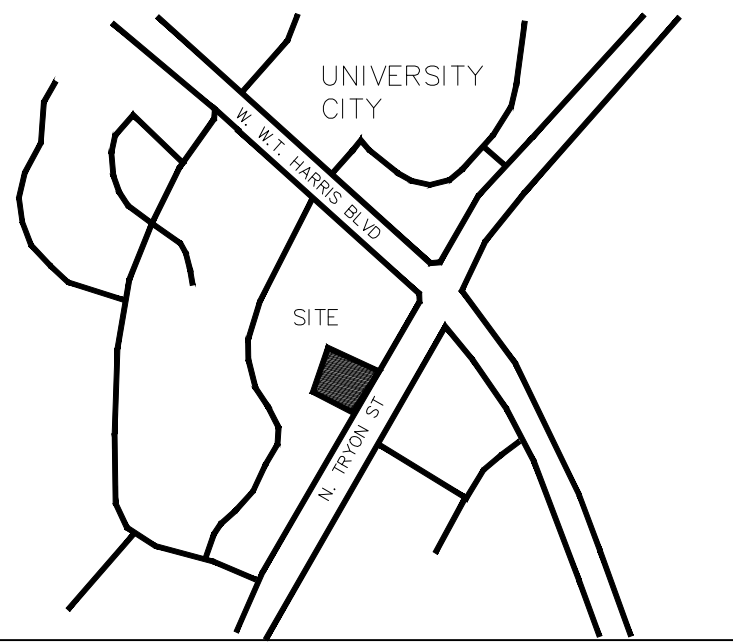




VICINITY MAP

LEGEND

EIP	EXISTING IRON PIN	— SS — SS —	SANITARY SEWER LINE
● UP	UTILITY POLE	— OS — OS —	OVERHEAD ELECTRIC
⊙	STORM MANHOLE	⊕ SWM	WATER METER
■	CATCH BASIN	⬢ LP	LIGHT POLE
⊙ SM	SEWER MANHOLE	⊙ CT	SEWER CLEAN-OUT
⊙ WV	WATER VALVE	■ EM	ELECTRIC SERVICE METER
⬢ FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
⊙ FDC	FIRE DEPT. CONNECTION	HDPE	HIGH DENSITY POLYETHYLENE PIPE
⊙ SW	STORM DRAIN INLET	CM	GAS METER
EPK	EXISTING P-K NAIL	BF	BACKFLOW UNIT
⊙	PLANTED TREE	— G — G —	GAS LINE

RI CHARLOTTE PROPERTY, L.P.

1. Development Data Table

- Site Acreage: 2.493
- Tax Parcels included in Rezoning: 047-211-04
- Existing Zoning (including overlays and vesting): O-6(CD)
- Proposed Zoning (including overlays and vesting): MUDD-O
- Number of Residential Units by Housing Type: NA
- Residential Density: NA
- Square footage of Non-Residential Uses by Type: 56,683 sq. ft. — Hotel
- Floor Area Ratio: 0.52
- Maximum Building Height: 34 Feet
- Maximum Number of Buildings: 7
- Number and/or Ratio of Parking Spaces: 100
- Amount of Open Space: 51,799 sq. ft.

2. General Provisions

- This application is subject to the City of Charlotte Zoning Ordinance, Part 8.5, sections 9.8504 — 9.8512 including any applicable referenced additional sections.
- The existing building and structures will remain as they currently are.
- Minor repairs and alterations may occur subject to the zoning ordinance.
- Should any of the existing structures be removed, a rezoning will be required.
- Petitioner to consider granting a future public access easement in the event of future redevelopment of the property or redevelopment of neighboring tax parcel 0472120.
- The purpose of this rezoning of the property to MUDD-O is to eliminate the current non-conformities in the current O-6(CD) zoning that resulted from the expansion of Tryon Street and the construction of the Blue Line extension.

3. Optional Provisions

- Listing of all optional provisions: MUDD-O
- Access to site adjacent rights-of-way, streets and arterials: The property requests to opt out of access requirements until completion of new driveway and sidewalk tie-in's by CATS.
- Parking and vehicular circulation areas:
 - The property will need to opt out of the Loading Space requirement
 - Property is requesting to allow the existing maneuvering between the building and the public street until the City (CATS) is completed with work on the new second driveway and the space is replaced with landscape.
 - Requesting to not provide long-term bicycle parking (12.202A).
- Pedestrian circulation: Property requests to opt out until completion of new sidewalk(s) by CATS which will tie to existing sidewalks along Tryon.
- Service area for uses such as mail delivery, trash disposal, aboveground utilities, loading and delivery: Request to opt out of loading/delivery zone as none currently exists. In addition, the existing property does not currently have an enclosure for a recycling container, see 12.403 (4).
- Areas to be landscaped or screened: Current landscape to remain as part of existing development. New landscape will be installed by city in existing maneuvering area in setback, which will be limited to grass, other groundcover and small shrubs.
- Signs, banners, flags and pennants to be used: Property will need to opt out of the signage provision of the MUDD-O Zoning. Site has an existing Ground Sign (Pole Sign) that does not meet the 5' height requirement. The height of the existing sign is roughly 37'. Sign Face is 108" W x 70" High.
- Seating plans: NA

1. Permitted Uses

- Allowed used or prohibited uses: Hotels

5. Transportation: NA

6. Architectural Standards: Existing buildings to remain

7. Streetscape and Landscaping

- Streetscape: NA; Sidewalk improvements on North Tryon completed by City of Charlotte as part of the CATS/Lynx Blue Line extension project.
- Special landscape, buffer, screening treatment: Existing landscape buffer (trees and shrubs) in place screening AC Condensing Units, Power Transformer and Pool Area/Fence. Elevated street with concrete retaining wall (installed by City of Charlotte as part of the CATS/Lynx Blue Line extension project) also provides buffer to property which sits below street grade (roughly 6').

8. Environmental Features: NA

9. Parks, Greenways, and Open Space: NA

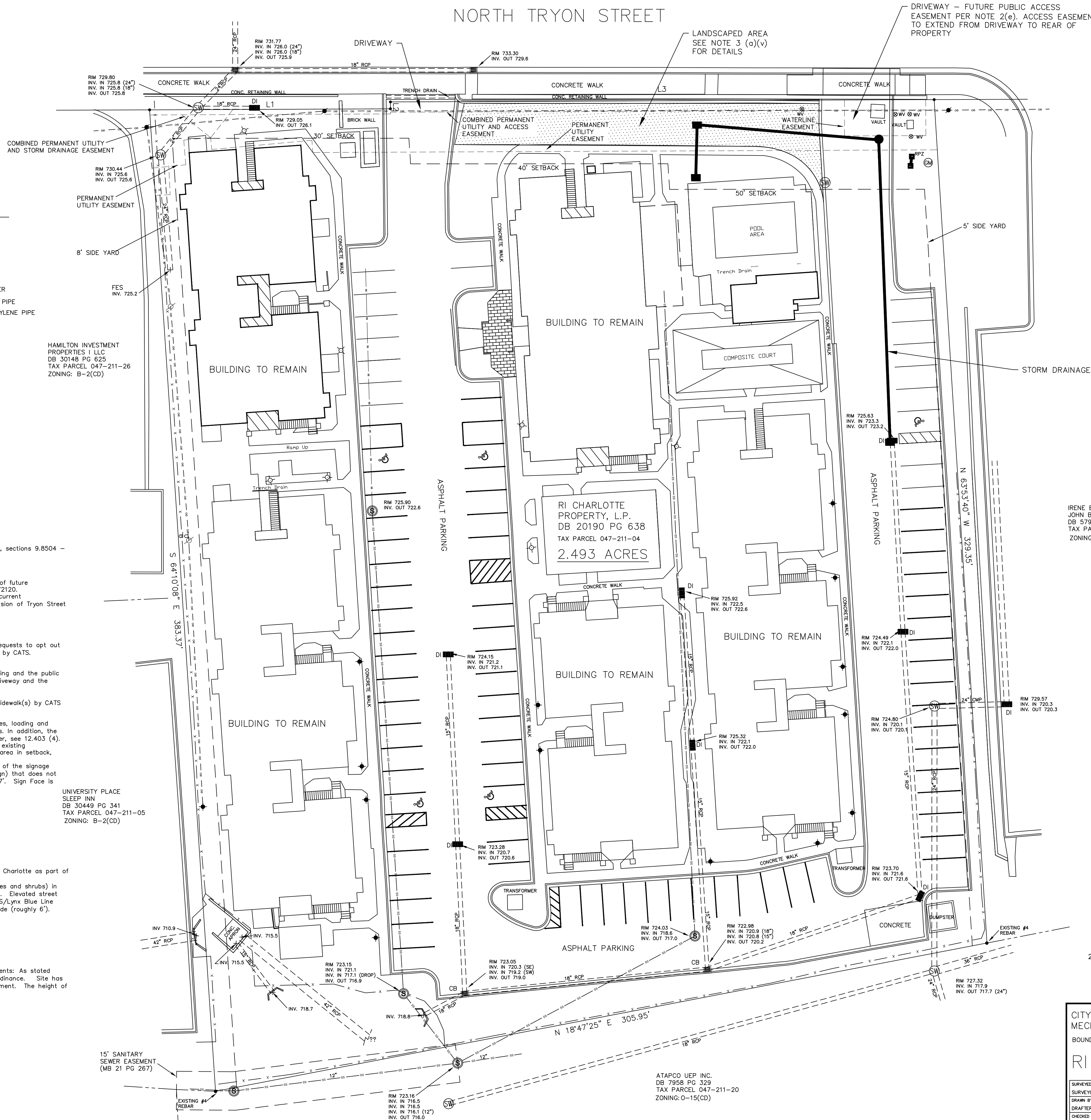
10. Fire Protection: Existing buildings to remain

11. Signage

- Sign limitations — size, type and location if different from ordinance requirements: As stated above in (3), Property will need to opt out of the signage provision of the ordinance. Site has an existing Ground Sign (Pole Sign) that does not meet the 5' height requirement. The height of the existing sign is roughly 37'. Sign Face is 108" W x 70" High.

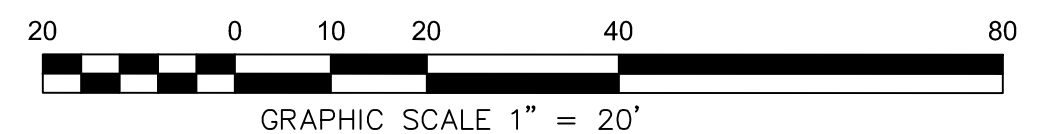
12. Lighting: NA

13. Phasing: Existing buildings to remain



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°25'47" W	93.82'
L2	S 60°34'13" E	2.67'
L3	S 29°25'47" W	211.83'

IRENE BLACKMON &
JOHN BLACKMON
DB 5799 PG 640
TAX PARCEL 047-211-01
ZONING: B-2(CD)



CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA
BOUNDARY / TOPOGRAPHIC SURVEY FOR:

RI CHARLOTTE PROPERTY, L.P.

SURVEYED BY:	SURVEY DATE(S):	PROJECT NUMBER:
DRAWN BY:	PLAT DATE:	DRAWING NAME:
DRAFTER:	PLAT DATE:	DRAWING NAME:
CHECKED BY:	DRAWING SCALE:	FIELD BOOK:
CHECKER:	DRAWING SCALE:	FIELD BOOK: