



4-story concrete building
No. 1300 Baxter Street
(16,020 S.F., exterior
footprint at ground level)

Midtown Area
Partners, LLC
PID 125-214-13
D.B. 26034 Pg. 652

Midtown Centre
Parking Deck
(LDU PED - 2013-00015)

BAXTER STREET
52' PUBLIC R/W
(D.B. 26057 PG. 225)

CECIL STREET
40' PUBLIC R/W

PROP. 4.5'
CONC. SIDEWALK

PROP. 24"
SCREEN WALL

RELOCATED SIGN
TO BE COORDINATED
WITH OWNER
(PERMITTED SEPARATELY)

SOUTH KINGS L
(MAJOR THOROU
VARIABLE WIDTH PU
(PER GIS

PROP.
BUILDING
-/- 5,800 SF)



6' CONC. SIDEWALK

DEVELOPMENT SUMMARY:

TAX PARCEL ID #: 125-228-02

TOTAL SITE AREA: 0.292 AC

REZONING AREA: 0.149 AC

ZONING:
EXISTING: B-1/UR-C(CD)
PROPOSED: B-1(CD)

ALLOWED USE: OFFICE/RETAIL
EDEE TYPE 1

SETBACKS:
(PER PED REQUIREMENTS)

FRONT:	16'
SIDE:	0'
REAR:	5'

BUILDING AREA: 5,800 SF

PARKING: 1 SP PER 600 SF
(PER PED OVERLAY
REQUIREMENTS)

NOTE:

SIGNAGE WILL COMPLY WITH REQUIREMENTS OF THE
SIGN ORDINANCE.

URBAN
DESIGN
PARTNERS

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charlotte, nc 28205 F 704.334.3300
urbandesignpartners.com

Goode Development

Mr. Roy Goode
1300 Baxter Street, Suite 270
Charlotte, NC 28204

Midtown Centre
Building Two - Novant Office

Rezoning Site Plan

NO. DATE: BY: REVISIONS:

Project No: 15-073

Date: 08.20.15

Designed by: udp

Scale: 1"=20'

Sheet No:

RZ-1.0

