



100



OB #	18040
DATE:	10/15/18
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	ISO



RRPIV 2250 HAWKINS JV, LLC
PARCEL # 121-044-03
ZONING: TOD-M
LAND USE: INDUSTRIAL

HAWKINS STREET
50' PUBLIC R/W

JUNCTION 1504 LP
PARCEL # 121-041-11
ZONING: TOD-M
LAND USE: MULTI-FAMILY

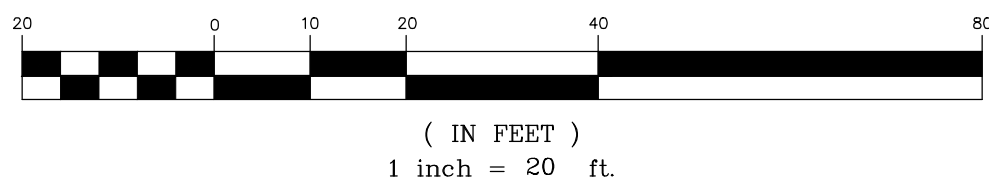
DISTRIBUTION STREET
50' PUBLIC R/W

EXISTING BUILDING

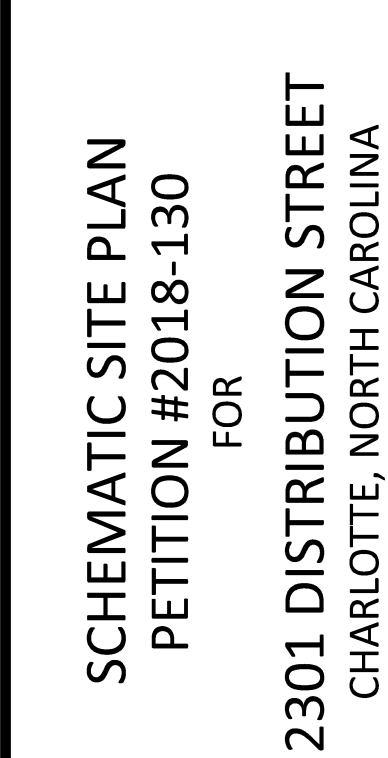
DISTRIBUTION STREET LLC
DB 27056, PG 591
LOT 11 & PART OF LOT 11A & 12,
BLOCK 2,
MB 7, PG 775
PARCEL # 121-042-02
ZONING: I-2
LAND USE: INDUSTRIAL

BLUEFISH HOLDINGS LLC
DB 17868, PG 763
PART OF LOT 9 & 10,
BLOCK 2,
MB 7, PG 775
PARCEL # 121-042-18
ZONING: I-2
LAND USE: INDUSTRIAL

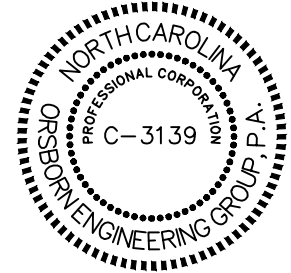
GRAPHIC SCALE



1. **Development Standards**
- a. Site Area: 0.97 acres
- b. Tax Parcels: 121-042-01
- c. Existing Zoning: I-2
- d. Proposed Zoning: TOD-MO
- e. Existing Use: Industrial
- f. Proposed Use: Uses allowed in the TOD-M District
- g. Maximum Gross Square Feet of Development
- If redevelopment using the existing building: existing 11,000 gross square feet plus up to an additional 4,000 gross square feet of conditioned space and additional patio/deck/terrace areas as generally depicted.
- If redevelopment by demolishing the existing building: as allowed and required by the Ordinance
- h. Maximum Building Height: As allowed and required by the ordinance
- i. Parking: As required by the Ordinance for the proposed use
2. **General Provisions**
- a. These Development Standards, the Existing Conditions Plan, and other graphics set forth on attached Sheets RZ-1 & RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Aston Properties on behalf of 2301 Distribution St, LLC (hereinafter referred to as the "Petitioner") for an approximately 0.97 acre site located on the southeast corner of the intersection of Distribution Street and Dunavant Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 121-042-01.
- b. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Transit Oriented Development District - Mixed Use ("TOD-M") zoning district shall govern the development and use of the Site.
- c. The development and uses depicted on the Rezoning Plan are intended as graphic representations of the proposed development and site elements, and subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- d. The Site is currently improved with one building and parking. The existing building will be preserved, and used for TOD-M approved uses
- e. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
3. **Optional Provisions**
- a. The optional provisions set out below shall apply to the Site provided that the existing building located on the Site is preserved and remains on the Site:
- i. Parking on the site shall be improved as follows:
- The dead-end/nose-in parking spaces currently located at the front of the building on Distribution will be removed and replaced with a more thoughtful and navigable parking arrangement, generally as shown on the Rezoning Plan.
 - Parking will be located between the building and the street.
4. **Permitted Uses**
- a. The Site may only be devoted to the uses permitted in the TOD-M District.
- b. The existing building shall be preserved and enhanced as follows:
- Up to 4,000sf of building expansion, not including decks and outdoor seating area, shall be allowed
5. **Transportation**
- a. The alignment of the internal vehicular parking area and the number of parking stalls may be modified by the Petitioner to accommodate programming needs, parking layouts and any adjustments required for approval by CDOT in accordance with applicable placard standards.
- b. The continuous access curb shall be modified to allow for well-defined driveway.
- c. There will be two (2) driveways off of Distribution Street and one (1) driveway off Dunavant Street.
- d. The petitioner will be constructing additional on-street parking.
- e. Any public sidewalk located outside of the right of way will be dedicated via easement to the City of Charlotte. Easement will extend to 2-feet behind the public sidewalk.
6. **Architectural Standards**
7. **Streetscape and Landscape**
- a. Petitioner shall comply with the New Bern Station Area Plan with regard to all streetscape improvements.
- b. A combination of walls, fences and/or landscaping will be provided to screen the parking and vehicular circulation areas.
8. **Environmental Features**
9. **Parks, Greenways, and Open Space**
- a. Urban Open Space will be provided per the Ordinance and will generally be located in the area shown.
10. **Fire Protection**
11. **Signage**
- a. Signage shall be allowed on the exterior façade of the conditioned rooftop addition as long as it complies with the Ordinance with regard to size.
12. **Lighting**
13. **Phasing**
14. **Other:**
- a. Amendments to the Rezoning Plan: Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.
- b. Binding Effect of the Rezoning Application: If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- c. The Site will be developed per the City's Ordinances as they existed on the date of this submission.
- d. Petitioner's requirement to provide the Streetscape and Landscaping Provisions shall be tied to the first Certificate of Occupancy associated with a Change of Use.



**ASTON
PROPERTIES, INC.**
610 E. MOREHEAD STREET,
SUITE 100
CHARLOTTE, NC 28202

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JOB #	18040
DATE:	10/15/18
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-2