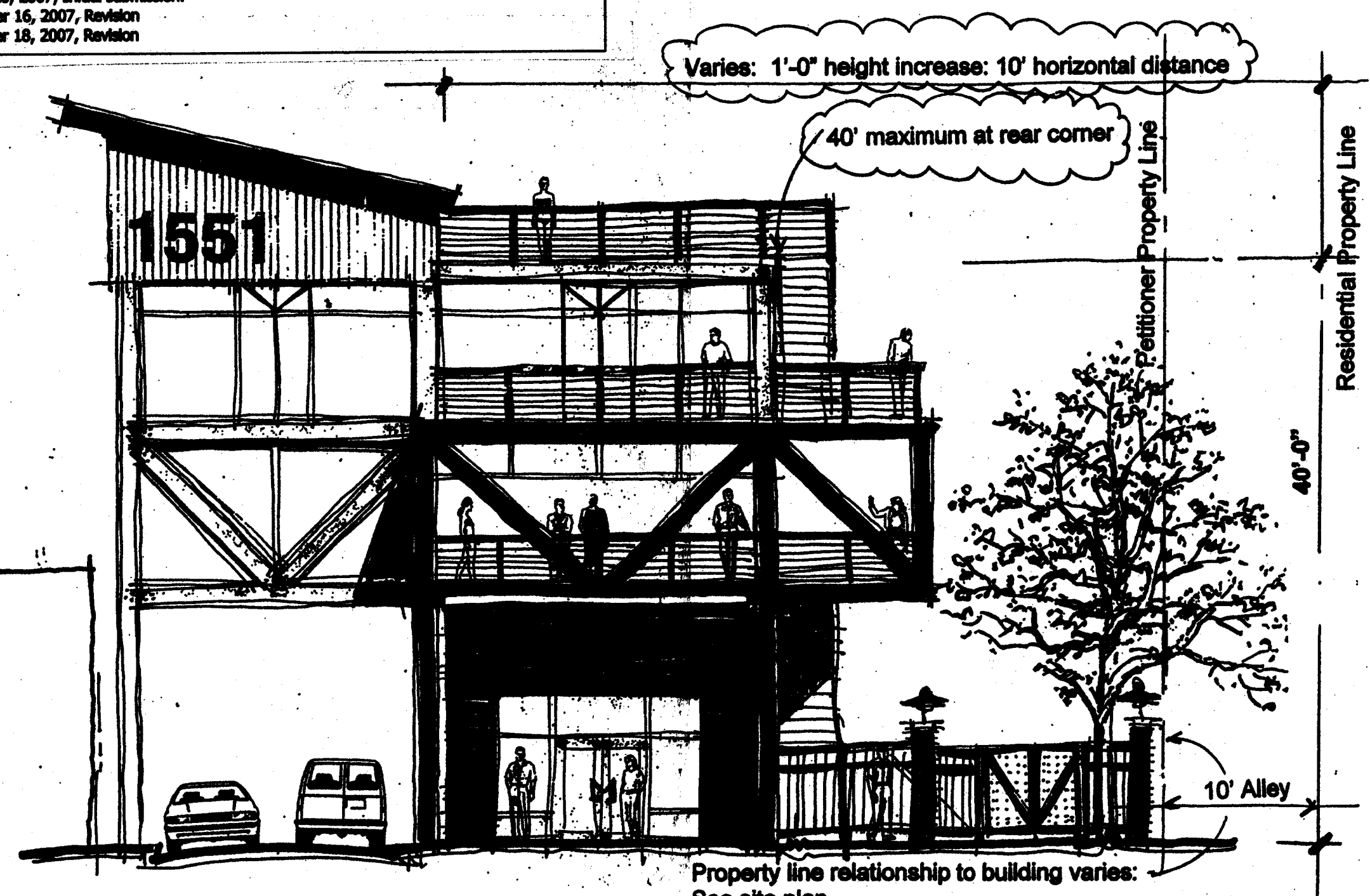
August 20, 2007, Initial Submission.
November 16, 2007, Revision
December 18, 2007, Revision



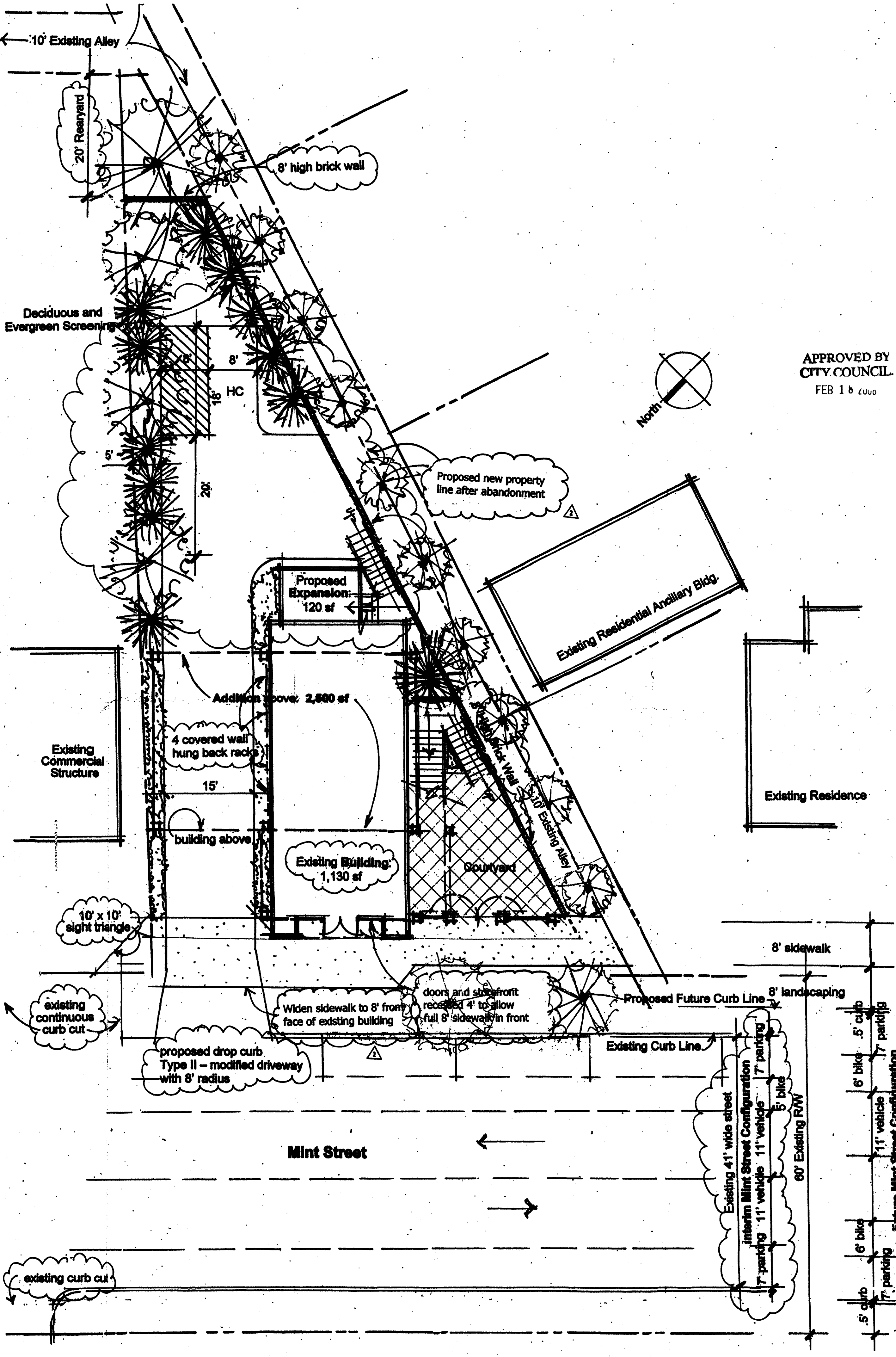
SOUTH MINT STREET 60'

PHYSICAL SURVEY OF LOT 6 BLOCK 1 WESTWOOD PARK CHARLOTTE, MECKLENBURG COUNTY, N.C. Certified only to SAUL PROPERTIES Description Taken From Map Book 332 - 361 Scale 1" = 30' October 31, 2005 Leo J. Zoutewelle, PLS L-1129, 2136 Malvern Road Charlotte, N.C.

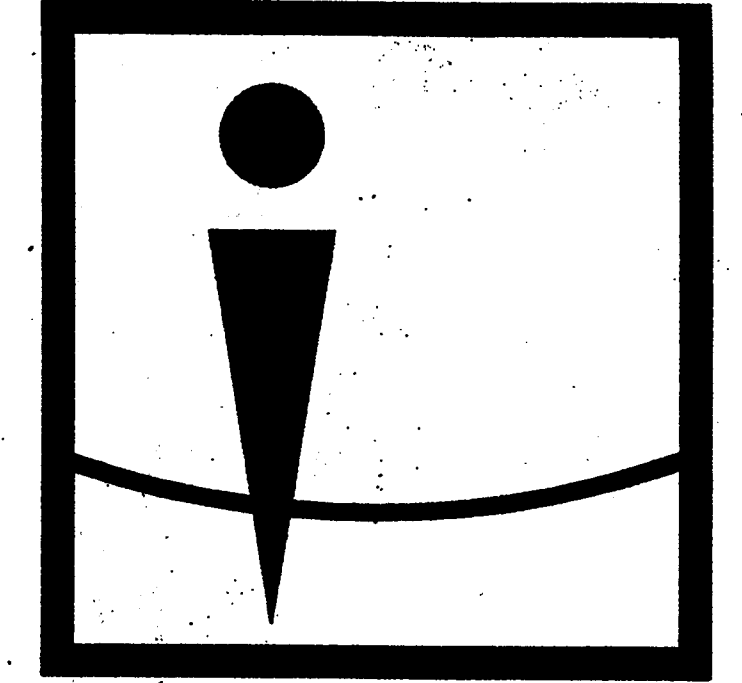
03 SURVEY AND VICINITY PLAN



02 MINT STREET ELEVATION



01 SITE PLAN



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APPROVED BY
CITY COUNCIL
FEB 18 2008

Matthew Badal
Petitioner

Mint Street
Mixed Use
Development

1551 SOUTH MINT STREET
CHARLOTTE, NORTH CAROLINA

PETITION NUMBER 2007-146
FOR PUBLIC HEARING

ISSUE	DATE
REZONING SUBMITTAL	08.20.07
REVIEW COMMENTS	11.16.07
REVIEW COMMENTS	12.18.07
REVIEW COMMENTS	01.16.08

SITE PLAN

SP1.1