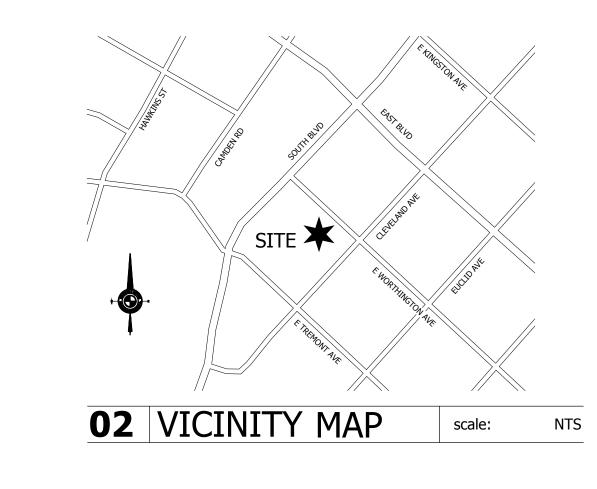
Site Data Table:

Tax Parcel No.:12105509, 14, 30, 31, 32, 33, 34, 35 Site Area: 1.14 Acres Existing Zoning:TOD-R (CD) Proposed Zoning: TOD-M-O Proposed FAR:2.2 Building Floor Area: 111,200 sq. ft. Parking will exceed or meet minimum and maximum parking standards Proposed Use: See Below Parking:138 Spaces





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 up to 130 rooms along with ancillary uses and customarily incidental accessory uses and parking as more specifically defined below. To achieve this purpose, the application seeks to rezone the site from the current TOD-R (CD) zoning to TOD-M-O.

Optional Request

The Petitioner seeks approval of an optional request to modify the standards relating to the development and design of facilities for valet parking. The Petitioner seeks approval to be able to locate valet parking between the building and the street along East Worthington Avenue as generally depicted on the site plan.

Permitted Uses

Uses allowed on the property included in this Petition will be any or a combination of uses including a hotel, restaurant including both take-out and catering services, bar, spa including services such as salon and massage services, health club or fitness center including recreational and exercise equipment, pool, hot tub, and other services and facilities, retail uses, office uses, personal service uses, meeting, event, and conference facilities, roof-top gardens and activity spaces, outdoor seating, along with incidental accessory uses and parking facilities.

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. The exact design detail of the driveways will be determined during the development review process.
- 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-M district. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site The Petitioner reserves the right to make minor architectural changes to these building design but the overall design and construction character will be as illustrated. The parking deck wall on the south side of the site will be designed to include architectural elements from the building and to screen the cars in the deck from view from the public street.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection Reserved

Signage

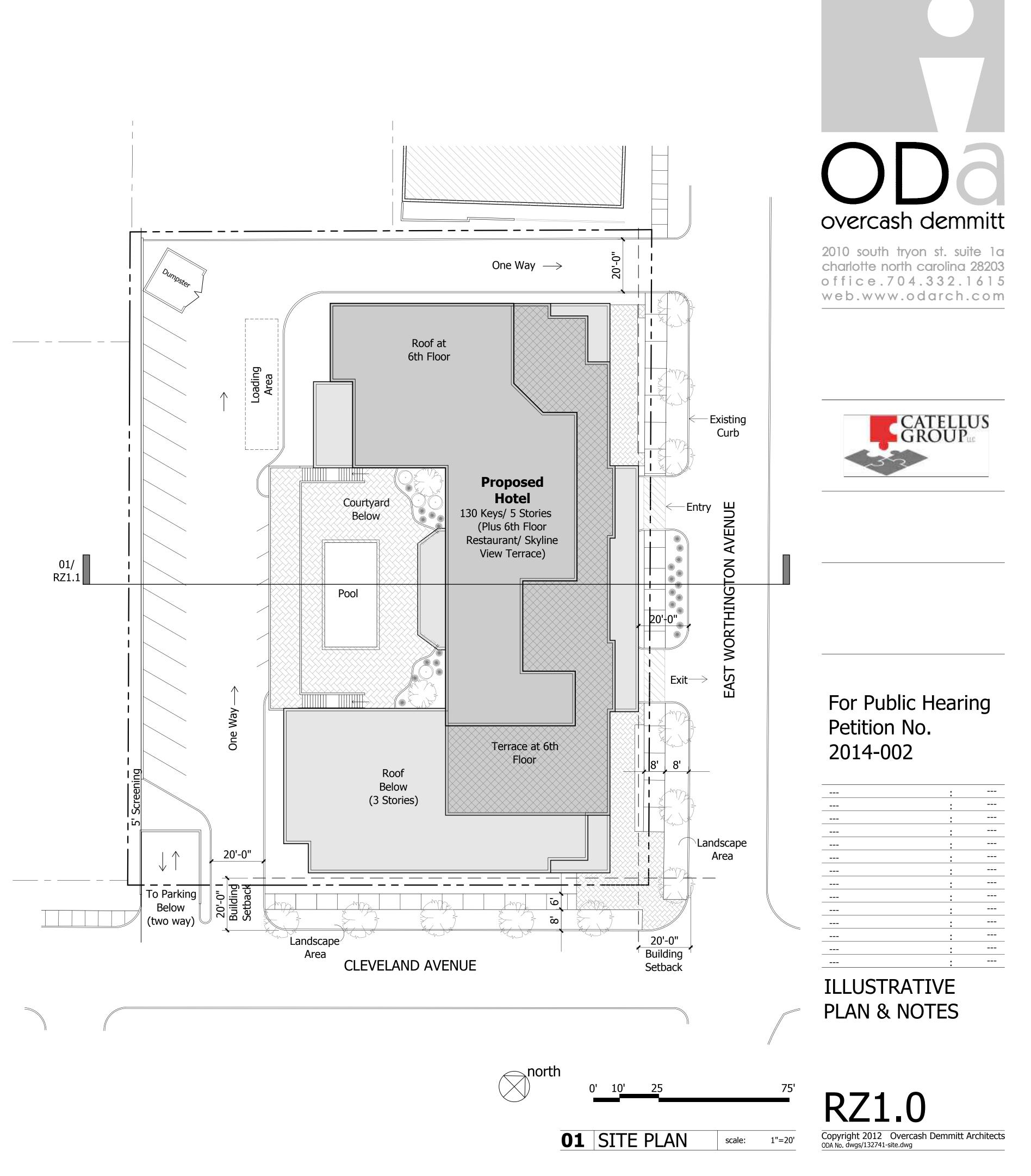
Reserved Lighting

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

Phasing

Reserved

Initial Submission- 10/28/13 Revised per staff comments 12-20-13, 1.3



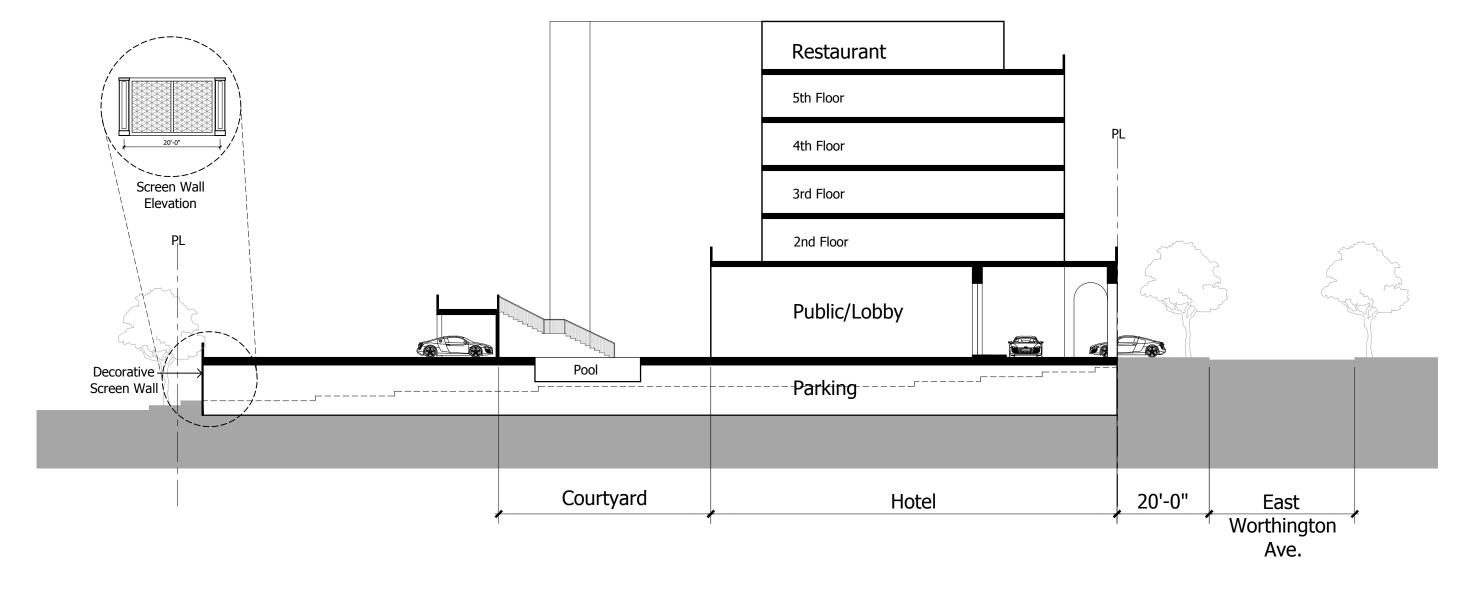


03 CLEVELAND & WORTHINGTON INTERSECTION



scale: NTS





overcash demmitt

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02 WORTHINGTON VIEW

scale:

NTS



For Public Hearing Petition No. 2014-002



PLAN & NOTES

RZ1.1 Copyright 2012 Overcash Demmitt Architects ODA No. dwgs/132741-site.dwg

1"=20' scale: