



- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

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

MIDTOWN NORTH PARCEL REZONING PETITION 2022-079

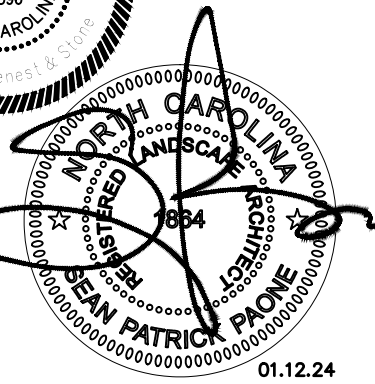
EXISTING CONDITIONS

1848

0/24/23

Revised

02/12/22 - RESUBMITTAL PER STAFF COMMENTS
02/10/23 - RESUBMITTAL PER STAFF COMMENTS
03/13/23 - RESUBMITTAL PER STAFF COMMENTS
01/13/23 - RESUBMITTAL TO CITY STAFF
02/12/23 - RESUBMITTAL TO CITY STAFF
01/12/23 - RESUBMITTAL TO CITY STAFF

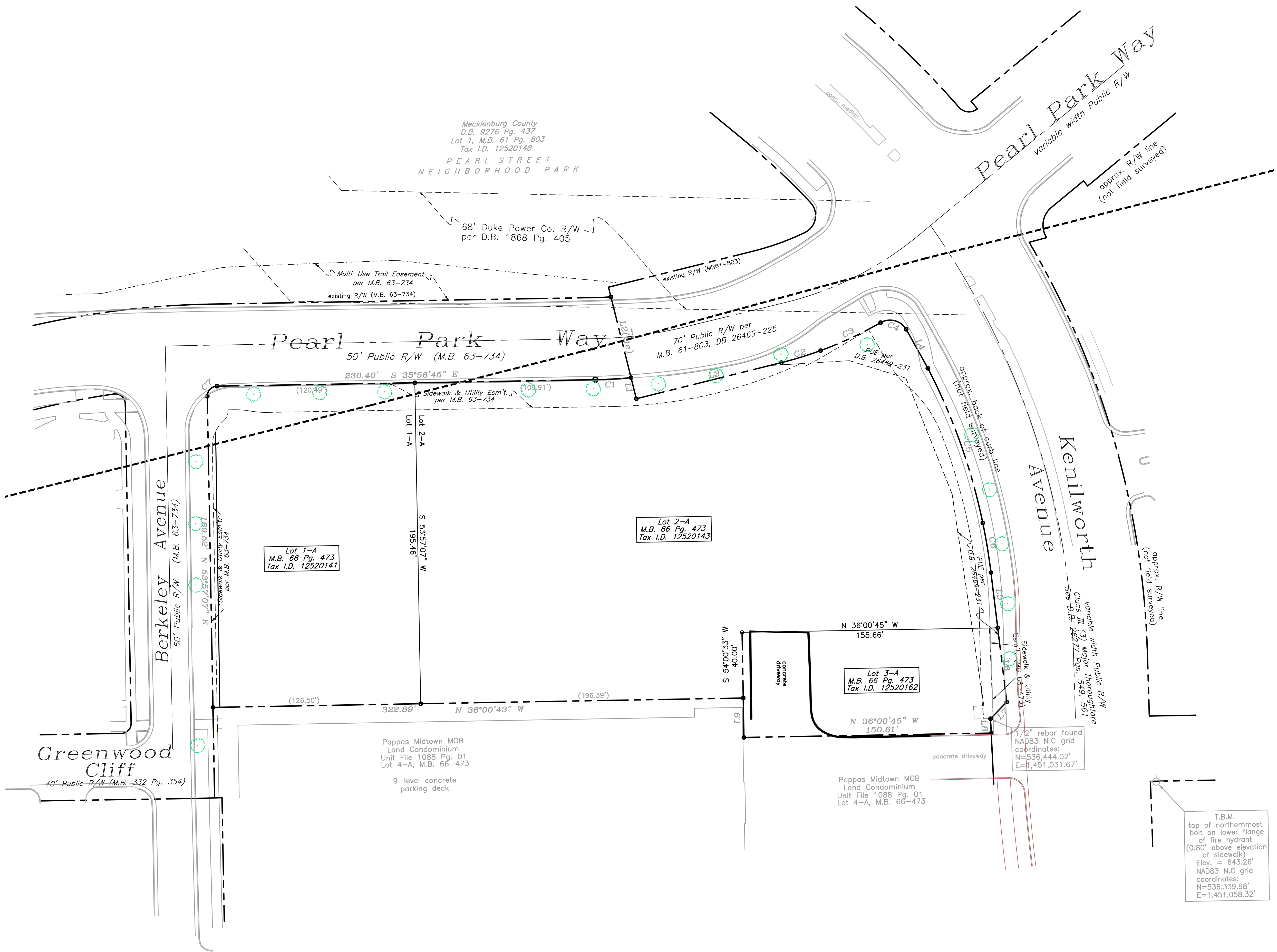


01.12.2.

RZ - 100

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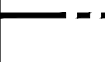
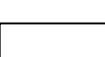
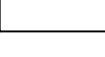

SURVEY DISCLAIMER

"MIDTOWN NORTH PARCEL" SURVEY ISSUE DATE APRIL 7, 2022. PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST FIFTH STREET, CHARLOTTE, NC 28204, (704) 372-9444.

REZONING PLAN SHEETS

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

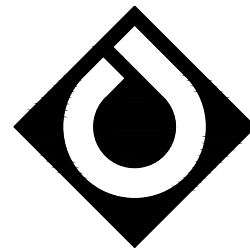
LEGEND

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: 0-2 AMD 0-2 PEDESTRIAN OVERLAY
 EXISTING USE: VACANT

North Carolina 811
www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. 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.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
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Civil Engineering
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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

SITE PLAN

Project No.

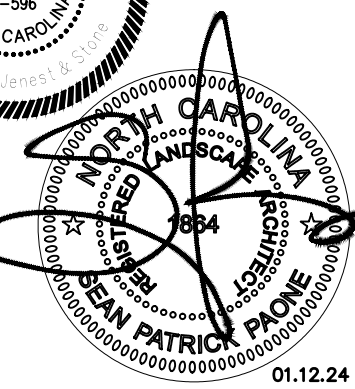
4848

Issued

10/24/22

Revised

12/12/22 - RESUBMITAL PER STAFF COMMENTS
02/10/23 - RESUBMITAL PER STAFF COMMENTS
03/13/23 - RESUBMITAL PER STAFF COMMENTS
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12/11/23 - RESUBMITAL TO CITY STAFF
01/12/23 - RESUBMITAL TO CITY STAFF



01.12.24

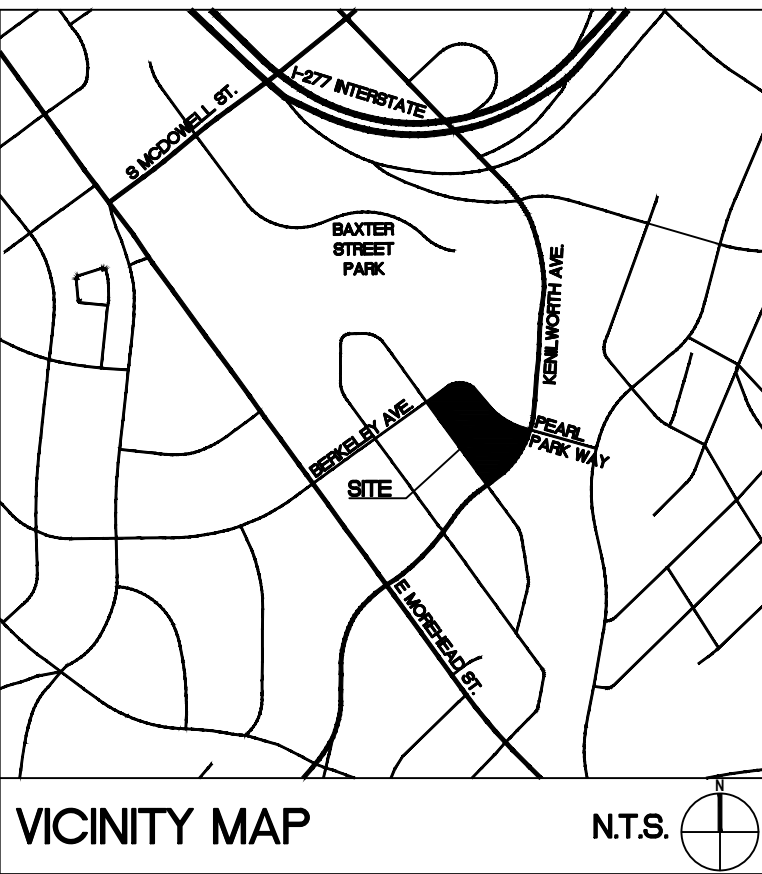
SCALE: 1"=30'

0 15' 30' 60'

RZ - 200

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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)

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
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MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	275' (SEE RZ-300 DEVELOPMENT STANDARDS FOR ADDITIONAL RESTRICTIONS)
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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- 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.

Mecklenburg County
D.B. 9276 Pg. 437
Lot 1, M.B. 61 Pg. 803
Tax I.D. 12520148
PEARL STREET
NEIGHBORHOOD PARK

SIDEWALK AND STREET IMPROVEMENTS PER ATRIUM COMMITMENT TO CONSTRUCT AS ILLUSTRATED IN LAND DEVELOPMENT PERMIT AND PEARL PARK WAY INFRASTRUCTURE PROJECTS - SDRU-2017-0005 AND SDRU-2018-00039 RTAP

FULL MOVEMENT ACCESS (ACCESS IDENTIFIED AND APPROVED PER SDRMUR 2020-00026. FINAL LOCATION TO BE DETERMINED IN PERMITTING)

PROPOSED 8' PLANTING STRIP AND 8' SIDEWALK

existing R/W (M.B. 61-803)

70' Public R/W per M.B. 61-803, DB 26469-225

12' (120.49')

12' (119.91')

12' (120.49')

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