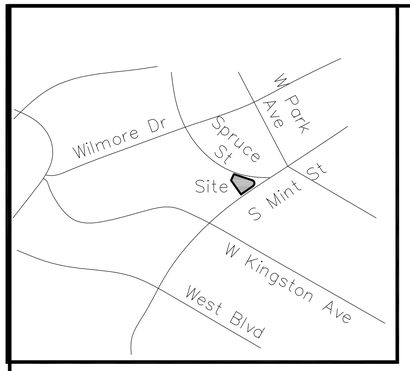
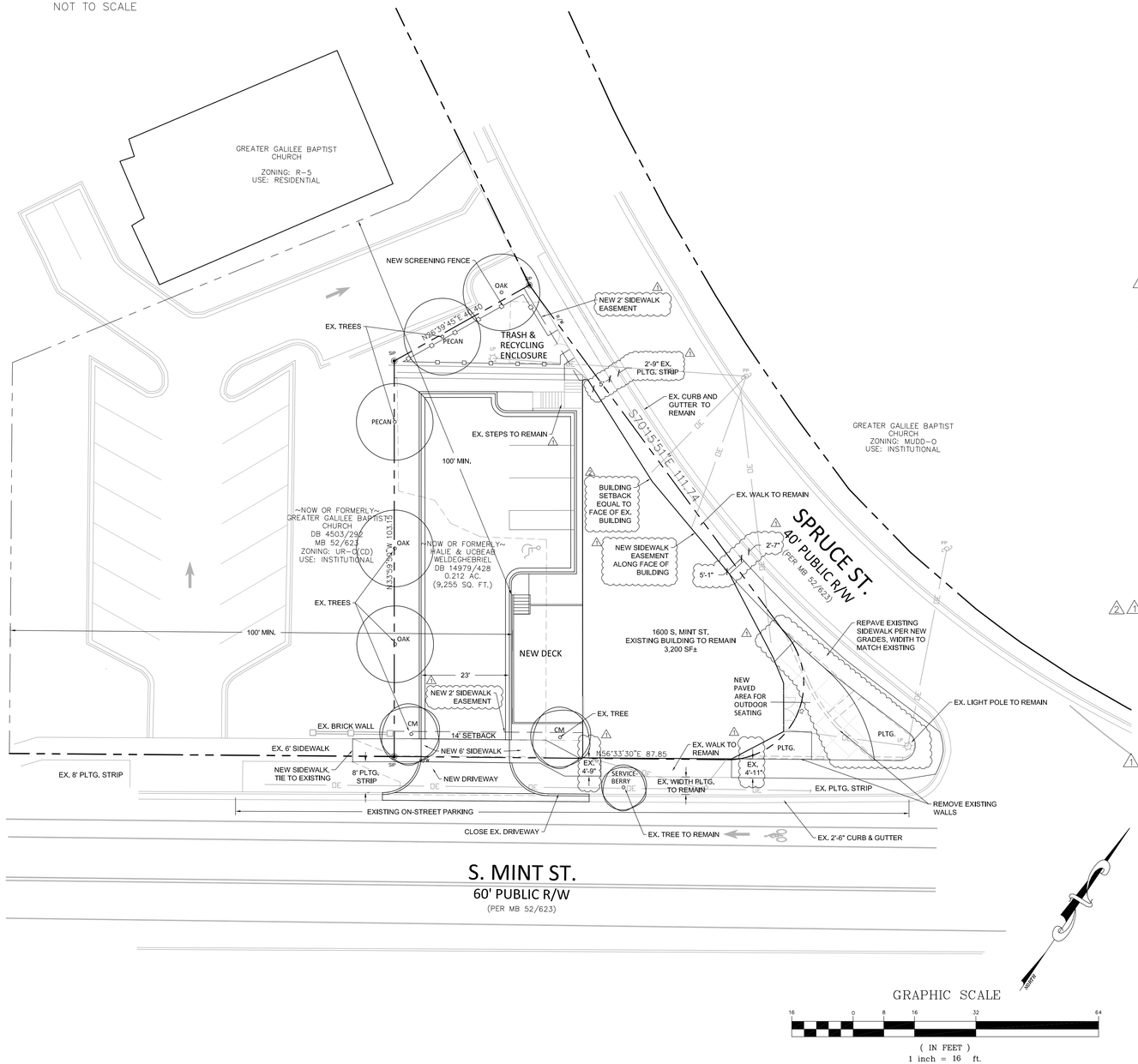


VICINITY MAP
NOT TO SCALE



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

1. SITE DEVELOPMENT DATA:

--**Acreage**: 0.22 acres
--**Tax Parcel #**: 119-071-37
--**Existing Zoning**: R-5
--**Proposed Zoning**: MUDD-O
--**Existing Use**: Retail
--**Proposed Uses**: Retail Sales, Eating, Drinking and Entertainment Establishments (Type 1 or Type 2), and/or Professional Businesses and General Offices.
--**Maximum Gross Square feet of Development**:
- **Existing building to remain**: 3200 gross square feet.
- **Additional uses allowed by right and under prescribed conditions in the MUDD zoning district**: Up to 800 square feet.
- **Total Allowable Development Area**: 4000 gross square feet.

--**Maximum Building Height**: 40'
--**Parking**: As required by the Ordinance for the proposed use.

2. GENERAL PROVISIONS:

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 site 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 referred to as the "Site"). The Site is comprised of Tax Parcel No. 119-071-37.

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 District ("MUDD") zoning district shall govern the development and use of the Site.

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

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.

3. OPTIONAL PROVISIONS

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:

a. The existing building shall not be required to meet the sight triangle requirements of the Ordinance.

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 varies 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.

4. PERMITTED USES

a. The Site may only be devoted to the uses set out below.
(1) Eating, Drinking and Entertainment Establishments (Type 1 or Type 2).
(2) Retail sales as permitted in the MUDD zoning district.
(3) Any incidental or accessory uses associated with the uses described above that are permitted under the Ordinance in the MUDD zoning district.
(4) Professional business and general office uses as permitted and described in the Ordinance.

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.

5. TRANSPORTATION

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, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.

6. ARCHITECTURAL STANDARDS

7. STREETSCAPE AND LANDSCAPING

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 Rezoning Plan.

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.

c. Petitioner shall dedicate a sidewalk easement measuring 2' from the back of the existing and proposed sidewalks along S. Mint and Spruce Streets. In areas where existing building is within 2' of the sidewalk, an easement will be dedicated along the face of the building.

8. ENVIRONMENTAL FEATURES

9. PARKS, GREENWAYS, AND OPEN SPACE

10. FIRE PROTECTION

11. SIGNAGE

12. LIGHTING

a. No detached lighting shall be more than 21' tall.

13. PHASING

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 approval of a building permit.

14. OTHER:

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 or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

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 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

SCHEMATIC SITE PLAN
PETITION # 2018-052
FOR
1600 SOUTH MINT STREET
CHARLOTTE, NORTH CAROLINA

1600 SOUTH MINT, LLC.
1528 PROVIDENCE ROAD
CHARLOTTE, NC 28207

NORTH CAROLINA
ORSBORN ENGINEERING GROUP
PROFESSIONAL ENGINEER
C-31139

	DATE	REVISIONS
2	7/24/2018	RESPOND TO COMMENTS
1	6/11/2018	RESPOND TO COMMENTS

JOB #	18004
DATE:	03/23/18
SCALE:	1" = 16'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

July 25, 2018 - 3:41pm By: dlyle
F:\1 Work\CAD-OEG\18004 1600 Mint Street Rezoning\Dwg\18004 RZ-1.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.