SITE DATA TABLE

TAX PARCEL NO.: 121-054-12
SITE AREA: Approx. 0.43 Acres - 18,810 S.F.
EXISTING ZONING: B-1 (HD)
PROPOSED ZONING: MUDD-O (HD)
BUILDING AREA PROPOSED INCLUDING
HEATED SPACE 49,500 sf
UNDERGROUND PARKING GARAGE: 12,500 sf
PARKING WILL MEET OR EXCEED MINIMUM PARKING STANDARD
PROPOSED USE: SMALL HOTEL w/ 75 ROOMS 4.5 STORIES
PARKING: 38 SPACES UNDERGROUND (MINIMUM)
OPEN SPACE 1,400 sq.ft.

04 SITE DATA — scale: N.T.S.

03 VICINITY MAP — scale: N.T.S.

Dilworth Inn MUDD-O Site Plan Notes

1. 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 the building and 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.

2. Access to the site will be provided by a driveway connection to East Blvd. as generally depicted on this site plan.

3. The proposed use of the property will be for the development of the site to accommodate a small hotel along with associated parking and service areas. The building elevations that accompany this application represent the style and form of the structure. The details of the final building design will be approved b y the Historic District Commission, who has already approved the concept plan for the building. Clear glass, which permits visibility from the street into the building, will be provided on the first floor.

4. All dumpsters will be screened with solid enclosures and gates or located within the building.

5. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. No free standing lighting except for pedestrian scale lighting will be located on the site. No 'wall-pack' lighting will be installed but architectural lighting on the building will be permitted. The Petitioner will install street trees in conformance with the appropriate adopted plan for the East Blvd. streetscape, taking into account the large tree to remain along the front of the site.

6. Parking will be provided which meets or exceeds the requirements of the Ordinance except as provided for below. Parking will be located under the building will not be accessible to the public, and will be served be valet parking service for residents and guests of the Inn. The entrance width will be evaluated based on a request from CDOT to determine if it can be enlarged. But the location and general size of the parking access has received conceptual approval from the Historic District Commission and the access to the underground parking will be limited to employees of the facility providing valet service, thus removing concern about conflicts that might exist with uncontrolled access.

7. For the purposes of this application, the Petitioner seeks approval under the MUDD-Optional process for relief from the off street loading space that would otherwise be required since the parking for the building is underground and it would not be possible to locate a loading space under the building without raising the building height. Service to the building will be provided from the public alley to the rear of the site which will remain open to the public. It should be noted that the total floor area for the building is below the threshold for a single loading space when the underground parking area is excluded. In addition, the Petitioner seeks relief from the requirements in Section 9.8506(7) regarding valet parking. The Petitioner specifically requests the ability to provide for valet parking between the building and the street since access to the parking is only accessible from the front of the building, access is limited to valet only, and the concept plan for the building and site has already been approved by the Historic District Commission without any vehicular facilities in the side yards.

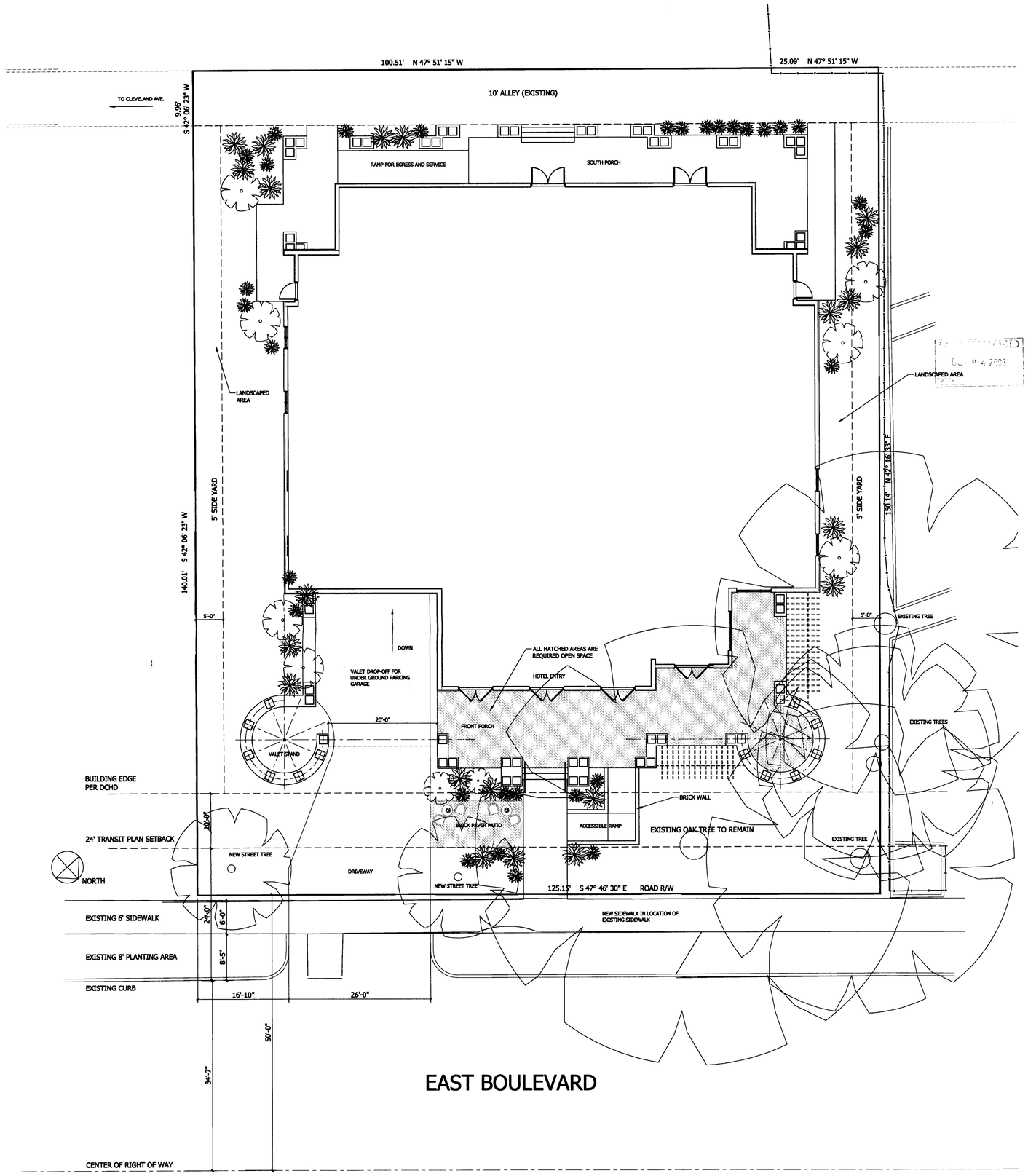
8. The Petitioner will develop a tree preservation plan undertaken by a certified arborist to preserve the large tree at the front of the site and will follow the tree preservation plan. In addition, the Petitioner will provide a solid waste plan as described in a document entitled "Solid Waste Management Plan Guidance" dated 10/22/08.

9. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, storm water and post construction water treatment, sidewalks, trees, 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.

10. 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.

June 16, 2008, Initial submission.
September 18, 2008, Revisions per staff comments, (b)
October 24, 2008, Revisions per staff analysis

02 GENERAL NOTES — scale: N.T.S.



01 SITE PLAN — scale: 1 : 10

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Catellus Group, llc
REAL ESTATE INVESTMENT SERVICES

Dilworth Inn

Charlotte
North Carolina

For Public Hearing
Petition No. 2008-124

ISSUE		DATE
ZONING SUBMITTAL	:	06/17/08
ZONING RE-SUBMITTAL	:	09/19/08
ZONING RE-SUBMITTAL	:	10/24/08
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ILLUSTRATIVE PLAN & NOTES

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