





## CENTRUM REALTY &amp; DEVELOPMENT

06 E WORTHINGTON AVE

HARLOTTE, NC

INDDESIGN PROJ.# 1025024

## REVISION / ISSUANCE

[illegible]

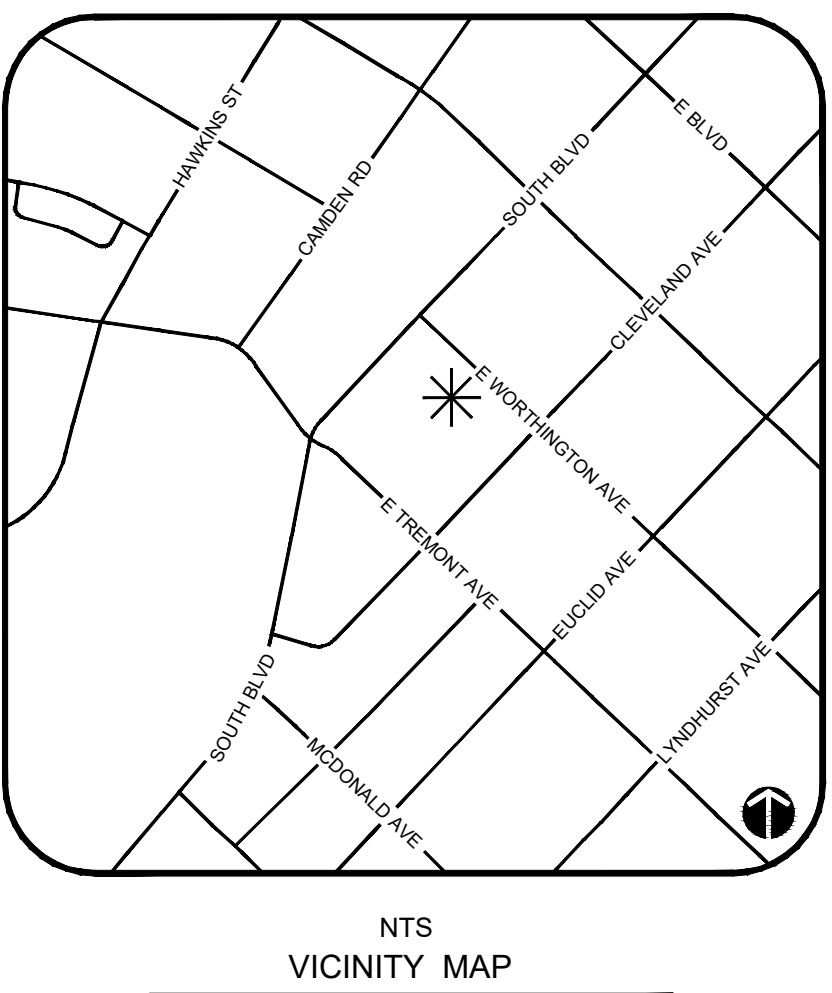
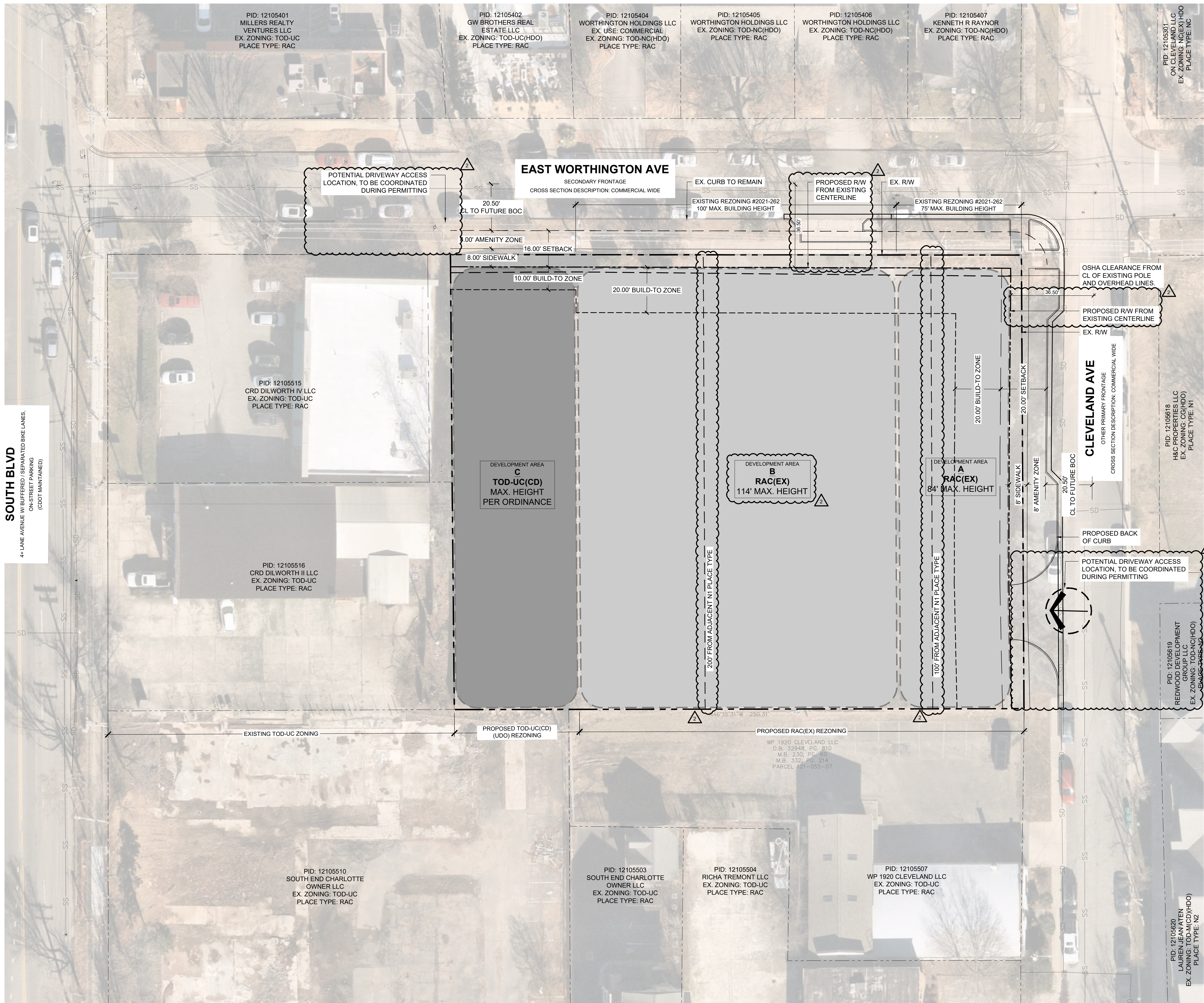
SALE	NORTH
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VERT: N/A  
HORZ: 1" = 20'

SHEET TITLE

## TECHNICAL DATA SHEET








SHEET NUMBER



**Site Development Data:**

- Acreage:** ± 1.49 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 R/W
	FUTURE BOC
	SITE ACCESS





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- a. **Site Description.** These Development Standards and the Technical Data Sheet form 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”).
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of a hotel with commercial uses.
- c. **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”).

d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

The Site may be devoted to any uses permitted by right or under prescribed conditions in the RAC and TOD-UC Zoning Districts, together with any incidental or accessory uses associated therewith.

a. **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 cross-section 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 on this Rezoning Plan shall be applied to only the RAC zoned portion of the Site.

**1. Sustainability.** Petitioner shall commit to building design that meets or exceeds LEED (Leadership in Energy and Environmental Design) standards.

**3. Public Amenity.** Petitioner shall provide a minimum of fifty (50) percent additional 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:

1. Article 12.3.C. (Table 11-2 Footnote c) (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.
- a. 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".
- b. 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".
2. 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).

a. Commercial Uses: minimum of one (1) vehicular parking space per 1,000 square feet of commercial gross square footage

## V. Transportation

- a. Vehicular access will be generally depicted on the Rezoning Plan, utilizing the existing road network to East Worthington Avenue and Cleveland Avenue. Temporary construction access may be provided in addition to the vehicular access points as shown on the Rezoning Plan. Minor adjustments to 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.
- b. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (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.
- c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the site's first building certificate of occupancy is issued.
- d. Petitioner shall coordinate with CDOT staff final driveway location at East Worthington Avenue during permitting.
- e. Petitioner shall dedicate 36.5' right-of-way from the Cleveland Avenue centerline.
- f. Petitioner shall dedicate 36.5' right-of-way from the East Worthington Avenue centerline.
- g. 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.
- h. 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.**
- i. 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.
- j. 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.

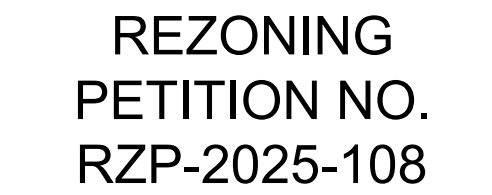
a. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR).

- b. 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.

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.

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.

EX Public Benefits					
Sustainability	Public Amenity	City Improvement	Applicable Development Areas or Off-Site Location	Notes	
X	Petitioner shall work with the Dilworth Community Association (DCA) on providing an off-site publicly accessible amenity including but not limited to a playground, park, public plaza, or similar outdoor feature.		TBD- Off Site location coordinated with DCA		
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		
Petitioner shall commit to building design that meets or exceeds LEED (Leadership in Energy and Environmental Design) standards.	X	X	Proposed building		



## KEY MAP

SEA

**NOT FOR  
CONSTRUCTION**

PROJECT

**CENTRUM-SORELL  
DILWORTH  
REZONING**

CENTRUM REALTY &amp; DEVELOPMENT

206 E. WORTHINGTON AVE.

CHARLOTTE, NC

LANDDESIGN PROJ.# 1025024

## REVISION / ISSUANCE

[illegible]

SCALE NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARD  
NOTES

SHEET NUMBER

# RZ-3