

This site plan is for the purpose of rezoning only and does not reflect a current boundary or physical survey of the property shown. Boundary lines and physical improvements were taken from prior surveys by this firm. This map is not a certified boundary or physical survey and does not meet G.S. 47-30 as amended.

PRELIMINARY – FOR REVIEW PURPOSES ONLY.

Andrew G. Zoutewelle, N.C. PLS L-3098

GENERAL NOTES

- Source of title recorded in: Deed Book 26168 Page 362 (tax parcel I.D. 12522801), Deed Book 20671 Page 784 (tax parcel I.D. 12522102 and 12522199), and Deed Book 24096 Page 836 (tax parcel I.D. 12522103). See also Deed Book 28261 Page 510.
- Total area of property is 1.9922 acres (or 86,780 S.F.), by coordinates. This area includes portions of Cecil Street which is to be abandoned.
- This survey was done without the benefit of a title examination. There may be easements, restrictions or other matters of title not shown.
- Existing zoning of these properties, per Mecklenburg County GIS, is UR-C(CD), R-8 and B-1. Zoning boundary lines shown hereon are taken from Mecklenburg County GIS and the City of Charlotte Official Zoning Map. Development of this property and setback configuration is subject to the review and approval of the City of Charlotte Zoning Staff. This survey does not reflect a complete zoning analysis.
- This site plan does not show any utilities which exist on this site. It is the contractor's responsibility to verify the existence and location of all utilities before any grading or excavation is begun.
- Per the City of Charlotte Thoroughfare Map, South Kings Drive is a Major Thoroughfare and may be subject to an 80' proposed thoroughfare road right of way (40' from centerline). The City of Charlotte DOT should be consulted to determine the applicability of said right of way prior to any design or development along S. Kings Drive.
- This property is not located within a designated flood hazard area per graphic scaling from Flood Insurance Rate Map Panel #3710455300K dated February 19, 2014.
- Grid ties provided by Survey and Mapping Control, Pineville, N.C.. All distances shown hereon are horizontal ground distances. Combined Grid Factor = 0.99984618. Horizontal datum is NAD83(CORS96).

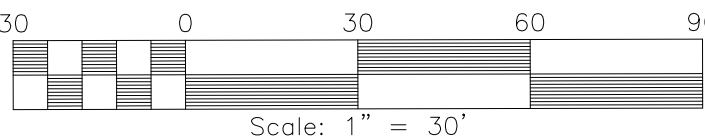
CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.50	40.36	N 04°13'37" E	36.28
C2	524.50	34.40	N 47°41'53" E	34.39
C3	22.30	38.00	S 33°52'53" E	33.57
C4	21.64	35.74	S 62°57'24" W	31.81
C5	1279.70	15.40	N 71°37'50" W	15.40
C6	208.18	35.83	N 46°03'10" W	35.79
C7	208.18	44.24	N 57°04'19" W	44.16
C8	524.50	37.91	N 43°44'55" E	37.91
C9	25.00	32.30	N 78°41'10" E	30.10

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 64°18'20" E	50.17'
L2	S 61°26'21" E	49.74'
L3	S 60°28'58" E	24.57'
L4	S 60°43'01" E	48.59'
L5	S 58°27'53" E	2.88'
L6	S 58°27'53" E	36.89'
L7	N 64°28'27" W	17.78'
L8	S 16°13'19" W	11.74'
L9	S 16°13'19" W	233.81'
L10	N 62°53'25" W	14.96'
L11	S 64°18'20" E	2.26'
L12	S 64°18'20" E	17.74'
L13	S 16°13'19" W	175.43'

Revised 10-28-14: Show Cecil Street abandonment area.  
Revised 03-19-15: Add development areas.  
Revised 05-20-15: Add calls for development areas.

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SITE PLAN  
**South Kings Drive at  
Cecil and Luther Streets**  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for MIDTOWN AREA PARTNERS II, LLC  
Date of Map: October 15, 2014



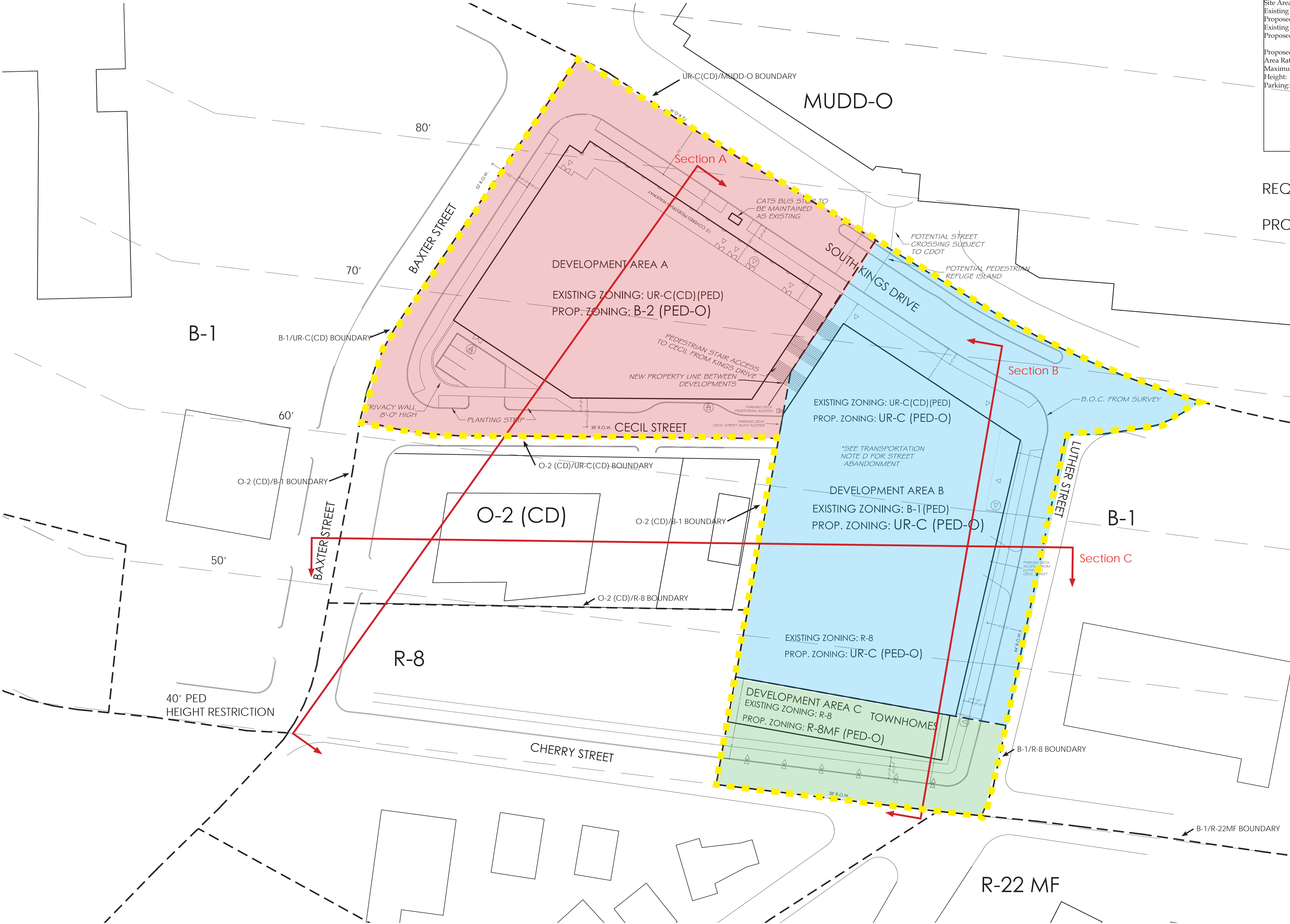
**A.G. ZOUTEWELLE  
SURVEYORS**  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054



Site Data Table	
Tax Parcel Nos.:	125-228-01, 125-221-02, 125-221-03 and 125-221-99
Site Area:	Approximately 1.99 acres
Existing Zoning:	UR-C (CD)(PED), B-1 (PED) and R-8
Proposed Zoning:	B-2 (PED-O), UR-C (PED-O) and R-8 MF (PED-O)
Existing Uses:	Parking and single family residential
Proposed Uses:	A mixed use development that could contain office, retail, hotel and residential uses
Proposed Floor Area Ratio:	.709
Maximum Building Height:	See the Development Standards
Parking:	Per the Ordinance (Subject to Optional Provision)

REQUIRED OPEN SPACE" 3,000 SF

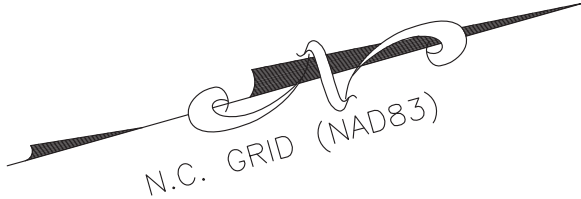
PROVIDED OPEN SPACE : 15,858 SF



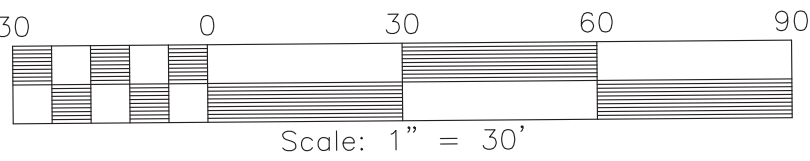
- KINGS DRIVE SETBACK 28' TO BACK OF ARCADE
- 16' SETBACK TO DRIP LINE
- 24' SETBACK TO PARKING DECK
- BAXTER STREET SETBACK 16'
- LUTHER STREET SETBACK 16'
- CHERRY STREET SETBACK 16' to 24'
- CECIL STREET CONVERTED TO PRIVATE STREET

- Development Area A
- Development Area B
- Development Area C

REZONING SITE BOUNDARY



LEGEND	
	KINGS STREET GRADE ENTRY
	CECIL STREET GRADE ENTRY
	TOWNHOME ENTRY
	FIRE EXIT
	ZONE BOUNDARY





<div><div>DEVELOPMENT STANDARDS</div><div>May 22, 2015</div><div>GENERAL PROVISIONS</div><div><div>A.</div><div>These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Midtown Area Partners II, LLC to accommodate the development of a mixed use project that could contain, among other uses, office, retail, hotel and residential uses on that approximately 1.99 acre site generally bounded by South Kings Drive, Luther Street, Cherry Street and Baxter Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of those parcels of land designated as Tax Parcel Nos. 125-228-01, 125-221-02, 125-221-03 and 125-221-99.</div></div><div><div>B.</div><div>The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Subject to the optional provisions set out below, the regulations established under the Ordinance for the B-2 (PED-O) zoning district shall govern the development of that portion of the Site designated as Development Area A on the Rezoning Plan, the regulations established under the Ordinance for the UR-C (PED-O) zoning district shall govern the development of that portion of the Site designated as Development Area B on the Rezoning Plan and the regulations established under the Ordinance for the R-8 MF (PED-O) zoning district shall govern the development of that portion of the Site designated as Development Area C on the Rezoning Plan.</div></div><div><div>C.</div><div>The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with any setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.</div></div><div><div>D.</div><div>The parcels of land that comprise the Site may be recombined at the option of the Petitioner or further subdivided.</div></div><div><div>E.</div><div>The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements, building separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. Subject to the optional provisions set out below, the Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundary of the Site.</div></div></div> <div>5518558v7</div>		<div><div>F.</div><div>Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.</div></div> <div><div>G.</div><div>Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.</div></div> <div><div>OPTIONAL PROVISIONS</div><div>The following optional provisions shall apply to the development of the Site:</div><div><div>A.</div><div>The building to be located on that portion of the Site designated as Development Area A on the Rezoning Plan shall have a maximum height of 119 feet as provided below and as depicted on the Rezoning Plan.</div></div><div><div>B.</div><div>The building/structured parking facility to be located on that portion of the Site designated as Development Area B on the Rezoning Plan shall have a maximum height ranging from 64 feet to 81 feet as provided below and as depicted on the Rezoning Plan.</div></div><div><div>C.</div><div>The single family attached dwelling units to be located on that portion of the Site designated as Development Area C on the Rezoning Plan shall have a maximum height of 48 feet as depicted on the Rezoning Plan.</div></div><div><div>D.</div><div>On-street parking along the Site’s frontage on South Kings Drive shall not be required.</div></div><div><div>E.</div><div>The minimum setback from South Kings Drive for the ground floor of the building to be located on Development Area A shall be 24 feet from the back of the existing curb. The minimum setback from South Kings Drive for all floors of such building above the ground floor shall be 16 feet from the back of the existing curb.</div></div><div><div>F.</div><div>The structural support columns for the building to be located on Development Area A may be located within the setback from South Kings Drive, provided, however, that the structural support columns must be located a minimum of 16 feet from the back of the existing curb.</div></div><div><div>G.</div><div>The minimum setback from South Kings Drive for the building/structured parking facility to be located on Development Area B shall be 22 feet from the back of the existing curb.</div></div><div><div>H.</div><div>The setback, planting strip and sidewalk located along the Site’s frontage on Luther Street that is more particularly depicted on the Rezoning Plan shall be permitted.</div></div></div> <div>5518558v7</div> <div>2</div>	<div><div>I.</div><div>The setback, planting strip and sidewalk located along the Site’s frontage on Cecil Street that is more particularly depicted on the Rezoning Plan shall be permitted.</div></div> <div><div>J.</div><div>An 8 foot planting strip and an 8 foot sidewalk shall be installed along the Site’s frontage on Baxter Street rather than an 8 foot planting strip, a 6 foot sidewalk and a 2 foot utility zone.</div></div> <div><div>K.</div><div>The off-street parking requirement for eating, drinking and entertainment establishments (Type 1 and Type 2) shall be 1 parking space per 600 square feet of gross floor area.</div></div> <div><div>L.</div><div>Surface parking and vehicular maneuvering areas shall be permitted between the building to be located on Development Area A and Cecil Street and Baxter Street as depicted on the Rezoning Plan.</div></div> <div><div>M.</div><div>A roof line variation every 30 feet shall not be required for the building/structured parking facility to be located on Development Area B, and a roof line variation shall not be required every 30 feet for the single family attached dwelling units to be located on Development Area C.</div></div> <div><div>N.</div><div>Tree grates, seat walls, planters and other pedestrian amenities and features may be provided in the setback along the Site’s frontage on South Kings Drive.</div></div> <div><div>O.</div><div>The 10 foot buffer required along the relevant portions of the Site’s southern boundary line under Section 10.812(5) of the Ordinance shall not be required.</div></div> <div><div>P.</div><div>The side and rear yard requirements of Section 10.812(1) of the Ordinance shall not be required along the Site’s southern boundary line.</div></div> <div><div>PERMITTED USES</div><div><div>A.</div><div>Development Area A</div></div><div>The building to be located on Development Area A may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-2 (PED-O) zoning district:</div><div><div>(1)</div><div>Multi-family dwelling units and planned multi-family dwelling units;</div></div><div><div>(2)</div><div>Dwellings, mixed use;</div></div><div><div>(3)</div><div>Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance;</div></div><div><div>(4)</div><div>Hotels;</div></div><div><div>(5)</div><div>Art galleries;</div></div></div> <div>5518558v7</div> <div>3</div>	<div><div>(6)</div><div>Colleges, universities, commercial schools and schools providing adult training in any of the sciences, trades and professions;</div></div> <div><div>(7)</div><div>Professional business and general offices;</div></div> <div><div>(8)</div><div>Retail sales;</div></div> <div><div>(9)</div><div>Services, including, without limitation, beauty shops and barbershops, spas and fitness centers;</div></div> <div><div>(10)</div><div>Private postal services; and</div></div> <div><div>(11)</div><div>Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.</div></div> <div><div>B.</div><div>Development Area B</div></div> <div>The building to be located on Development Area B shall be devoted primarily to a structured parking facility to serve the uses located on Development Area A and Development Area C and to any incidental or accessory uses relating thereto as depicted on the Rezoning Plan.</div> <div>Notwithstanding the foregoing, that portion of the ground or street level floor of the building to be located on Development Area B facing South Kings Drive that is more particularly depicted on the Rezoning Plan may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses relating thereto that are permitted under the Ordinance in the UR-C (PED-O) zoning district:</div> <div><div>(1)</div><div>Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance;</div></div> <div><div>(2)</div><div>Art galleries;</div></div> <div><div>(3)</div><div>Professional business and general offices;</div></div> <div><div>(4)</div><div>Retail sales;</div></div> <div><div>(5)</div><div>Services, including, without limitation, beauty shops and barbershops, spas and fitness centers; 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5518558v7

4





GOODE PROPERTIES

MIDTOWN CENTER  
KINGS DRIVE ELEVATION

WAGNERMURRAY  
ARCHITECTS



GOODE PROPERTIES

MIDTOWN CENTER  
ELEVATION GUIDE

WAGNERMURRAY  
ARCHITECTS



GOODE PROPERTIES

MIDTOWN CENTER  
PEDESTRIAN ACCESS FROM KINGS DRIVE TO CECIL STREET

WAGNERMURRAY  
ARCHITECTS



GOODE PROPERTIES

MIDTOWN CENTER  
VIEW OF STREET-GRADE PEDESTRIAN &  
RETAIL COLONNADE

WAGNERMURRAY  
ARCHITECTS





GOODE PROPERTIES

MIDTOWN CENTER  
VIEW OF PARKING DECK + RETAIL  
AT KINGS DRIVE AND LUTHER



GOODE PROPERTIES

DESIGN INTENTIONS

- BELT COURSES AND MOLDING ARTICULATE EACH LEVEL OF BUILDING HEIGHT.
- FURTHER DIFFERENTIATION OF STRING-COURSE HEIGHT+DEPTH AND COLUMN WIDTH+DEPTH ARTICULATES UPPER STORIES AS DISCRETE PARTS OF BUILDING FORM
- 1.5 STORY BUILDING BASE SCALED TO PEDESTRIAN STREET ACTIVITY.
- PEDESTRIAN ARCADE (10' DEEP) GIVES PEDESTRIAN SPACE THAT EXCEEDS MINIMUM SETBACK REQUIREMENTS AND ORDINANCE RECOMMENDATIONS.
- ARCHITECTURAL CANOPY ACCENTS 'CEILING' OF PEDESTRIAN SPACE



GOODE PROPERTIES

MIDTOWN CENTER  
BAXTER STREET ELEVATION







CUSTOMER ENTRY  
TO RETAIL BELOW

STONE CLADDING FIRST LEVEL

OFFICE ENTRY  
& PORTE-COCHERE

PEDESTRIAN CONNECTION  
DOWN TO KINGS DRIVE

GOODE PROPERTIES

MIDTOWN CENTER  
CECIL STREET ELEVATION  
OCTOBER 2014



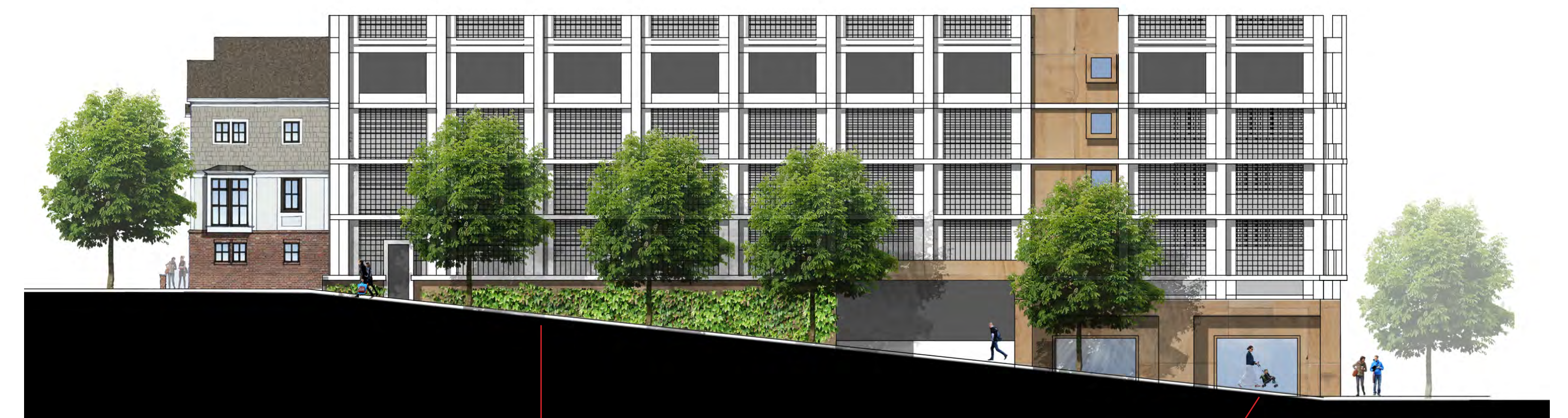
GOODE PROPERTIES

MIDTOWN CENTER  
VIEW OF OFFICE AND PARKING DECK  
AT CECIL STREET



GOODE PROPERTIES

MIDTOWN CENTER  
VIEW OF PARKING DECK + RETAIL  
AT UPPER KINGS DRIVE



FOUNDATION SURFACES TO BE  
CLAD IN STONE  
WITH FOLIAGE TO COVER

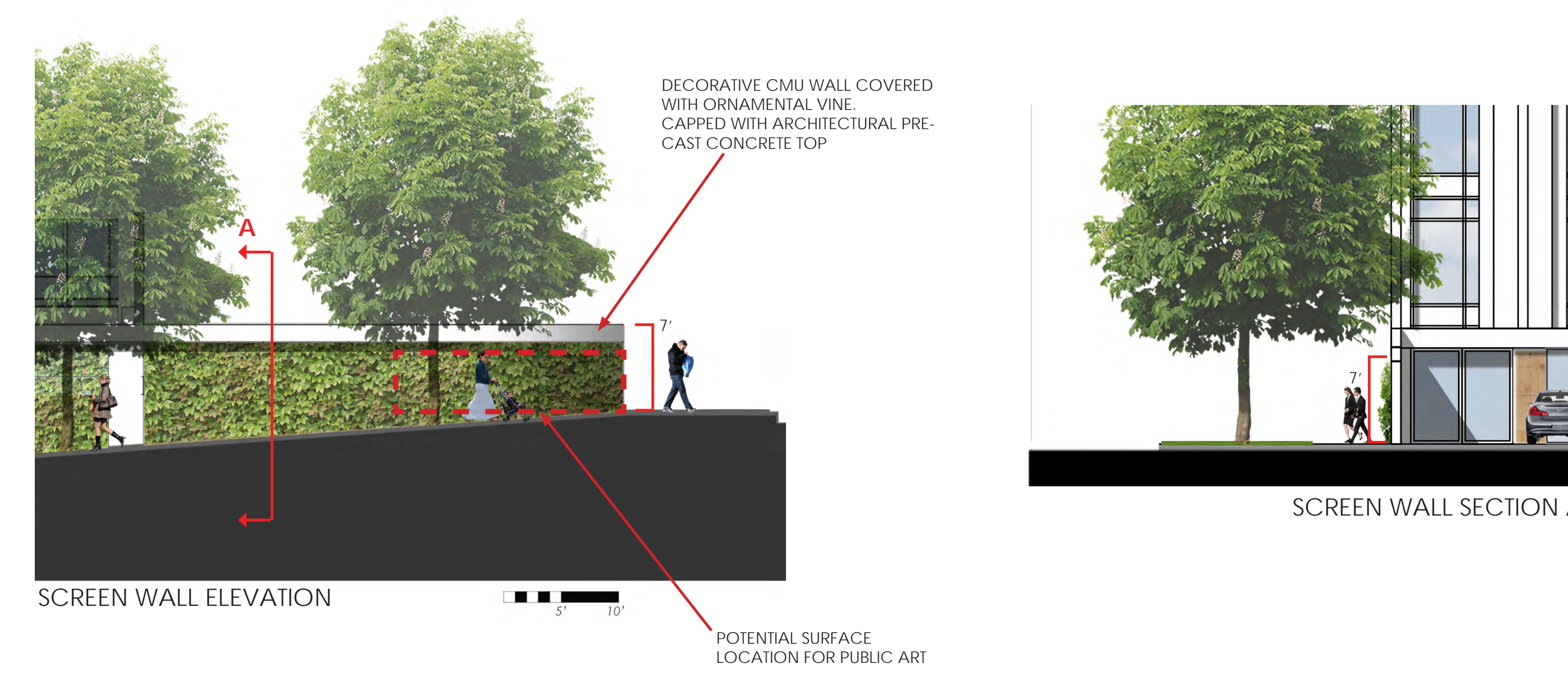
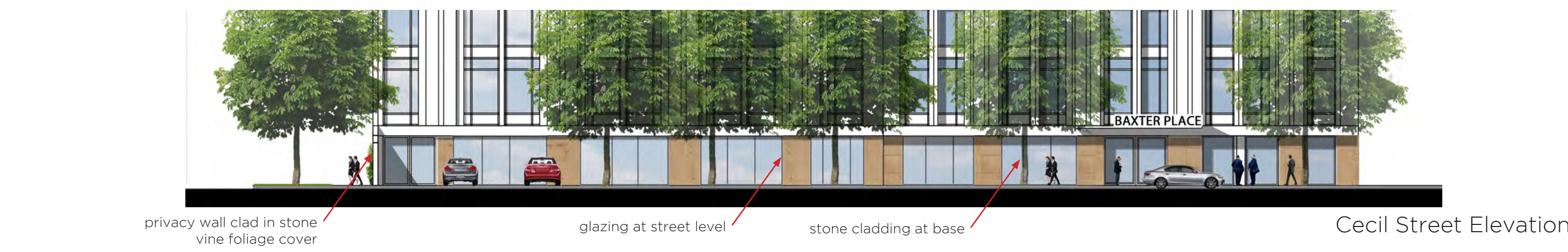
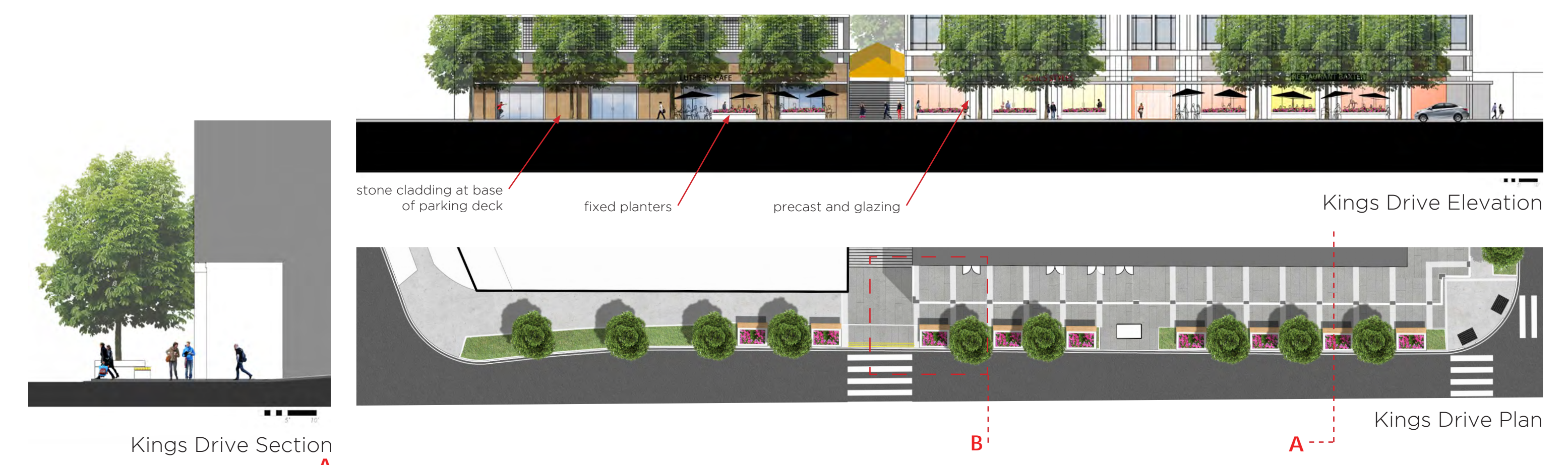
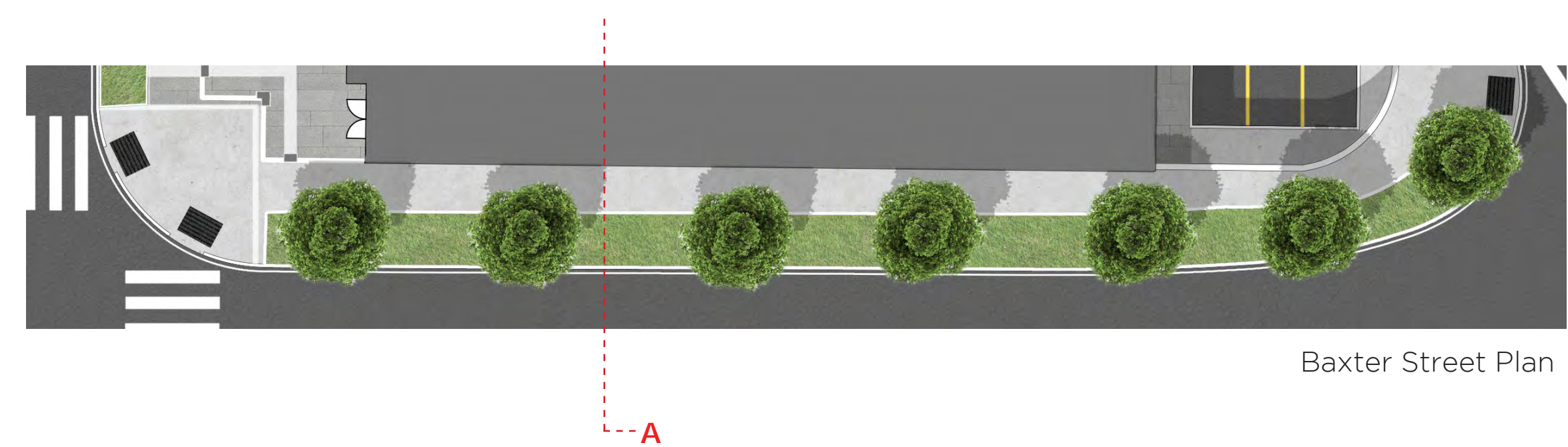
STREET-GRADE RETAIL ALONG  
KINGS DRIVE

GOODE PROPERTIES

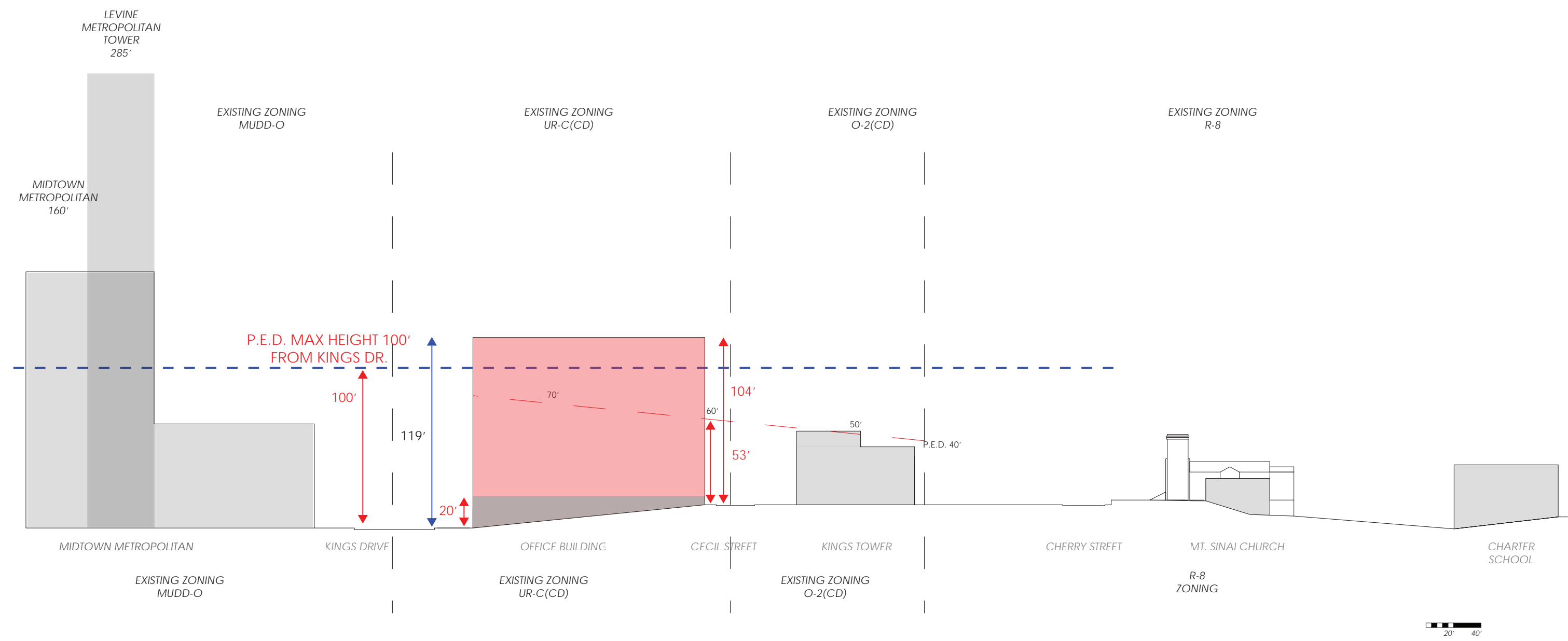
MIDTOWN CENTER PARKING DECK  
VIEW ALONG LUTHER STREET











\*BUILDING WILL HAVE MAXIMUM HEIGHT OF 119'

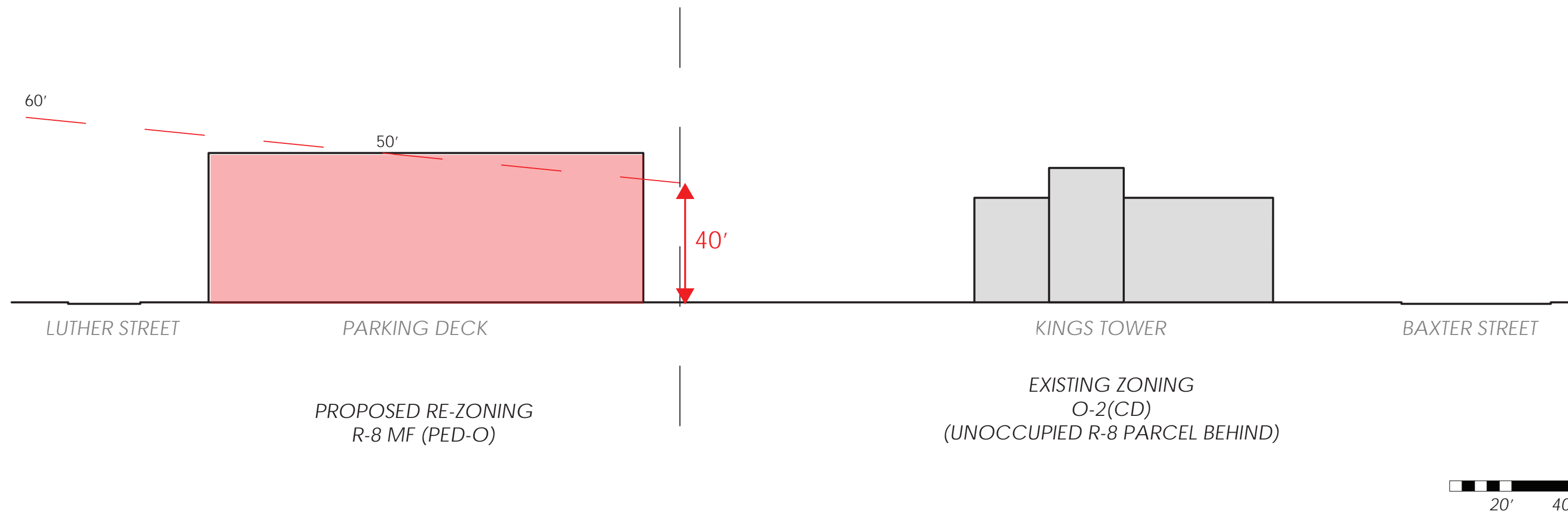
ALL BUILDINGS HEIGHTS PER SECTION 2.201

REVISED

GOODE PROPERTIES

REVISED PED OVERLAY DISTRICT ANALYSIS  
119' HEIGHT VARIANCE  
DEVELOPMENT PARCEL A

4



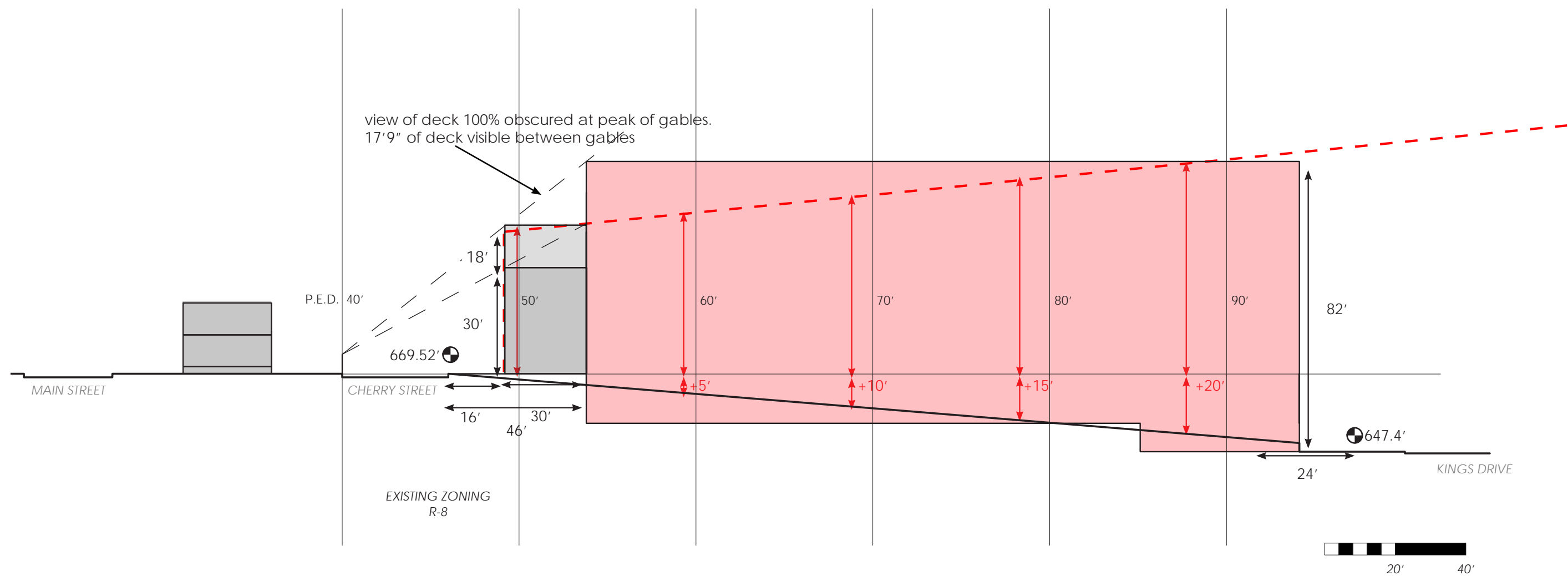
\*BUILDING WILL HAVE MAXIMUM HEIGHT OF 50'

ALL BUILDINGS HEIGHTS PER SECTION 2.201

GOODE PROPERTIES

REVISED PED OVERLAY DISTRICT ANALYSIS  
9' HEIGHT VARIANCE  
DEVELOPMENT PARCEL B

5



GOODE PROPERTIES

REVISED PED OVERLAY DISTRICT ANALYSIS  
LUTHER STREET SECTION  
DEVELOPMENT PARCEL B

14



THE ILLUSTRATIVE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED AND THE ACTUAL BUILDING ON THE SITE MAY VARY FROM THE ARCHITECTURAL CONCEPT ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED ARE MAINTAINED. THE DEVELOPMENT DEPICTED IN THE SITE AND BUILDING PLANS IS SCHEMATIC IN NATURE, INTENDED TO DESCRIBE THE GENERAL LAYOUT AND ARRANGEMENT OF THE BUILDING AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO LOCAL AREA ZONING REQUIREMENTS. THE DESIGN OF CERTAIN FEATURES MAY VARY DEPENDING ON FINAL DRAWINGS AND ON ENVIRONMENTAL AND REGULATORY MATTERS.



SCHEMATIC BUILDING ELEVATION

Goode Properties

BAXTER STREET at MIDTOWN CENTER  
CHARLOTTE, NC  
April 2, 2015



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SCHEMATIC BUILDING MATERIALS STUDY

Goode Properties

BAXTER STREET at MIDTOWN CENTER  
CHARLOTTE, NC  
April 2, 2015



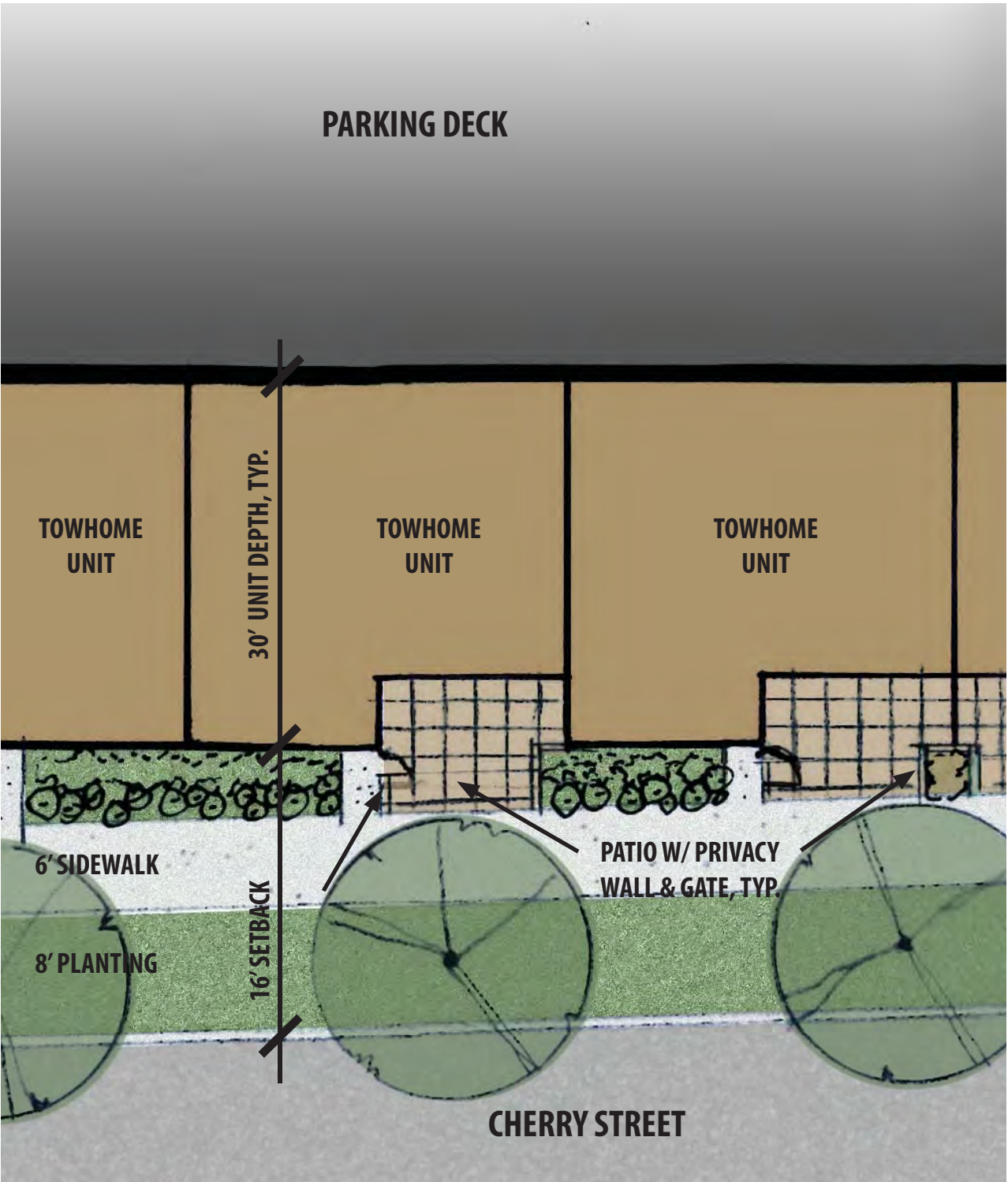
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SCHEMATIC SIDE ELEVATION AT LUTHER STREET

Goode Properties

BAXTER STREET at MIDTOWN CENTER  
CHARLOTTE, NC  
April 2, 2015



PARTIAL CONCEPTUAL SITE PLAN

Goode Properties

BAXTER STREET at MIDTOWN CENTER  
CHARLOTTE, NC  
April 2, 2015

