

Midway

Terrell, North Carolina

Proposed Development Data 2

03 MU DISTRICT	BLOCK AREA REZONING AREA	+2.5 AC +11.23 AC			REMARKS
LAND USE	GSF/AREA	HEIGHT***	SB [FY/SY/Ry]	STREET TYPE	
					TOTAL AREA PROPOSED FOR MU 01, MU 02 & MU 03
					FY [HWY NC150], SY* [OR AS REQ'D BY BUILDING CODE], RY** [PER WSIV, CRC-O, FPM-O, & WP-O] *INTERNAL SY NOT REQUIRED BETWEEN BUILDINGS WITHIN MU 03 DISTRICT BLOCK DEVELOPMENT AREA HEIGHT*** - EXCLUSIVE OF SPECIAL ARCHITECTURAL FEATURES; TOWERS, TURRETS, SPIRES, STAIR/ELEVATOR ACCESS
MIXED-USE [MU]		75' MAX	FY-30'/SY*/RY**	MAIN STREET	FACE OF STRUCTURE(S) 14' MIN. SB FROM MAIN ST. F.O.C. UP TO 5-STORY MAXIMUM
RETAIL	UP TO 50,000				INCLUDES MF LEASING, SALES AND AMENITY AREAS
MULTI-FAMILY [MF]	UP TO 50,000/LEVEL				4-LEVELS MAXIMUM - 200,000 GSF. ALL MF TO BE AGE-RESTRICTED 55+
STRUCTURED PARKING	UP TO 45,000/LEVEL 4-LEVEL MAX.	40' MAX	FY-30'/N.A/30'RY	MAIN STREET	FACE OF STRUCTURE 30' SB FROM MAIN ST. ROW OR HWY NC150 ROW
SURFACE PARKING	PER CODE		FY-10'	MAIN STREET	ALLOWANCE FOR FY-10' SB FROM BACK OF 100' HWY NC150 ROW. PARKING SCREENED PER CODE APPLICANT TO COORDINATE WITH NCDOT FOR ALLOWANCE FOR ADDITIONAL LANDSCAPE IN 100' HWY NC150 ROW
					TOTAL NUMBER OF MF RESIDENTIAL DWELLING UNITS IN BOTH MU DISTRICTS 02 & 03 NOT TO EXCEED 200 TOTAL. BASED ON FINAL COORDINATION OF ALLOWABLE HWY NC150 SITE INGRESS/EGRESS WITH NCDOT & CATAWBA COUNTY. THE PROPOSED LAND USE FOR MU DISTRICTS 02 & 03 SHALL EXTEND TO THE PROPOSED AREAS WITHIN THE 66' MAIN STREET ROW AREAS, SHOULD STREET ACCESS NOT BE VIABLE.

04 MU DISTRICT	BLOCK AREA REZONING AREA	+3.25 AC +11.23 AC			REMARKS
LAND USE	GSF/AREA	HEIGHT***	SB [FY/SY/Ry]	STREET TYPE	
					TOTAL AREA PROPOSED FOR MU 01, MU 02 & MU 03
					FY [HWY NC150 & GREENWOOD ROAD], SY* [OR AS REQ'D BY BUILDING CODE], RY** [PER WSIV, CRC-O, FPM-O, & WP-O] *INTERNAL SY NOT REQUIRED BETWEEN BUILDINGS WITHIN MU 04 DISTRICT BLOCK DEVELOPMENT AREA HEIGHT*** - EXCLUSIVE OF SPECIAL ARCHITECTURAL FEATURES; TOWERS, TURRETS, SPIRES, STAIR/ELEVATOR ACCESS
MIXED-USE [MU]		75' MAX	FY-30'/SY*/RY**	MAIN STREET F	FACE OF STRUCTURE(S) 14' MIN. SB FROM MAIN ST. F.O.C. UP TO 3-STORY MAXIMUM
RETAIL	UP TO 30,000				INCLUDES MF LEASING, SALES AND AMENITY AREAS,
MULTI-FAMILY [MF]	UP TO 25,000/LEVEL				2-LEVELS MAXIMUM - 50,000 GSF. ALL MF TO BE AGE-RESTRICTED 55+
OFFICE	UP TO 25,000/LEVEL				2-LEVELS MAXIMUM - 50,000 GSF
STRUCTURED PARKING	UP TO 45,000/LEVEL 2-LEVEL MAX.	30' MAX	FY-30'/N.A/30'RY	MAIN STREET	FACE OF STRUCTURE 30' SB FROM MAIN ST. ROW OR HWY NC150 ROW
SURFACE PARKING	PER CODE		FY-10'	MAIN STREET	ALLOWANCE FOR FY-10' SB FROM BACK OF 100' HWY NC150 ROW. PARKING SCREENED PER CODE APPLICANT TO COORDINATE WITH NCDOT FOR ALLOWANCE FOR ADDITIONAL LANDSCAPE IN 100' HWY NC150 ROW
					TOTAL NUMBER OF MF RESIDENTIAL DWELLING UNITS IN THE MU 04 DISTRICT NOT TO EXCEED 30 TOTAL. BASED ON FINAL COORDINATION OF ALLOWABLE HWY NC150 SITE INGRESS/EGRESS WITH NCDOT & CATAWBA COUNTY. THE PROPOSED LAND USE FOR MU DISTRICT 04 SHALL EXTEND TO THE PROPOSED AREAS WITHIN THE 66' MAIN STREET ROW AREAS, SHOULD STREET ACCESS NOT BE VIABLE.
					ALLOWANCE FOR CONVERSION OF 30,000 GSF MU RETAIL TO A MAX. OF (THREE) OUTPARCEL RETAIL WITHIN MU DISTRICT 04 BASED ON FINAL DESIGN REVIEW BY CATAWBA COUNTY. ALLOWANCE FOR UP TO (THREE) DRIVE-THRU AS A PART OF THE MU 04 DISTRICT OR AS OUT PARCELS. LIMITED TO BANK, PHARMACY AND COFFEE/FAST CASUAL RESTAURANT. ALLOWANCE FOR CONVERSION OF 30,000 GSF MU RETAIL TO OFFICE