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1600 Mint Street **Development Standards** 3/23/18 **Rezoning Petition No. 2018-052**

--**Proposed Uses**: Retail Sales, Eating, Drinking and Entertainment Establishments (Type 1 or Type 2), and/or Professional Businesses and General Offices.

a. These Development Standards, the Technical Data Sheet, and other graphics set forth on attached Sheets RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Pasta and Provisions (hereinafter referred to as the "Petitioner") for an approximately 0.22 acre sit located on the northwest corner of the intersection of Mint Street and Spruce Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referre

b. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development

c. The development and uses depicted on the Rezoning Plan are intended are graphic representations of the proposed development and site elements, and subject to th terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction docume

d. The Site is currently improved with one building. The existing building has a current use of non-conforming retail. This existing building will be preserved, and used for MUDD-approved usage categories of Retail Sales, Eating, Drinking and Entertainment Establishments (Type 1 or Type 2), or Professional Businesses and General Offices e. 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 Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

The optional provisions set out below shall apply to the Site provided that the existing building located on the Site is preserved and remains on the Site:

b. The sidewalks and planting strips along Mint Street and Spruce Street are existing, and do not meet the current width requirements. The width of the existing sidewalk on Mint Street is 4'-9". The existing planting strip varies from 3'-9" to 4'-8". The width of the existing sidewalk on Spruce Street is 5'-1". The existing planting strip var from 2'-7" to 2'-9". Due to the location of the existing building, the sidewalk and planting strips along the building facades cannot be modified to meet the current requirements. Accordingly, the width of the existing sidewalk and planting strips along the building facades shall be allowed to remain as currently built. The sidewalk and planting strip which fronts the non-building portion of the site frontage along S. Mint Street will be modified to meet the current requirements of the Ordinance.

Any incidental or accessory uses associated with the uses described above that are permitted under the Ordinance in the MUDD zoning district.

b. The maximum gross floor area allowed on the Site shall be 4000 square feet. The existing building to remain is 3200SF. The outdoor deck addition will not exceed 800SF. The deck may include a permanent or removable overhead structure to provide shade and/or rain protection.

a. The alignment of the internal vehicular parking area and the number of parking stalls may be modified by the Petitioner to accommodate programming needs, parkin

a. Petitioner shall install, maintain and/or modify planting strips and sidewalks along the Site's frontages on Mint Street and Spruce Street as generally depicted on the b.Petitioner may possibly demolish the existing paving and walls in the public right-of-way at the intersection of Mint Street and Spruce Street.

a. Construction of site improvements at the proposed plaza area in the public right-of-way, if approved, may be a later phase of work and shall not be a condition for the

a. Amendments to the Rezoning Plan: Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner

b. Binding Effect of the Rezoning Application: If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezonin 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 the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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SCHEMATIC SITE PLAN PETITION # 2018-052 FOR 1600 SOUTH MINT STREET CHARLOTTE, NORTH CAROLINA
1600 SOUTH MINT, LLC. 1528 PROVIDENCE ROAD CHARLOTTE, NC 28207
OR SEC-3139 STILL
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