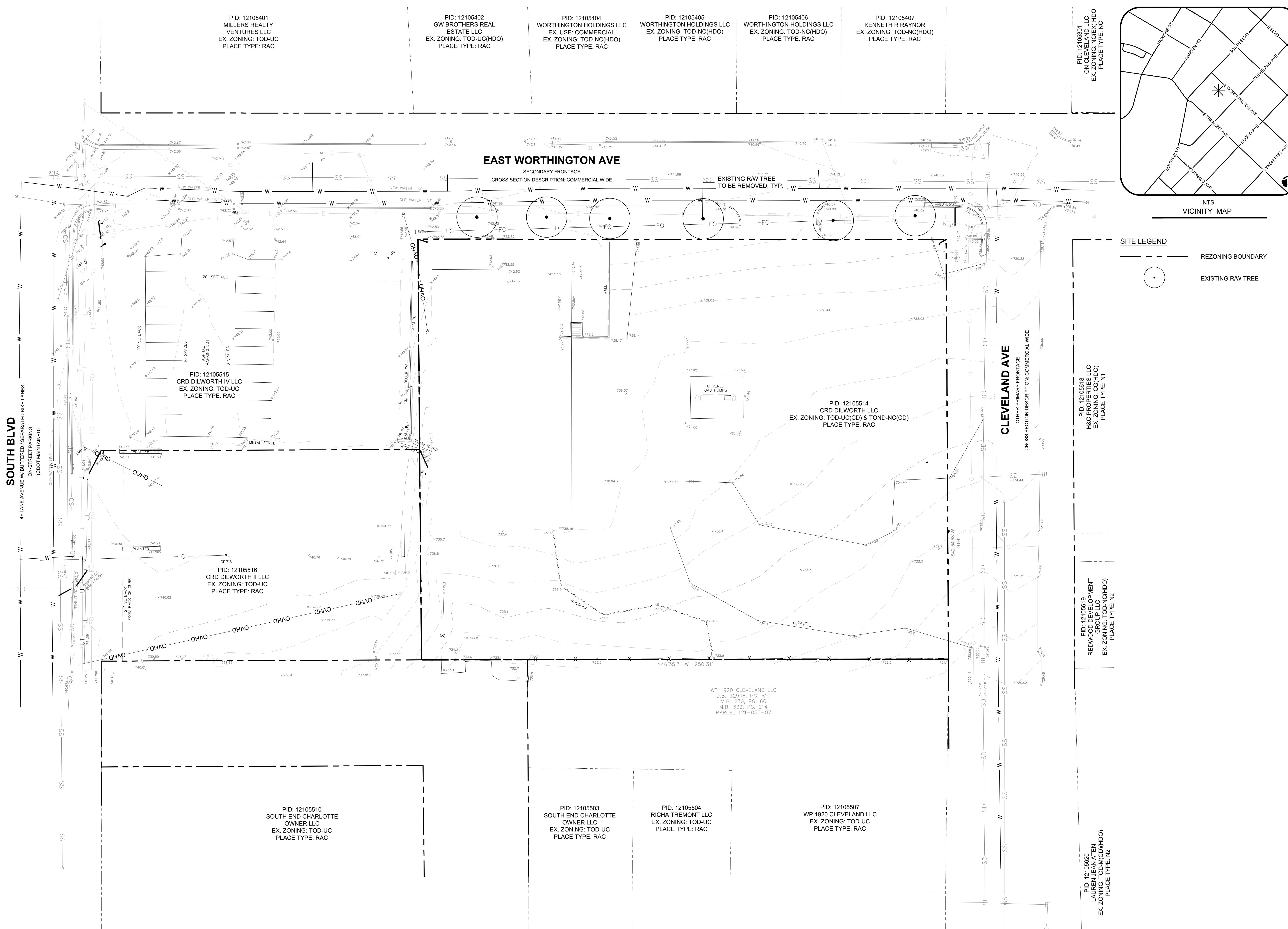


NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2025
2	REZONING 2ND SUBMITTAL	11.10.2025
3	REZONING 3RD SUBMITTAL	12.18.2025
4	REZONING 4TH SUBMITTAL	01.09.2026



REZONING  
PETITION NO.  
RZP-2025-108

## KEY MAP

---

SEAI

# NOT FOR CONSTRUCTION

# **CENTRUM-SORELLE DILWORTH REZONING**

CENTRUM REALTY & DEVELOPMENT  
206 E. WORTHINGTON AVE.  
CHARLOTTE, NC

LANDDESIGN PROJ.#

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2022
2	REZONING 2ND SUBMITTAL	11.10.2022
3	REZONING 3RD SUBMITTAL	12.18.2022
4	REZONING 4TH SUBMITTAL	01.09.2023

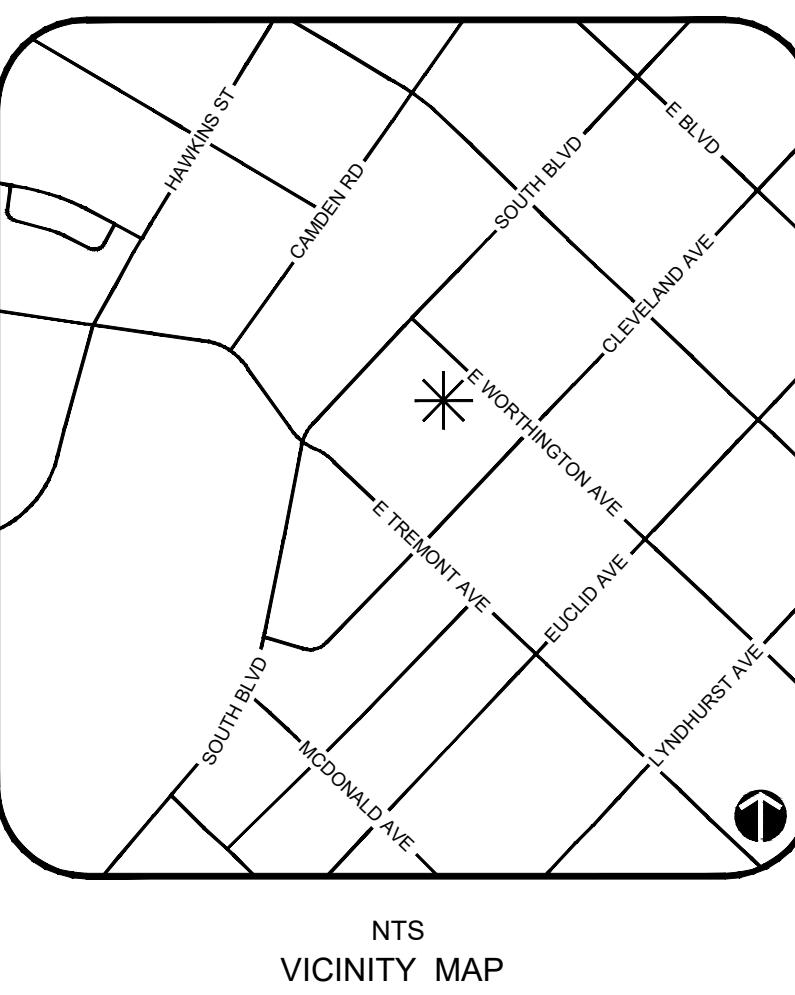
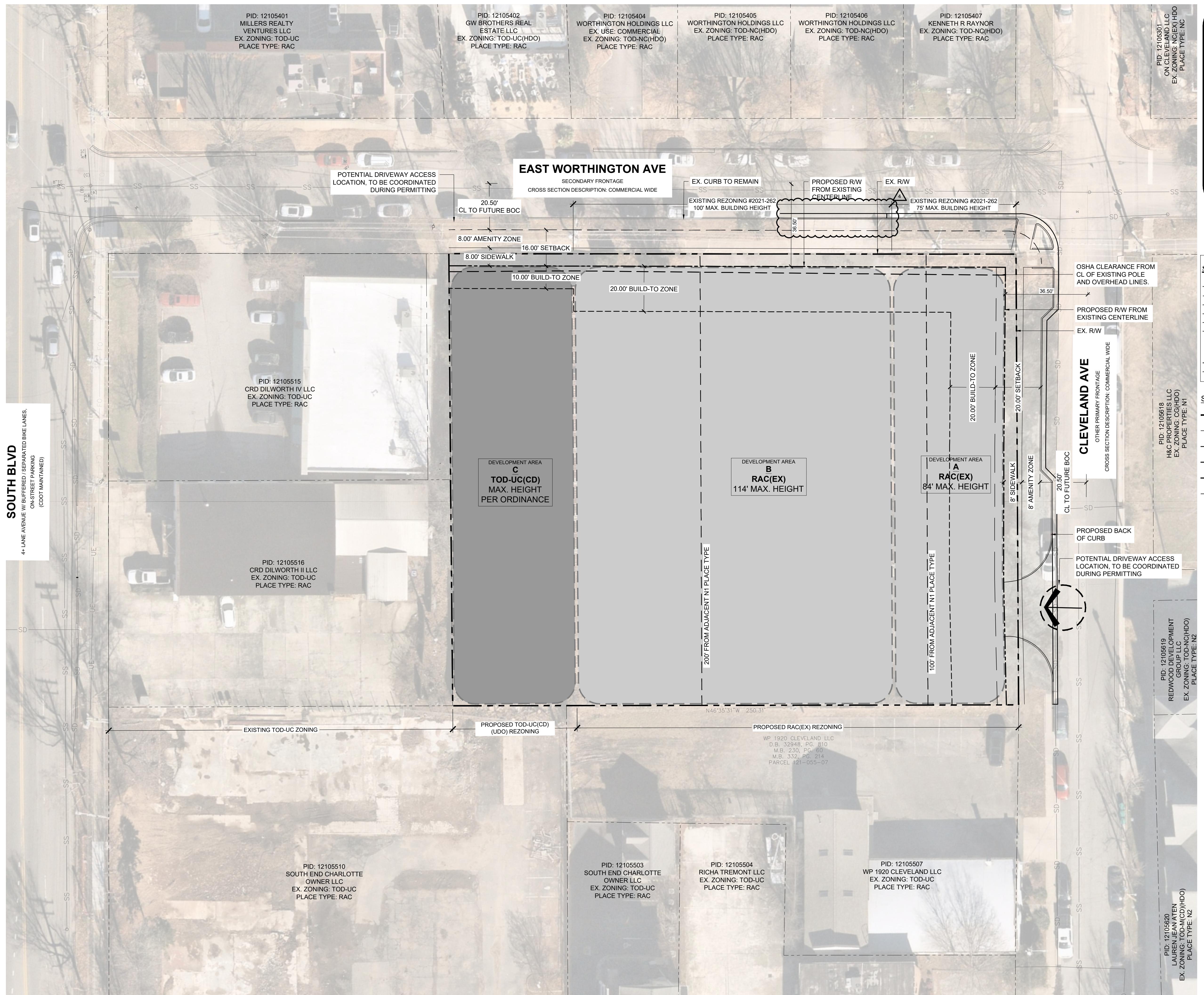
A scale bar and north arrow are located in the bottom right corner of the page. The scale bar is a horizontal line with tick marks at 0, 10, 20, and 40. The north arrow is a circle with a diagonal line pointing up and to the left.

## TECHNICAL DATA SHEET

---

SHEET NUMBER

# RZ-2



**Site Development Data:**

- Acreage:** ± 1.14 acres
- Tax Parcel:** # 121-055-14
- Existing Zoning:** TOD-UC(CD), TOD-NC(CD)
- Proposed Zoning:** RAC(EX) and TOD-UC(CD)
- Existing Uses:** Vacant
- Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the RAC and TOD-UC zoning districts, as applicable, not otherwise limited herein.
- Maximum Building Height:** Per the UDO or EX provision
- Parking:** Per the UDO

<u>SITE LEGEND</u>	
— — — — —	REZONING BOUNDARY
— — — — —	PROPOSED SETBACK
— — — — —	BUILD-TO ZONE
— — — — —	OSHA SETBACK
— — — — —	PROPOSED R/W
— — — — —	FUTURE BOC
	SITE ACCESS

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2025
2	REZONING 2ND SUBMITTAL	11.10.2025
3	REZONING 3RD SUBMITTAL	12.18.2025
4	REZONING 4TH SUBMITTAL	01.09.2026

 SCALE: N/A  
 VERT: N/A  
 HORIZ: N/A

 SHEET TITLE  
 DEVELOPMENT STANDARD  
 NOTES

SHEET NUMBER

RZ-3

**DEVELOPMENT STANDARDS**  
 Petitioner: CRD Development LLC  
 Rezoning Petition No. 2025-108

**Site Development Data:**

- Acreage: ± 1.14 acres
- Tax Parcel: # 121-055-14
- Existing Zoning: TOD-UC(CD), TOD-NC(CD)
- Proposed Zoning: RAC(EX) and TOD-UC(CD)
- Existing Uses: Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the RAC and TOD-UC zoning districts, as applicable, not otherwise limited herein.
- Maximum Building Height: Per the UDO or EX provision
- Parking: Per the UDO

**I. General Provisions:**

- Site Description.** These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by CRD Development ("Petitioner") to accommodate the development of mixed use development on an approximately 1.14-acre site located at the corner of East Worthington Avenue and Cleveland Avenue, more particularly described as Mecklenburg County Tax Parcel Number 121-055-14 (the "Site").
- Intent.** This Rezoning is intended to accommodate development on the Site of a hotel with commercial uses.
- Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO").

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the RAC and TOD-UC zoning districts, as applicable, shall govern development taking place on the designated portion of the Site.

**II. Permitted Uses:**  
 The Site may be devoted to multifamily stacked, office, and commercial uses, and all other uses and all other uses permitted by right or under prescribed conditions as allowed in the RAC and TOD-UC Zoning Districts, as applicable, not otherwise limited herein, together with any incidental or accessory uses associated therewith.

**III. Design Guidelines:**  
 The renderings included with the Rezoning Plan are conceptual in nature only and are intended to reflect the overall scale of the building, various building expressions, materials, and design intent. The actual building to be constructed on the site may vary within reason.

**IV. Exception (EX) District Provisions:**

- Purpose and Applicability.** The EX zoning district provides a mechanism for altering or modifying certain select quantitative zoning standards, select qualitative zoning standards for certain uses, and street connection standards for new development concepts and innovative design. Accordingly, application of Exception (EX) provisions are permitted in this Rezoning Plan under Article 37.2C of the Ordinance. The exceptions listed in this Rezoning Plan shall be applied to only the RAC zoned portion of the Site.
- EX Justification with Community Benefits:**  
**City Improvement.** The Petitioner shall contribute a minimum of \$65,000 to the Dilworth Community Association's (DCA) tree canopy fundraiser prior to issuance of the first (1st) certificate of occupancy for any project located within the rezoning area. The contribution will support costs of street tree planting in public street right-of-way within the Greater Dilworth Neighborhood. The DCA will coordinate all tree planting work with the City of Charlotte's Urban Forestry Group aligned with all applicable City planting standards.
- Public Amenity.** Petitioner shall provide a minimum of fifty (50) percent additional public open space beyond UDO requirements for the RAC portion of the Site.

**c.** The following exceptions from the dimensional and design standards and other standards of the UDO applicable to the RAC zoning district are hereby allowed in connection with development of the Site:

- Article 12.3.C. (Table 11-2 Footnote #3) RAC Zoning Districts Building Height Standards to modify the allowed maximum building height within 100-feet and 200 feet of the N1 Place Type as described below.
  - To allow a maximum building height of 84 feet instead of 50 feet for the portion of the building fronting Cleveland Avenue as generally depicted on the Rezoning Plan as "Development Area A".
  - To allow a maximum building height of 114 feet instead of 65 feet for the portion of building fronting Cleveland Avenue as generally depicted on the Rezoning Plan as "Development Area B".
- Article 12.3.E. (Table 12-4.A) (RAC Zoning District Transparency Standard) to modify the minimum ground floor transparency percentage to 40 percent instead of 50 percent for the portion of the building facing Cleveland Avenue (Other-primary frontage).

**V. Additional Parking Commitment:**

- Additional parking requirements shall only be applied to the RAC zoned portion of the Site.
- Commercial Uses: minimum of one (1) vehicular parking space per 250 square feet of commercial gross square footage.
- Hotel: minimum of 0.75 vehicular parking space per one (1) hotel room.
- A minimum of 50 parking spaces shall be available for paid parking after 6 pm on weekdays and on weekends. The public parking spaces shall be subject to a rate schedule determined by petitioner

**VI. Construction Commitments:**

- Construction activities shall not be conducted on the Site on Sundays prior to 10 AM.
- The primary construction entrance to the Site shall not be located on Cleveland Avenue. If there is a construction entrance on Cleveland, it shall be used only when access points on South and Worthington are not feasible.

**VII. Transportation:**

- Vehicular access will be generally depicted on the Rezoning Plan, utilizing the existing road network with East Worthington Avenue and Cleveland Avenue. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- Petitioner shall coordinate with CDOT staff final driveway location at East Worthington Avenue during permitting.
- Petitioner shall dedicate 36.5' right-of-way from the Cleveland Avenue centerline.
- Petitioner shall dedicate 36.5' right-of-way from the East Worthington Avenue centerline.
- The petitioner shall complete and submit the Right of way Abandonment Petition form to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.
- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued for the area included within this rezoning petition.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued within the area included in this rezoning petition.
- The petitioner shall provide access to the Site from East Worthington Avenue. Driveway location to be coordinated with CDOT staff during Land Development permitting.
- Petitioner to dedicate right-of-way at back of sidewalk and provide a Sidewalk Utility Easement (S.U.E.) at 2' behind sidewalk where feasible or to building face where 2' is not available.
- Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.
- All public roadway improvements will be subject to the standards and criteria of CDOT. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

**VIII. Environmental:**

- The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR).
- The location, size, and type of storm water management systems if depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.

**IX. Amendments to the Rezoning Plan:**  
 Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner(s) of the applicable portion of the Site in accordance with the provisions herein and article 37.3 of the UDO. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the UDO.

**X. Binding Effect of the Rezoning Application:**  
 If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owner(s) of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Zoning Standard	Article Reference	RAC Ordinance Requirement	RAC EX Provision Proposal	Applicable Development Areas	Notes as Needed
<b>Building Height</b>	Article 12.3.C. (Table 12-2 Footnote #3)	The maximum building height of any structure within 200 feet from the lot line of residential uses or vacant land in a Neighborhood 1 Place Type is limited to 50 feet within the first 100 feet.	The maximum building height of any structure within 200 feet from the lot line of residential uses or vacant land in a Neighborhood 1 Place Type is limited to 84' within the first 100 feet.	Development Area A	
<b>Building Height</b>	Article 12.3.C. (Table 12-2 Footnote #3)	The maximum building height of any structure within 200 feet from the lot line of residential uses or vacant land in a Neighborhood 1 Place Type is limited in the area between 100 and 200 feet away to a maximum height of 65 feet.	The maximum building height of any structure within 200 feet from the lot line of residential uses or vacant land in a Neighborhood 1 Place Type is limited in the area between 100 and 200 feet away to a maximum height of 114 feet.	Development Area B	
<b>Ground Floor Transparency</b>	Article 12.3.E. (Table 12-4.B)	The minimum ground floor transparency for a frontage along an other-primary street (Cleveland Avenue) for a nonresidential building is 50 percent.	The minimum ground floor transparency for a frontage along an other-primary street (Cleveland Avenue) for a nonresidential building is 40 percent.	Development Area A	
<b>EX Public Benefits</b>					
<b>Sustainability</b>	<b>Public Amenity</b>	<b>City Improvement</b>	<b>Applicable Development Areas or Off-Site Location</b>	<b>Notes</b>	
X	X	The Petitioner shall contribute a minimum of \$65,000 to the DCA tree canopy fundraiser.	Off Site location		
X	Petitioner shall provide a minimum of fifty (50) percent additional public open space beyond UDO requirements for the RAC portion of the Site.	X	Development Area A and B		
X	X	X			

KEY MAP

SEAL



## NOTES

1. THESE RENDERINGS ARE CONCEPTUAL IN NATURE ONLY AND ARE INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING, VARIOUS BUILDING EXPRESSIONS, MATERIALS, AND DESIGN INTENT. THE ACTUAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY VARY WITHIN REASON.



Cleveland Avenue  
Dilworth Hotel / 12.18.2025

LANDDESIGN PROJ.#		
1025024		
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2025
2	REZONING 2ND SUBMITTAL	11.10.2025
3	REZONING 3RD SUBMITTAL	12.18.2025
4	REZONING 4TH SUBMITTAL	01.09.2026

SCALE: N/A  
VERT: N/A  
HORZ: N/A  
SHEET TITLE  
SUPPLEMENTAL RENDERINGS

RZ-4  
ORIGINAL SHEET SIZE: 24" X 36"

KEY MAP

SEAL



Materials and Finishes



Massing

NOT FOR  
CONSTRUCTIONPROJECT  
CENTRUM-SORELLE  
DILWORTH  
REZONING

CENTRUM REALTY & DEVELOPMENT  
206 E. WORTHINGTON AVE.  
CHARLOTTE, NC

LANDDESIGN PROJ.# 1025024

## REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2025
2	REZONING 2ND SUBMITTAL	11.10.2025
3	REZONING 3RD SUBMITTAL	12.18.2025
4	REZONING 4TH SUBMITTAL	01.09.2026

SCALE: N/A  
VERT: N/A  
HORZ: N/A

SHEET TITLE  
SUPPLEMENTAL  
RENDERINGS

SHEET NUMBER

RZ-5

ORIGINAL SHEET SIZE: 24" X 36"

## NOTES

1. THESE RENDERINGS ARE CONCEPTUAL IN NATURE ONLY AND ARE INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING, VARIOUS BUILDING EXPRESSIONS, MATERIALS, AND DESIGN INTENT. THE ACTUAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY VARY WITHIN REASON.

Worthington Avenue at Corner  
Dilworth Hotel / 12.18.2025



KEY MAP

SEAL



Materials and Finishes



Massing

**NOT FOR CONSTRUCTION**

**CENTRUM-SORELLE  
DILWORTH  
REZONING**

CENTRUM REALTY & DEVELOPMENT  
206 E. WORTHINGTON AVE.  
CHARLOTTE, NC

LANDDESIGN PROJ.# 1025024

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2025
2	REZONING 2ND SUBMITTAL	11.10.2025
3	REZONING 3RD SUBMITTAL	12.18.2025
4	REZONING 4TH SUBMITTAL	01.09.2026

NOTES

1. THESE RENDERINGS ARE CONCEPTUAL IN NATURE ONLY AND ARE INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING, VARIOUS BUILDING EXPRESSIONS, MATERIALS, AND DESIGN INTENT. THE ACTUAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY VARY WITHIN REASON.

**Worthington Avenue at Recessed Facade**

Dilworth Hotel / 12.18.2025

SCALE: N/A  
VERT: N/A  
HORZ: N/A

SHEET TITLE  
SUPPLEMENTAL RENDERINGS

SHEET NUMBER

RZ-6