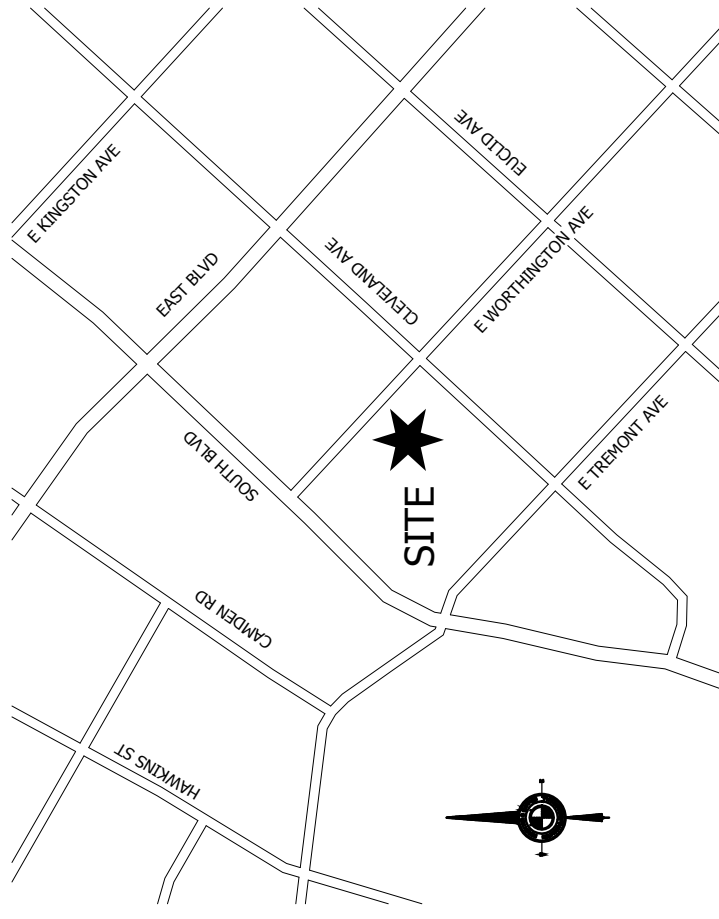


Site Data Table:

- Tax Parcel No.:12105509, 14, 30, 31, 32, 33, 34, 35
- Site Area: 1.108 acres
- Existing Zoning:TOD-R (CD)
- Proposed Zoning: TOD-R (CD) SPA
- Building Area: 89,000 sq. ft.
- Proposed FAR:1.84
- Parking will exceed or meet minimum and maximum parking standards
- Proposed Use: Hotel with attached spa and townhouses
- Parking:146 Spaces

04 SITE DATA

scale: NTS



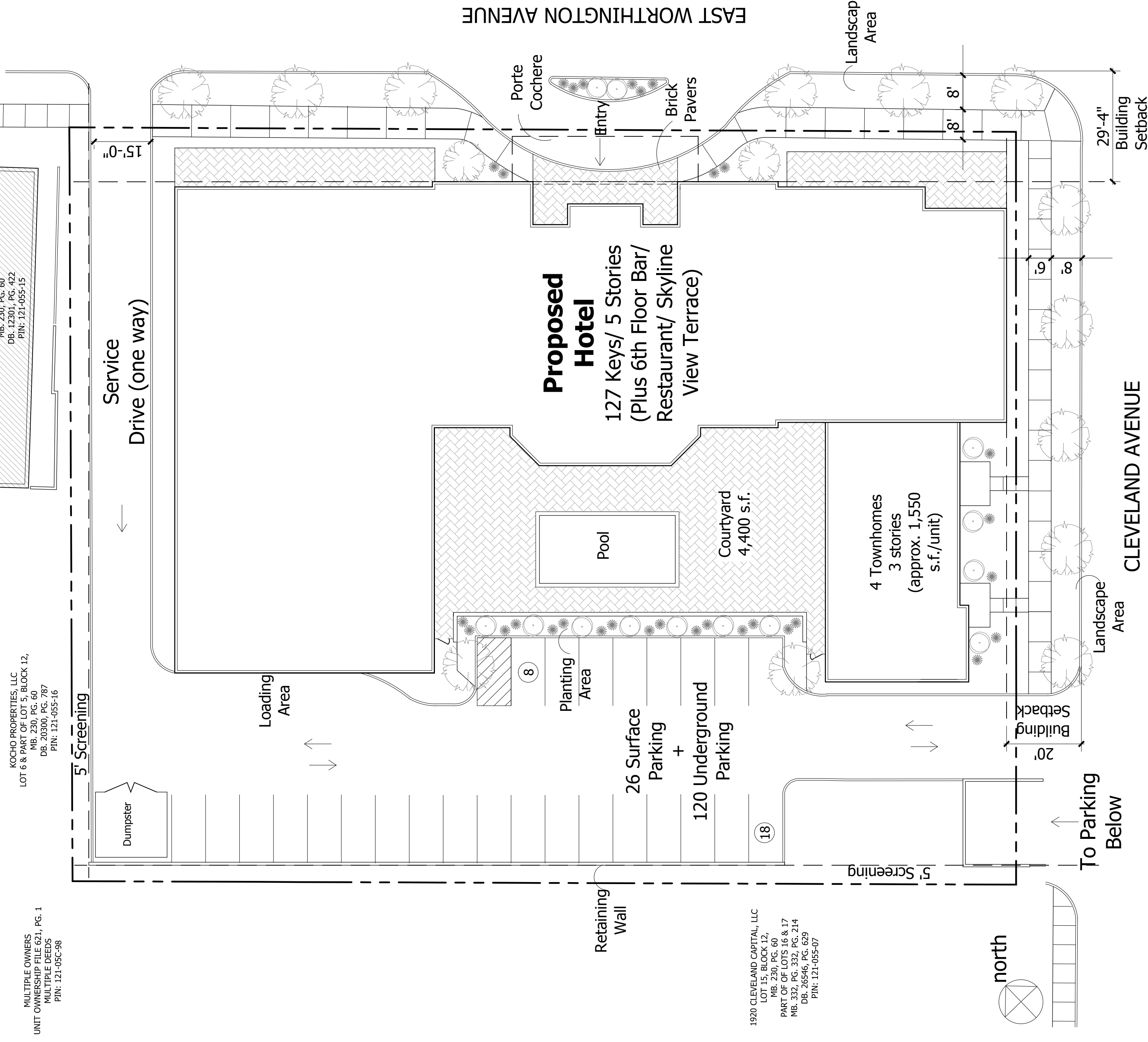
03 VICINITY MAP

scale: NTS

ODA
overcash demmitt

2010 south tryon st. suite 1a
charlotte north carolina 28203
office: 704.332.1615
web: www.odaarch.com

CATELUS GROUP
LLC



Proposed Hotel
Charlotte, North Carolina

KEY PLAN

For Public Hearing
Petition No. xxx

ISSUE	DATE

ILLUSTRATIVE
PLAN & NOTES

RZ1.0

Worthington Avenue at Cleveland Conditional Development Standards
General Provisions.

- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a tract of land included in the South End Transit Station Area Plan generally at the corner of Worthington Avenue and Cleveland Avenue. This development will provide the location for a hotel with attached spa and townhouses with auxiliary and customary incidental accessory uses and parking. To achieve this purpose, the application seeks to amend the current TOD-R (CD) zoning of the site which will then remain zoned TOD-R(CD) but with this new revised hotel site plan.

Permitted Uses

- Uses allowed on the property included in this Petition are those uses that are permitted in the TOD-R district except as may be further limited by the specific provisions of this site plan.

Transportation

- a. The site will have access to Worthington Avenue and to Cleveland Avenue as generally depicted on the concept plan for the site. These connections will be private driveways.
- b. Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the TOD-R district.

Streetscape and Landscaping-Reserved
Environmental Features-Reserved
Parks, Greenways, and Open Space-Reserved
current TOD-R (CD) zoning of the site which will then remain zoned TOD-R(CD) but with this new revised hotel site plan.

Permitted Uses

- Uses allowed on the property included in this Petition are those uses that are permitted in the TOD-R district except as may be further limited by the specific provisions of this site plan.

Transportation

- a. The site will have access to Worthington Avenue and to Cleveland Avenue as generally depicted on the concept plan for the site. These connections will be private driveways.
- b. Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the TOD-R district.

Streetscape and Landscaping-Reserved
Environmental Features-Reserved
Parks, Greenways, and Open Space-Reserved
Fire Protection-Reserved
Signage-Reserved
Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted