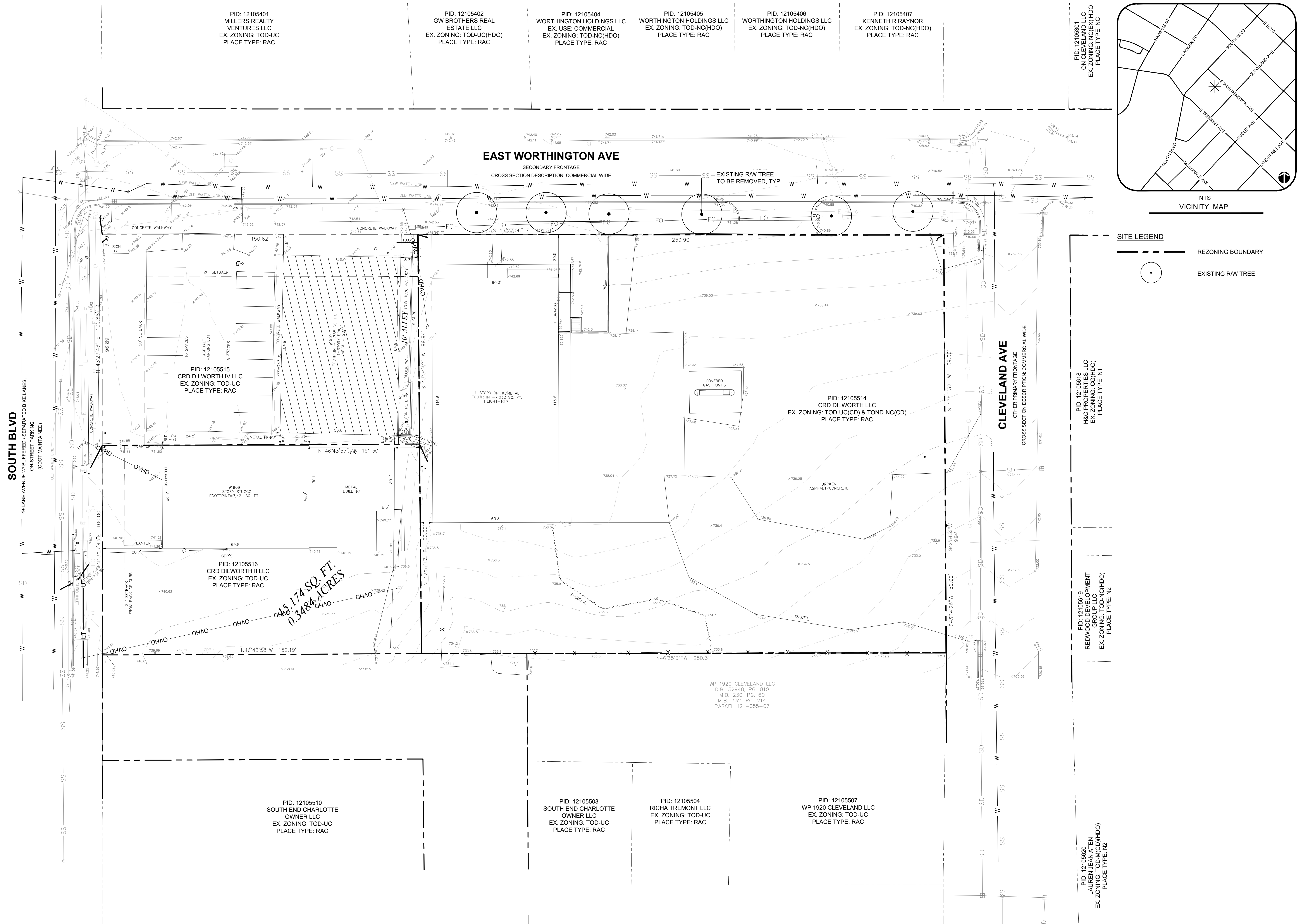


NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2025
2	REZONING 2ND SUBMITTAL	11.10.2025
3	REZONING 3RD SUBMITTAL	12.18.2025



CENTRUM REALTY & DEVELOPMENT

06 E WORTHINGTON AVE

CHARLOTTE, NC

INDOESIGN 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

SALE

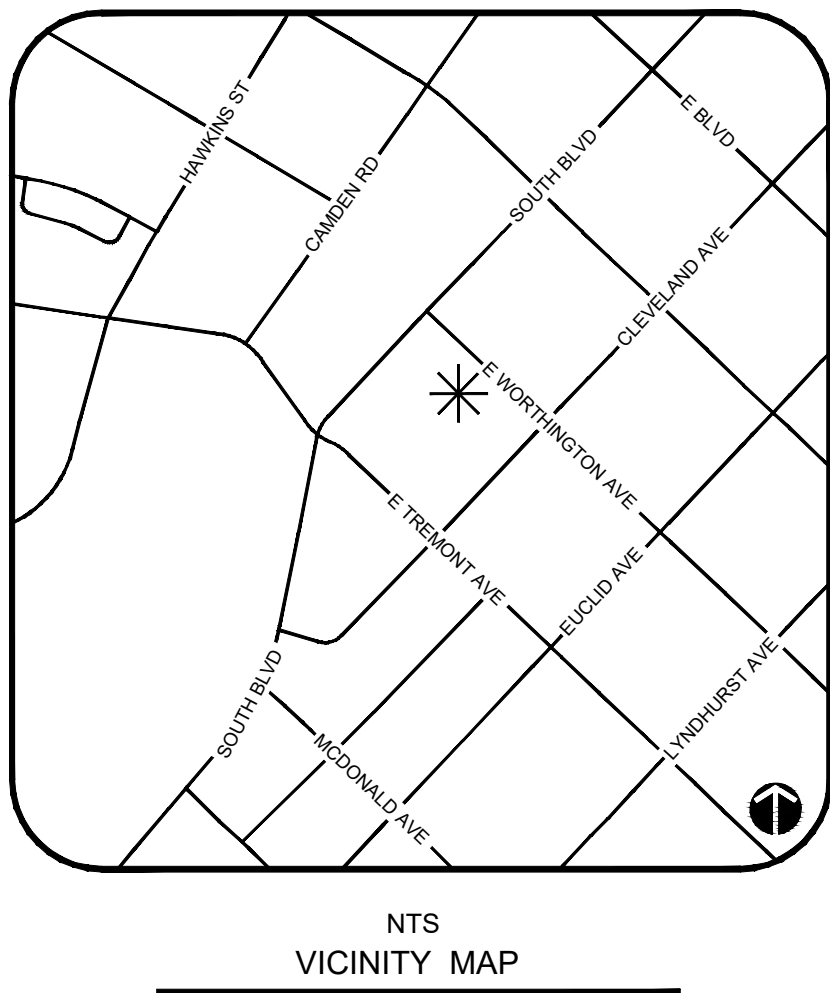
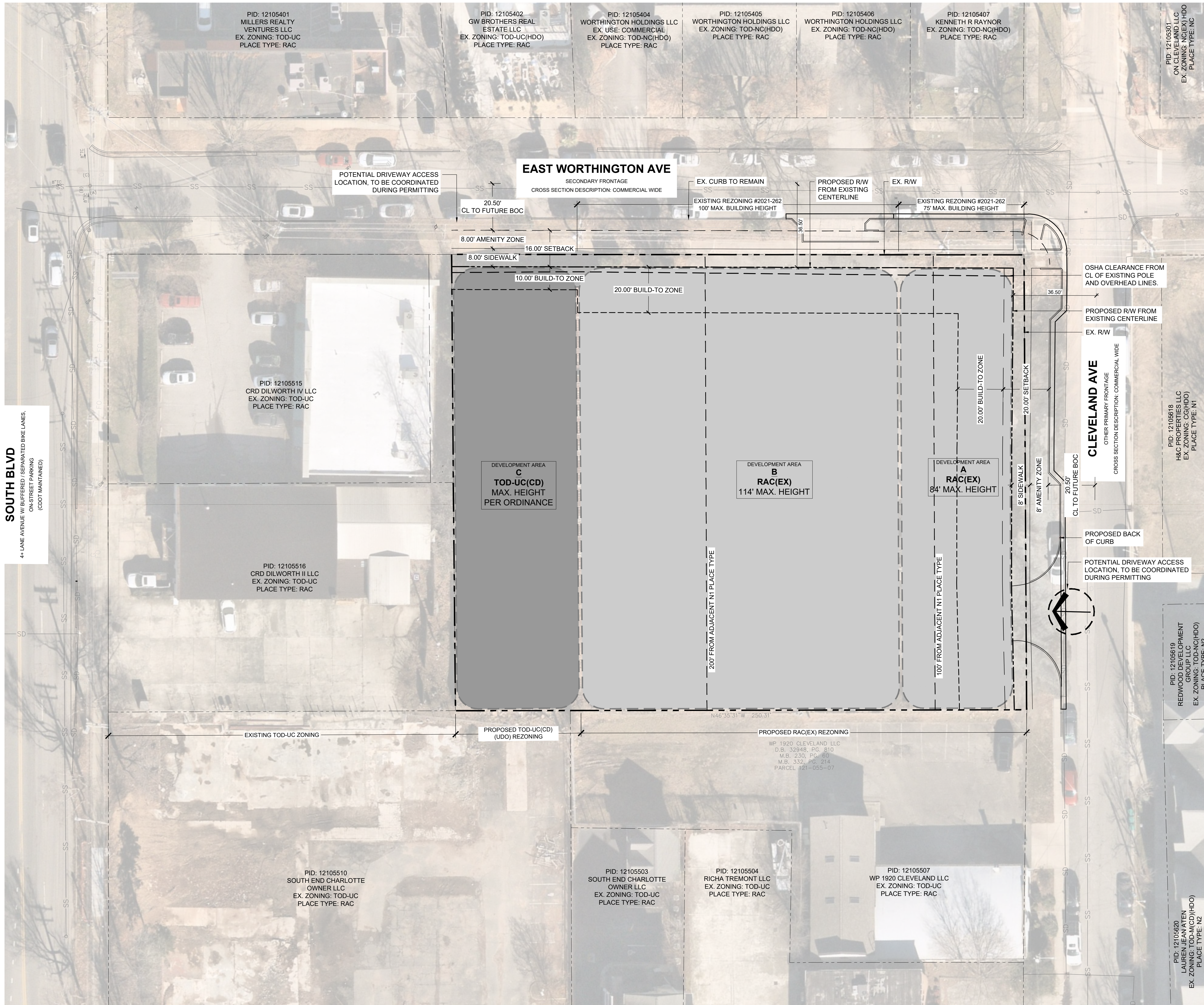
ERT: N/A
ORZ: 1" = 2'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2



Site Development Data:

- Acres:** ± 1.24 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

SITE LEGEND

	REZONING BOUNDARY
	PROPOSED SETBACK
	BUILD-TO ZONE
	OSHA SETBACK
	PROPOSED RW
	FUTURE BOC
	SITE ACCESS

Zoning Standard	Article Reference	RAC Ordinance Requirement	RAC EX Provision Proposal	Applicable Development Areas	Notes as Needed
Building Height	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	
Building Height	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	
Ground Floor Transparency	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	

Sustainability	Public Amenity	City Improvement	EX Public Benefits Applicable Development Areas or Off-Site Location	Notes
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		

REZONING
PETITION NO.
RZP-2025-108

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

CENTRUM-SORELLE DILWORTH REZONING

CENTRUM REALTY & DEVELOPMENT

206 E. WORTHINGTON AVE.

CHARLOTTE, NC

LANDDESIGN PROJ.# 1025024

REVISION / ISSUANCE

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1	REZONING SUBMITTAL	09.12.2025
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 3	REZONING 3RD SUBMITTAL	12.18.2025

VERT: N/A
HORZ: N/A

SHEET TITLE

SUPPLEMENTAL
RENDERINGS

SHEET NUMBER

RZ-4



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

PROJECT

CENTRUM REALTY & DEVELOPMENT

206 E. WORTHINGTON AVE.

CHARLOTTE, NC

LANDDESIGN PROJ.# 1025024

REVISION / ISSUANCE

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 3	REZONING 3RD SUBMITTAL	12.18.2025

VERT: N/A
HORZ: N/A

SHEET TITLE

SUPPLEMENTAL
RENDERINGS

SHEET NUMBER

RZ-5



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

REZONING
PETITION NO.
RZP-2025-108

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

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

LANDDESIGN PROJ.# 1025024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.12.2025
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 3	REZONING 3RD SUBMITTAL	12.18.2025



SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

SUPPLEMENTAL
RENDERINGS

SHEET NUMBER

RZ-6



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