

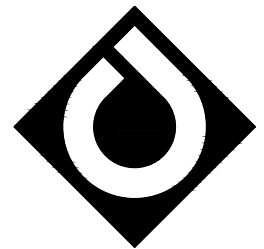
REZONING PLAN SHEETS

RZ-100	EXISTING CONDITIONS
RZ-200	REZONING SITE PLAN
RZ-300	DEVELOPMENT NOTES

LEGEND

SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	PEDESTRIAN OVERLAY AREA BOUNDARY
	SETBACK/ RECORDED EASEMENT LINE
	EXISTING TREES WITHIN R/W

PETITIONER:	WELL PAPPAS CORPORATE PARCEL OWNER LLC
PROPERTY OWNER:	WELL PAPPAS CORPORATE PARCEL OWNER LLC
REZONING SITE AREA:	2.23 ± AC
TAX PARCEL#:	12520162, 12520141 AND 12520143
EXISTING ZONING:	O-2 AND O-2 PEDESTRIAN OVERLAY
EXISTING USE:	VACANT



ColeJenest & Stone

Shaping the Environment
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Land Planning
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Landscape Architecture
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Urban Design

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**WELL PAPPAS
CORPORATE PARCEL
OWNER, LLC.**

4777 SHARON RD STE 550
CHARLOTTE, NORTH CAROLINA 28210

**MIDTOWN NORTH
PARCEL REZONING
PETITION 2022-079**

1175 PEARL PARK WAY
CHARLOTTE, NORTH CAROLINA 28204

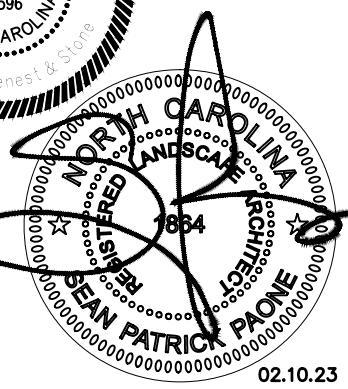
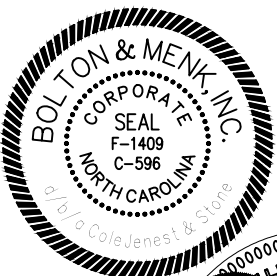
**EXISTING
CONDITIONS**

Project No.
4848

Issued
10/24/22

Revised

12/12/22 - RESUBMITAL PER STAFF COMMENTS
02/10/23 - RESUBMITAL PER STAFF COMMENTS



02.10.23

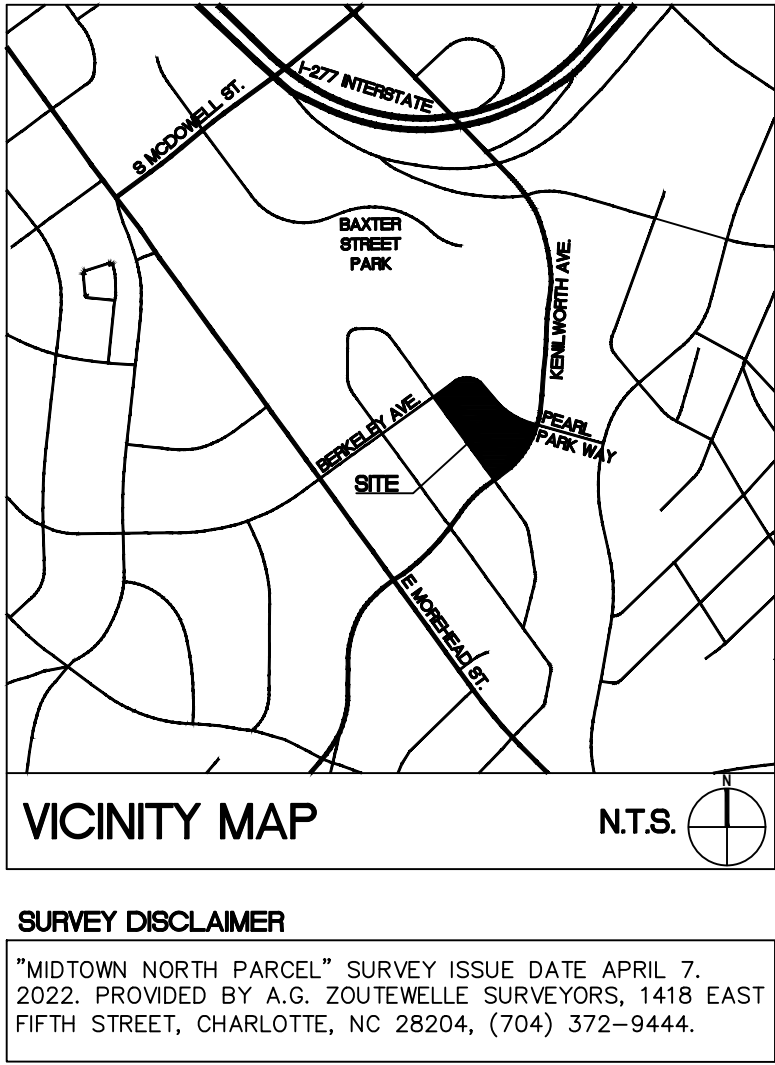
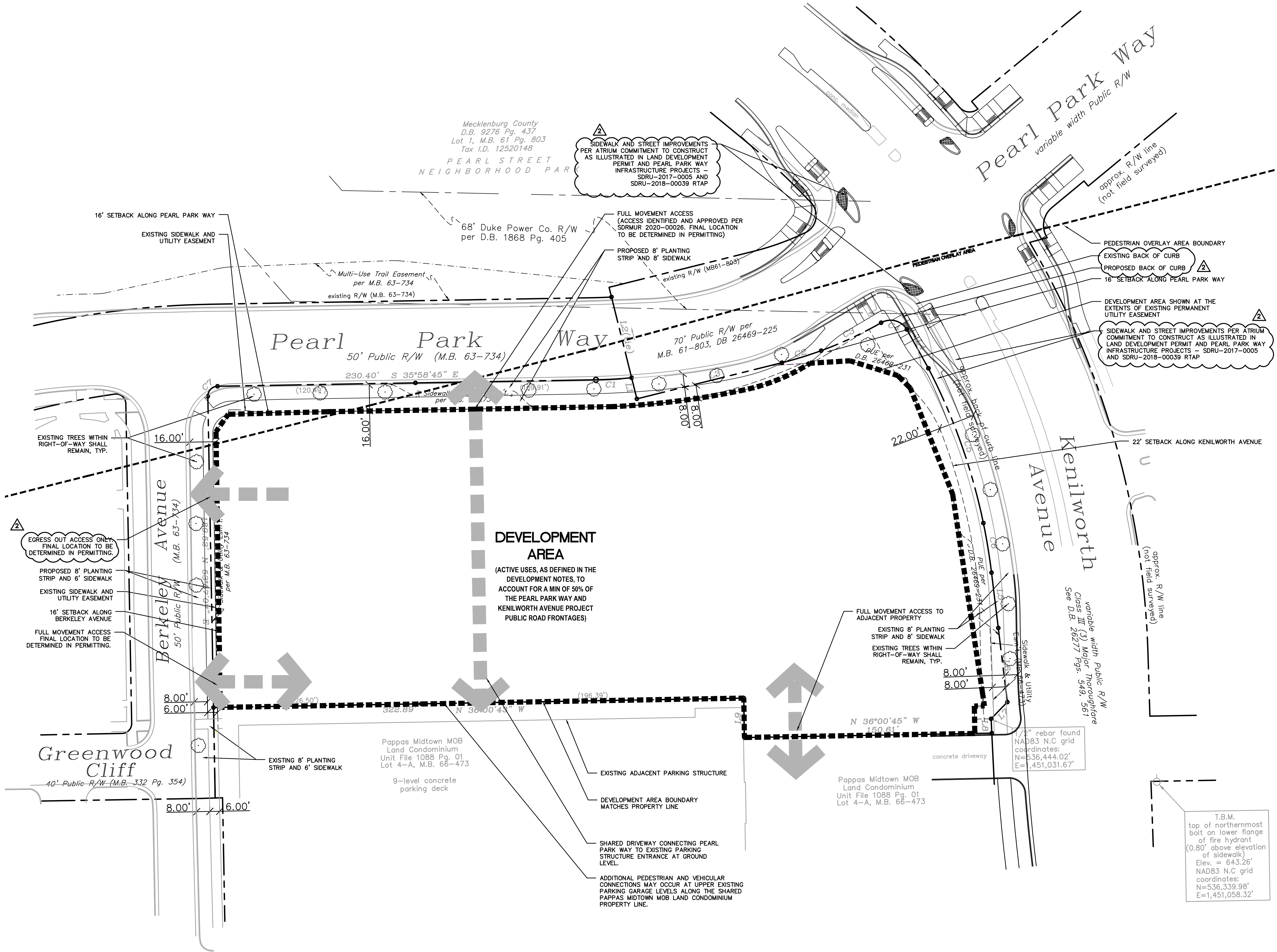
SCALE: 1"=30'
0 15' 30' 60'

RZ - 100

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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LEGEND	
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	SETBACK/ RECORDED EASEMENT
	PROPOSED DEVELOPMENT AREA (TO INCLUDE BUILDING/PARKING ENVELOPES)
	SITE ACCESS (EXISTING AND PROPOSED)
	POTENTIAL BUILDING HEIGHT AREAS

REZONING SUMMARY:	
PETITIONER:	WELL PAPPAS CORPORATE PARCEL OWNER LLC
PROPERTY OWNER:	WELL PAPPAS CORPORATE PARCEL OWNER LLC
REZONING SITE AREA:	2.23 ± AC
TAX PARCEL#:	12520162, 12520141 AND 12520143
EXISTING ZONING:	O-2 AND O-2 PEDESTRIAN OVERLAY
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL, HOTEL, OFFICE, INDOOR RECREATIONAL, RETAIL, EDEE, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 3 OF THE DEVELOPMENT STANDARDS RZ-300).
BUILDING SETBACK:	BERKELEY AVENUE 16 FEET MINIMUM FROM BACK OF CURB PEARL PARK WAY 16 FEET MINIMUM FROM BACK OF CURB KENILWORTH AVENUE 22 FEET MINIMUM FROM BACK OF CURB
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	27'
REQUIRED PARKING:	PER ZONING ORDINANCE BASED ON USE
OPEN SPACE REQUIRED:	PER ZONING ORDINANCE BASED ON USE
SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE'S TREE ORDINANCE (CHAPTER 21).	

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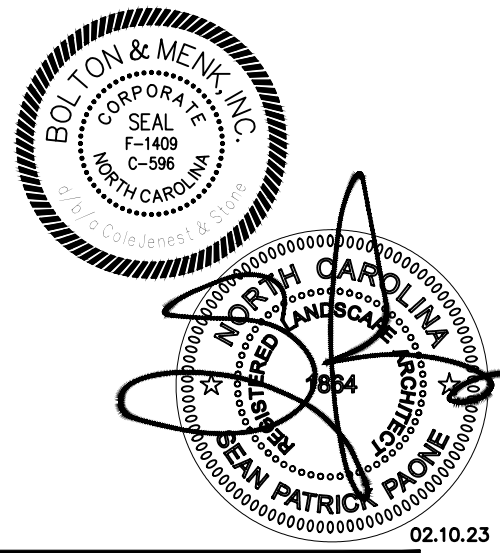
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SITE PLAN

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0 15' 30' 60'

RZ - 200

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