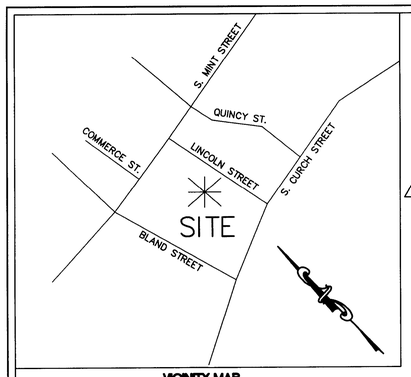


VICINITY MAP
(NOT TO SCALE)

CONDITIONAL NOTES

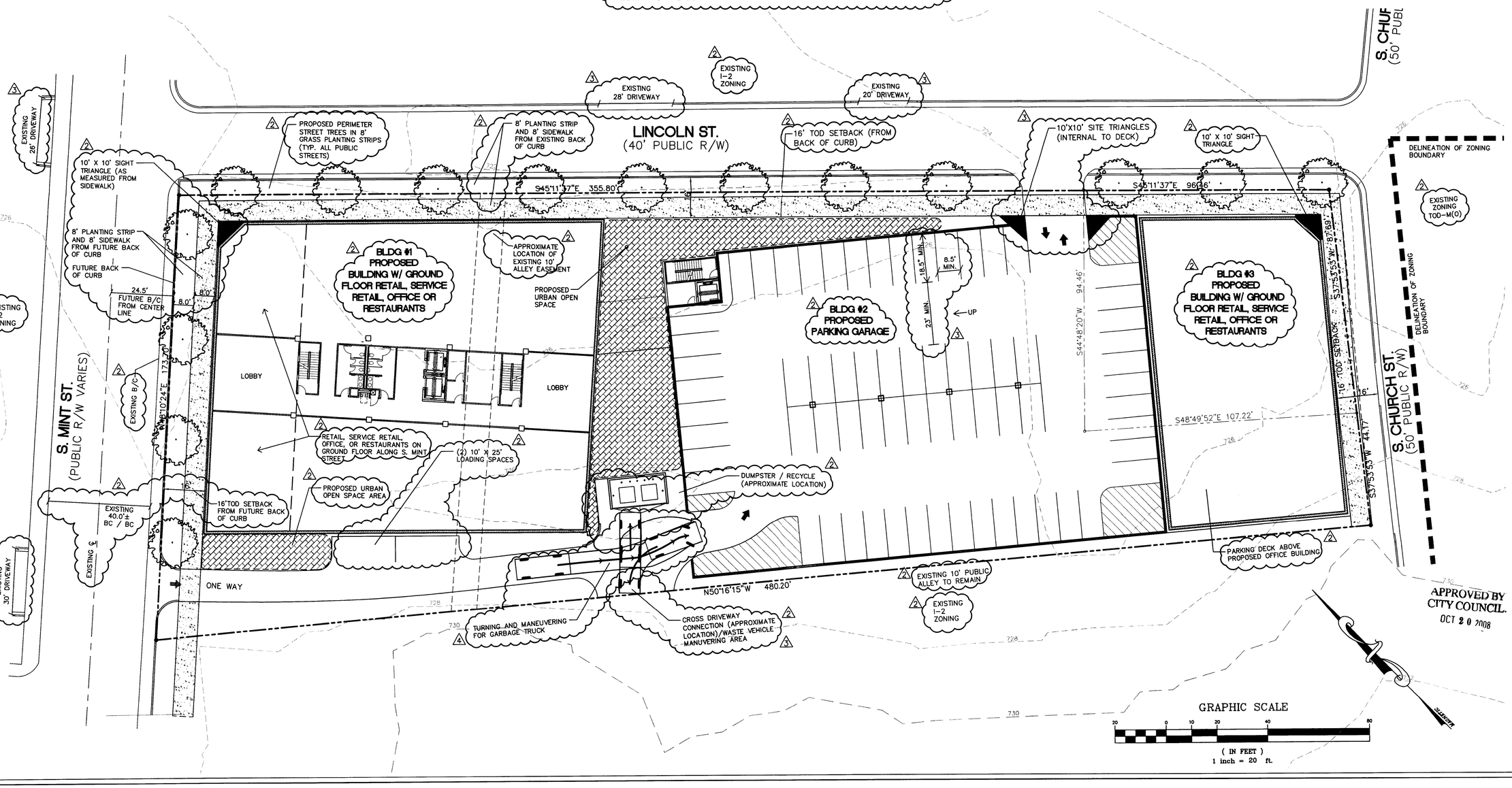
1. THE PARKING DECK WILL BE SCREENED FROM THE VIEW OF ALL PUBLIC RIGHTS-OF-WAY WITH A 3'-0" HIGH SCREEN WALL OR PLANTING. THE PARKING DECK SHALL NOT BE GATED.
2. PERMITTED USES ARE ALL USES PERMITTED BY RIGHT AND BY PERSCRIBED CONDITIONS IN THE TOD-M DISTRICT AND RETAIL, SERVICE RETAIL, OFFICE, OR RESTAURANT USES WILL OCCUPY THE GROUND FLOOR ALONG SOUTH MINT STREET PER THE SOUTH TRANSIT STATION AREA PLAN.
3. ANY EXTERIOR LIGHTING DETACHED FROM THE BUILDING WILL NOT EXCEED 30 FEET IN HEIGHT AND WILL BE "FULLY CAPPED AND SHIELDED". NO WALL PAK LIGHTING WILL BE ALLOWED.
4. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD 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 EXISTING REQUIREMENTS SHALL APPLY.
5. ALL EXISTING DRIVEWAY CURB CUTS, NOT PROPOSED FOR USE WITH THE CURRENT BUILDING AND SITE LAYOUT, WILL BE REMOVED AND NEW CURB AND GUTTER TO MATCH REMAINING WILL BE INSTALLED.
6. THE BUILDING AND PARKING LAYOUT REPRESENTED WITH THIS DOCUMENT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISIONS AS REQUIRED TO MEET APPLICABLE REVIEWING AGENCY REQUIREMENTS AS WELL AS THE REQUIREMENTS OF SPECIFIC TENANTS. THE PARKING DECK, AS ILLUSTRATED, MAY BE ALTERED AS REQUIRED TO CONSIST OF MULTIPLE SUB GRADE PARKING LEVELS AND/OR MULTIPLE ABOVE GRADE PARKING LEVELS.
7. THIS DEVELOPMENT WILL MEET MINIMUM F.A.R. DENSITY AND HEIGHT PER ZONING ORDINANCE REQUIREMENTS AND URBAN OPEN SPACE WILL MEET MINIMUM ORDINANCE REQUIREMENTS' BUILDINGS 1,2, AND 3 MAY HAVE A SERIES OF SHARED OPEN SPACE THAT MAY BE GENERALLY LOCATED IN ANY OR ALL OF THE OPEN SPACE AREAS DEPICTED ON THIS PLAN
8. THERE SHALL BE NO LOADING DOCKS ASSOCIATED WITH THIS DEVELOPMENT AND ALL PARKING SPACES WITHIN THE PARKING DECK SHALL MEET MINIMUM STANDARDS FOR REGULAR, ACCESSIBLE AND COMPACT SPACES. LOADING SPACES SHALL MEET THE MINIMUM SIZE AND NUMBER ASSOCIATED WITH TOD-M REQUIREMENTS
9. THE BUILDINGS AND PARKING DECK ALONG LINCOLN STREET SHALL BE DESIGNED TO ENCOURAGE AND PROVIDE PEDESTRIAN SCALE INTEREST THAT WILL INCLUDE FOUNDATION PLANTINGS, OUTDOOR OPEN SPACE AREAS, AND DECORATIVE ARCHITECTURAL FEATURES ALONG THE GROUND FLOOR. THE DESIGN WILL INCLUDE ARCHITECTURAL MATERIALS THAT MATCH THROUGHOUT THE DEVELOPMENT. THE GROUND FLOOR FACING S. CHURCH AND S. MINT STREET SHALL ALSO BE DESIGNED TO ACCOMMODATE FUTURE RETAIL, SERVICE RETAIL, OFFICE, OR RESTAURANT USES WITH PEDESTRIAN SCALE FACADES AND ARCHITECTURAL FEATURES.
10. NO RETAIL OR RESTAURANT USES WILL BE ASSOCIATED WITH THE LINCOLN STREET FRONTAGE DUE TO ITS "MID BLOCK" LOCATION AND THE SPECULATIVE NATURE OF THE EXISTING AND FUTURE RETAIL MARKETS ON THAT STREET.
11. IT IS ANTICIPATED THAT NEW IMPERVIOUS AREAS WILL NOT EXCEED THE 20,000SF THRESHOLD FOR STORM WATER DETENTION. OTHERWISE, THE PETITIONER SHALL COMPLY WITH THE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE FOR WATER QUALITY
12. THE DEVELOPER/PETITIONER SHALL CONVEY 40' RIGHT OF WAY, IN FEE SIMPLE TITLE, AS MEASURED FROM THE CURRENT CENTERLINE OF S. MINT STREET WITH A 10 FOOT EASEMENT THAT INCLUDES THE 8 FOOT SIDEWALK AND 2 FOOT MAINTENANCE AREA
13. A SOLID WASTE MANAGEMENT PLAN WILL BE SUBMITTED TO LUESA PRIOR TO INITIATING THE DEMOLITION AND OR CONSTRUCTION ACTIVITIES

SITE DEVELOPMENT DATA:

* TAX PARCEL #'S:	073-083-07,09,10,11,12 AND 13
* TOTAL ACRES:	1.6266 AC.
* ADDRESS:	1327 S. MINT STREET, 1324 S. CHURCH STREET
* EXISTING ZONING:	I-2
* PROPOSED ZONING:	TOD-M(O)
* EXISTING DEVELOPMENT:	WAREHOUSE/MANUFACTURING/OFFICE
* PROPOSED DEVELOPMENT:	BLDG #1 - PRIMARY USE OF BUILDING IS OFFICE GROUND FLOOR RETAIL, SERVICE RETAIL, OFFICE, OR RESTAURANTS BLDG #2 - PARKING GARAGE BLDG #3 - PRIMARY USE OF BUILDING IS OFFICE GROUND FLOOR RETAIL, SERVICE RETAIL, OFFICE, OR RESTAURANTS

TOD-M(O) OPTIONS / EXCEPTIONS:

1. SECTION 9.1208(6)(1)(1): THE STRUCTURAL PARKING DECK WILL HAVE 0% OF THE LINEAR STREET FRONTAGE DEVOTED TO RETAIL, OFFICE, CIVIC, INSTITUTIONAL, OR RESIDENTIAL USES.



NO.	DATE	DESCRIPTION
1	06/23/08	OWNER REVISION TO INITIAL RESUBMITTAL TO PLANNING DEPARTMENT
2	08/15/08	REVISED PER CITY STAFF REVIEW COMMENTS
3	09/17/08	REVISED PER CDOT, PLANNING & LUESA COMMENTS
4	09/25/08	REVISED PER CDOT RE: DUMPSTER MANEUVERING

STEWART
200 S COLLEGE ST
SUITE 720
CHARLOTTE, NC 28202
T 704.334.7925
F 704.334.7926
www.stewart-eng.com

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CONDITIONAL REZONING REQUEST
FOR
1327 S. MINT STREET OFFICE AND PARKING DECK
PETITIONERS: ASSET MANAGEMENT 1, LLC
VIVACE ENTERPRISE, LLC
CHARLOTTE, NC

ILLUSTRATIVE SITE PLAN

DATE: 05/22/08

SCALE: HORIZ : 1" = 20'

JOB NO. X8027.00

SHEET: 1 OF 1

REVISED FOR PUBLIC HEARING: PETITION #2008-119