

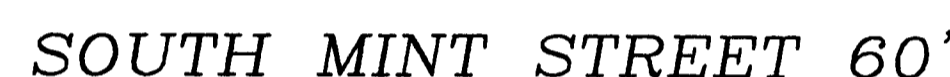
TAX PARCEL NO.: 11908416  
SITE AREA: Approx. 0.130 Acres = 5,663 sf  
EXISTING ZONING: R-2  
PROPOSED ZONING: TOD-M-O  
MINIMUM PAR = 50 = 2,832 sf   
TOTAL PROPOSED AREA : 3 STORIES (3,750 SF)  
RESTAURANT : 1,250 SF  
RESIDENTIAL AND/OR OFFICE : 2,500 SF  
  
MAXIMUM HEIGHT: 40' + 1' HEIGHT : 10'  
HORIZONTAL FROM RESIDENTIAL (SEE ELEVATION)

RESTAURANT: 1,250 SF / 150 = 8 Spaces required  
 1 Provided on site (Van Accessible HC)  
 3 Provided parallel on street  
 2 Provided within 800' of site (With Lease arrangement)  
 (Petitioner is requesting reduction in parking of 2 spaces as an "option")

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 connections 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-off 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 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 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 assignees 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 are requested from the petitioner
  - (1) Reduction in required parking for restaurant.
  - (2) Reduction in required 16' setback at the face of existing building.
  - (3) Reduction in 8' buffer adjoining single family residential.

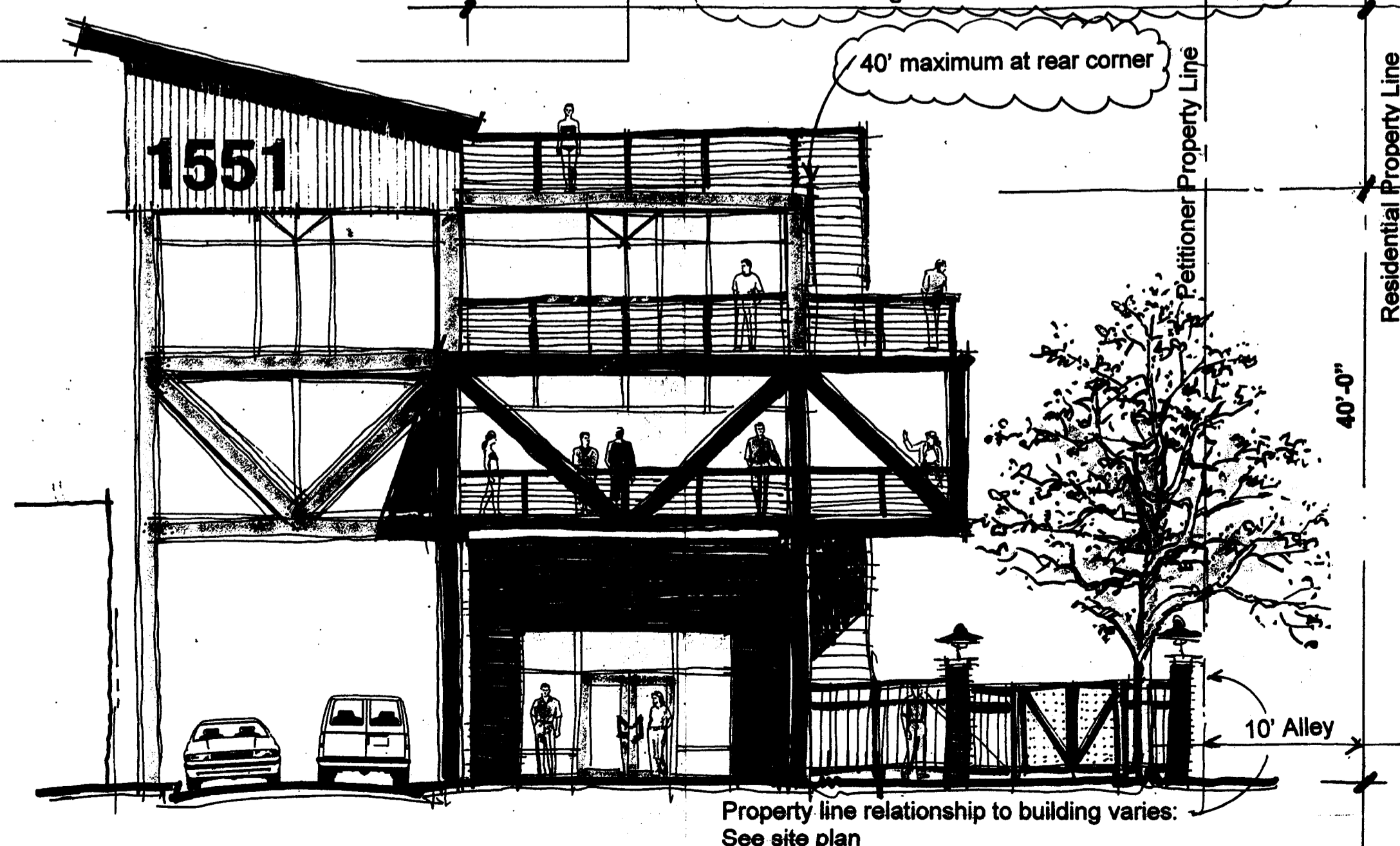
▲

August 20, 2007, Initial submission.  
November 16, 2007, Revision.

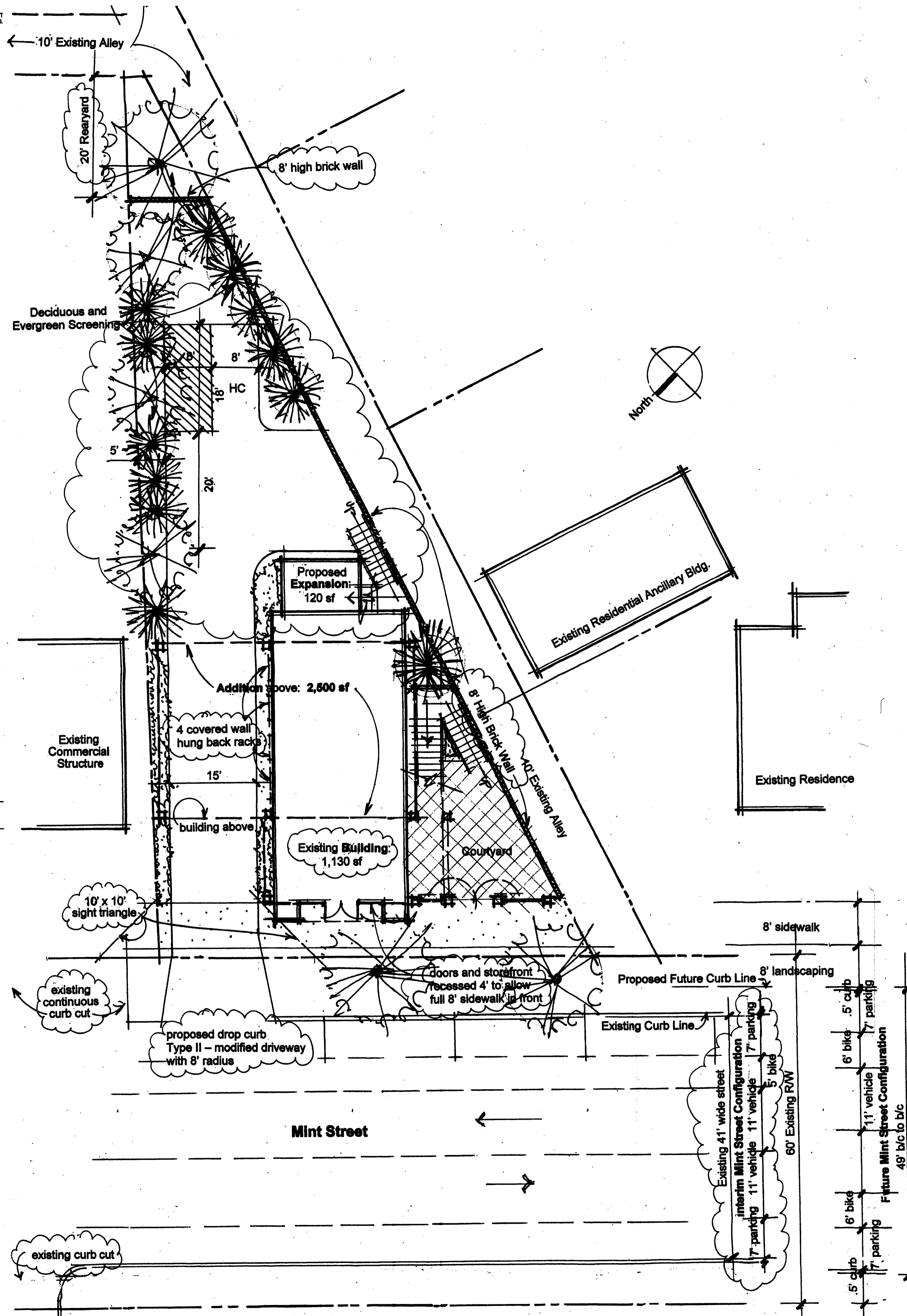


COPYRIGHT 2005  
 0 50' 100' 150'  
 PHYSICAL SURVEY OF  
 LOT 6 BLOCK 1 WESTWOOD PARK  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 Certified only to  
**SAUL PROPERTIES**  
 Description Taken From Map Book 332 - 361  
 Scale 1" = 30' October 31, 2005  
 Leo J. Zoutewelle, PLS L-1129, 2136 Malvern Road Charlotte, N.C.

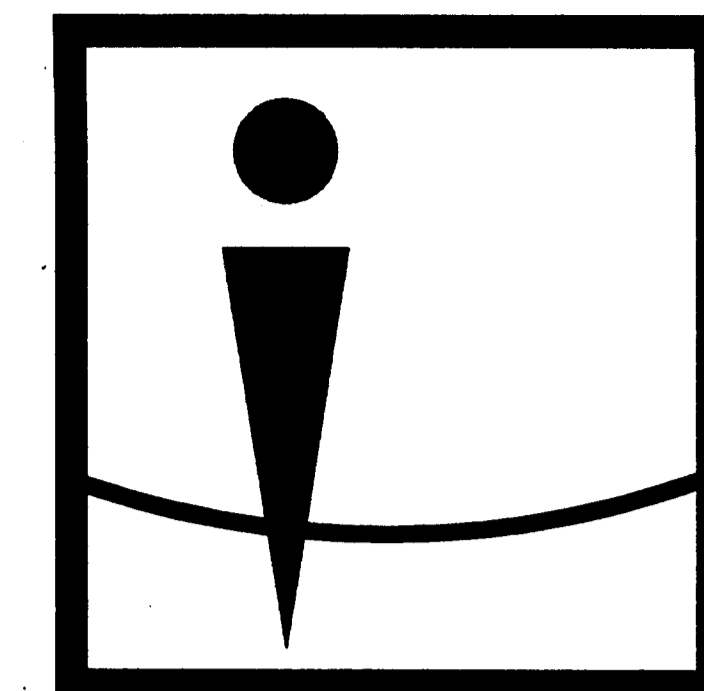
Varies: 1'-0" height increase: 10' horizontal distance



## 02 MINT STREET ELEVATION



## 01 SITE PLAN



**Overcash • Demmitt**  
*Architects*

**2010 south tryon street suite 1a**  
**charlotte north carolina 28203**  
**voice • 7 0 4 . 3 3 2 . 1 6 1 5**  
**fax • 7 0 4 . 3 3 2 . 0 1 1 7**  
**web • w w w . o d a r c h . c o m**

**Matthew Badal**  
**Petitioner**

# Mint Street Mixed Use Development

1551 SOUTH MINT STREET  
CHARLOTTE, NORTH CAROLINA

**PETITION NUMBER 2007-146  
FOR PUBLIC HEARING**

[illegible]

## SITE PLAN

## SP1.1

Copyright 2007, Overcash Demmitt Architects  
ODA No. 072160 CADD File: 2160 AO-0.dwg