

REZONING DISCLAIMER
 "MIDTOWN NORTH PARCEL" SURVEY ISSUE DATE: APRIL 7, 2022. PROVIDED BY A.G. ZOUTEVILLE SURVEYORS, 1416 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	DESCRIPTION
	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 AMD O-2 PEDESTRIAN OVERLAY
EXISTING USE: VACANT

ColeJenest & Stone

Shaping the Environment
 Realizing the Possibilities

Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 p: 704 376 1555 f: 704 376 7851
 url: www.colejeneststone.com

WELL PAPPAS CORPORATE PARCEL OWNER, LLC.

4777 SHARON RD STE 550
 CHARLOTTE, NORTH CAROLINA 28210

MIDTOWN NORTH PARCEL REZONING PETITION 2022-079

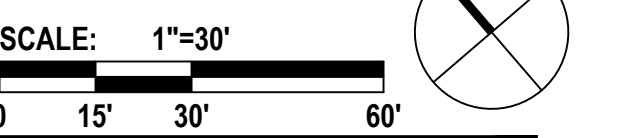
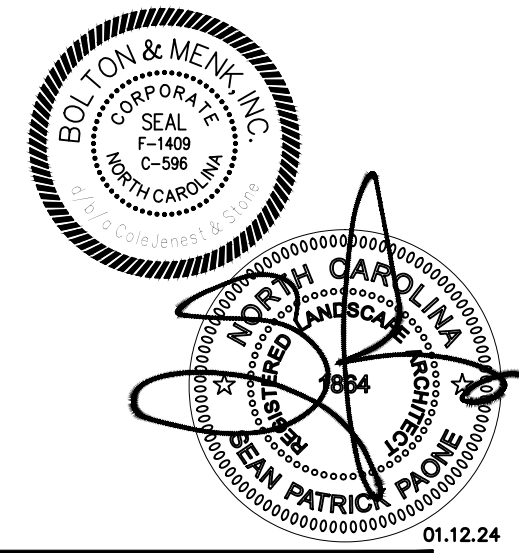
1175 PEARL PARK WAY
 CHARLOTTE, NORTH CAROLINA 28204

EXISTING CONDITIONS

Project No. 4848

Issued 10/24/22

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

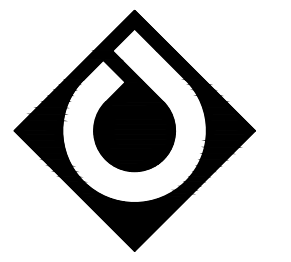


RZ - 100

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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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.

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

1175 PEARL PARK WAY
CHARLOTTE, NORTH CAROLINA 28204

SITE PLAN

Project No.

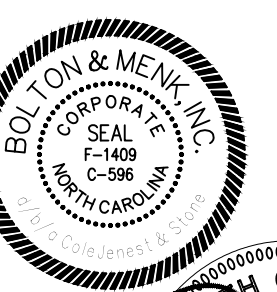
4848

Issued

10/24/22

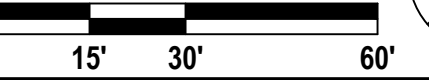
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01.12.24

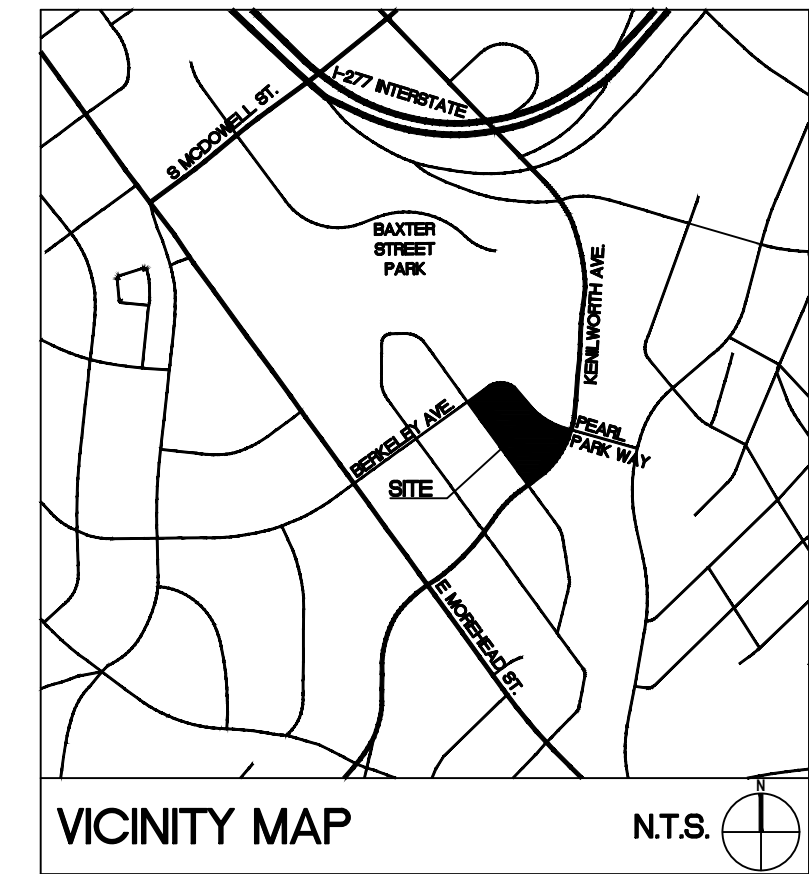
SCALE: 1"=30'



RZ - 200

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VICINITY MAP

N.T.S.

SURVEY DISCLAIMER

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LEGEND

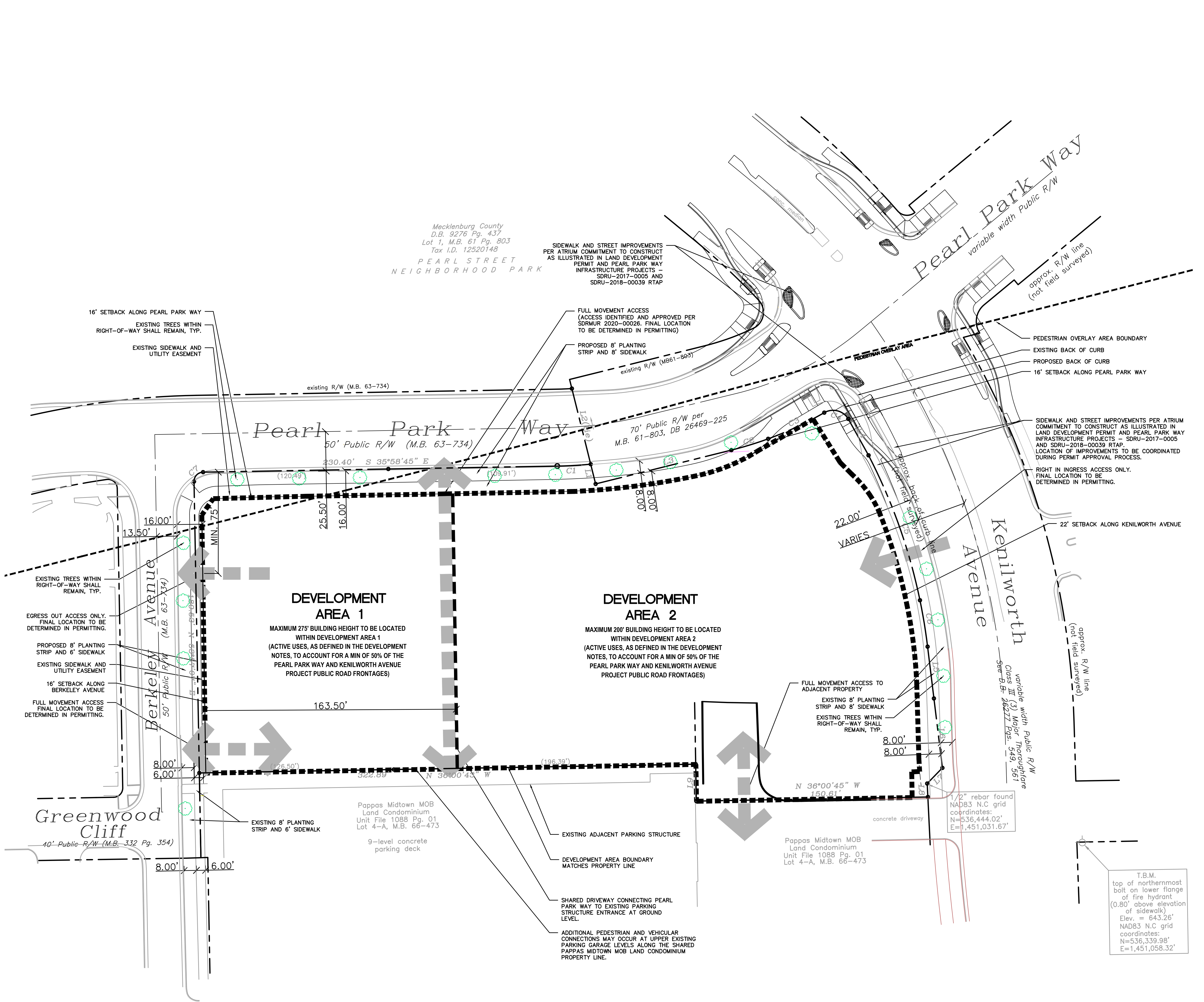
SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	SETBACK/ RECORDED EASEMENT
	PROPOSED DEVELOPMENT AREA (TO INCLUDE BUILDING/PARKING ENVELOPES)
	SITE ACCESS (EXISTING AND PROPOSED)

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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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 (MB61-803)

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

approx. R/W line (not field surveyed)

PEDESTRIAN OVERLAY AREA BOUNDARY
EXISTING BACK OF CURB
PROPOSED BACK OF CURB
16' SETBACK ALONG PEARL PARK WAY

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. LOCATION OF IMPROVEMENTS TO BE COORDINATED DURING PERMIT APPROVAL PROCESS.

RIGHT IN INGRESS ACCESS ONLY. FINAL LOCATION TO BE DETERMINED IN PERMITTING.

22' SETBACK ALONG KENILWORTH AVENUE

approx. R/W line (not field surveyed)

variable width Public R/W

1/2" rebar found NAD83 N.C. grid coordinates: N=536,444.02' E=1,451,031.67'

Pappas Midtown MOB Land Condominium Unit File 1088 Pg. 01 Lot 4-A, M.B. 66-473

concrete driveway

9-level concrete parking deck

EXISTING ADJACENT PARKING STRUCTURE

DEVELOPMENT AREA BOUNDARY MATCHES PROPERTY LINE

SHARED DRIVEWAY CONNECTING PEARL PARK WAY TO EXISTING PARKING STRUCTURE ENTRANCE AT GROUND LEVEL

ADDITIONAL PEDESTRIAN AND VEHICULAR CONNECTIONS MAY OCCUR AT UPPER EXISTING PARKING GARAGE LEVELS ALONG THE SHARED PAPPAS MIDTOWN MOB LAND CONDOMINIUM PROPERTY LINE.

