

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: O-2 AND O-2 PEDESTRIAN OVERLAY
EXISTING USE: VACANT



- 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.

ColeJenest&Stone
BOLTON & MENK, INC.

1801 N Graham St., Suite 320
Charlotte, NC 28206
Phone: (704) 376-1555
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WELLS PAPPAS
CORPORATE
PARCEL OWNER, LLC

4777 SHARON ROAD STE 550
CHARLOTTE, NC 28210

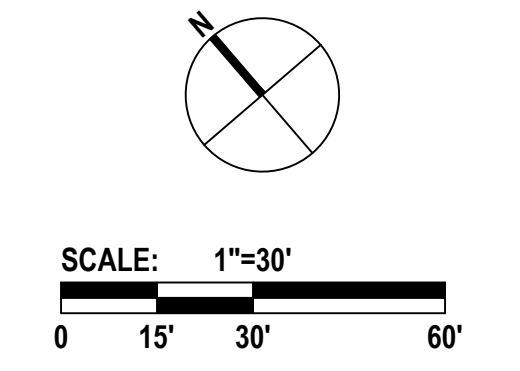
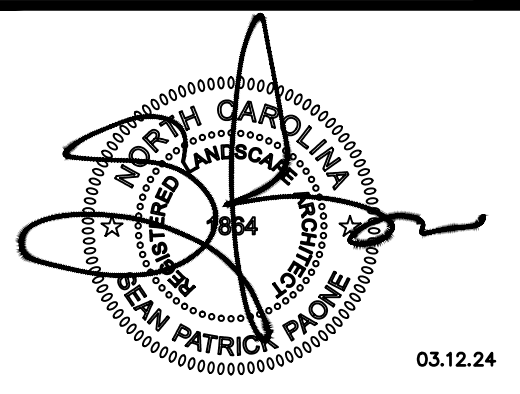
MIDTOWN NORTH
PARCEL REZONING
PETITION 2022-079

1175 PEARL PARK WAY
CHARLOTTE, NORTH CAROLINA 28204

EXISTING
CONDITIONS

PROJECT NO:
4848.00

REVISIONS:	
12/12/22	RESUBMITAL PER STAFF COMMENTS
02/10/23	RESUBMITAL PER STAFF COMMENTS
03/13/23	RESUBMITAL PER STAFF COMMENTS
11/13/23	RESUBMITAL TO CITY STAFF
12/11/23	RESUBMITAL TO CITY STAFF
01/12/24	RESUBMITAL TO CITY STAFF
02/22/24	RESUBMITAL TO CITY STAFF
03/12/24	RESUBMITAL TO CITY STAFF

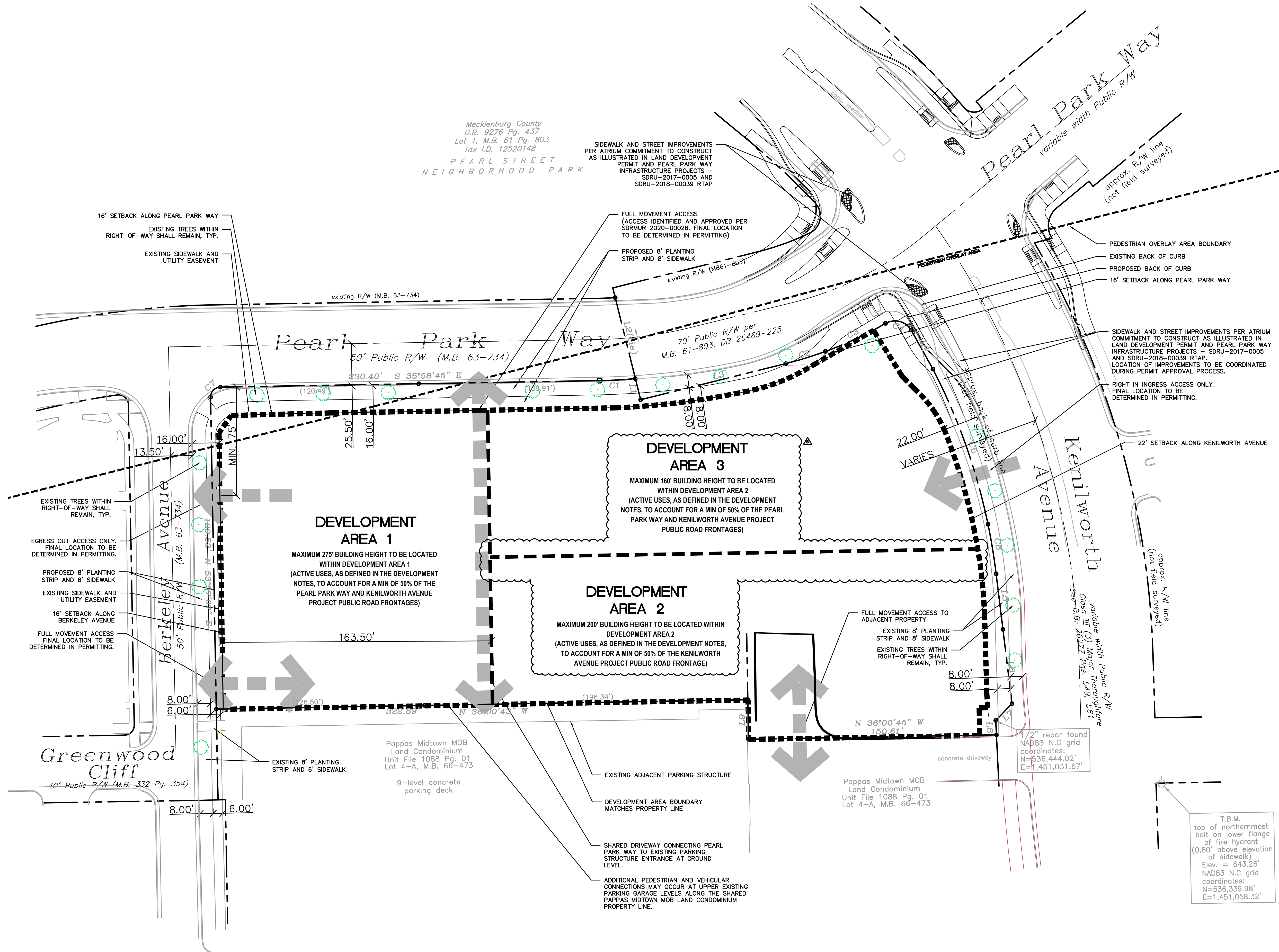


DATE:	10/24/22
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ - 100

FILE NO.:

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LEGEND

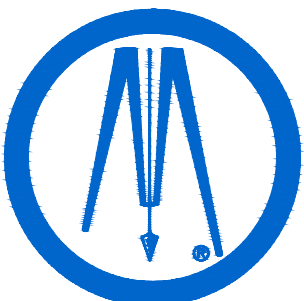
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	SETBACK/ RECORDED EASEMENT
	PROPOSED DEVELOPMENT AREA (TO INCLUDE BUILDING/PARKING ENVELOPES)
	SITE ACCESS (EXISTING AND PROPOSED)

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
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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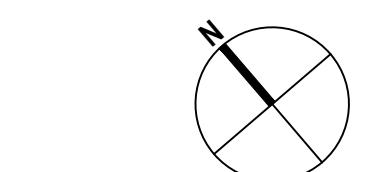
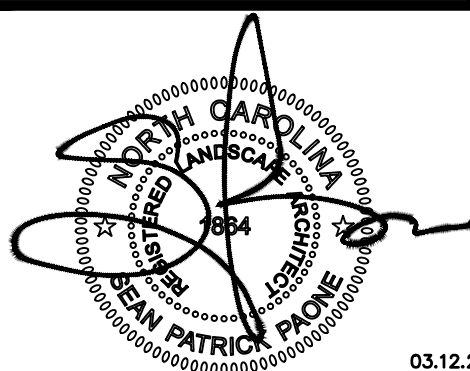
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PETITION 2022-079**

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SITE PLAN

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02/22/24	RESUBMITAL TO CITY STAFF
03/12/24	RESUBMITAL TO CITY STAFF



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

DATE:	10/24/22
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ - 200

FILE NO.:

