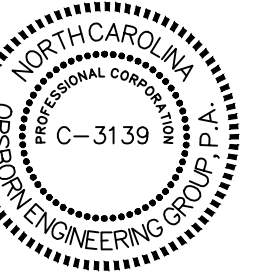


EXISTING CONDITIONS  
FOR  
2301 DISTRIBUTION STREET  
CHARLOTTE, NORTH CAROLINA

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

[illegible]

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

# RZ-1





HAWKINS STREET  
50' PUBLIC R/W

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

DUNAVANT STREET  
50' PUBLIC R/W

DISTRIBUTION STREET  
50' PUBLIC R/W

## EXISTING BUILDING

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

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

## PERMITTED PARKING AREA

## 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:
  - i. If redeveloped 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.
  - ii. If redeveloped 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 Dunavent Street, which site is more particularly depicted on an attached map (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 Rezoning Plan, the Development Standards, and the City of Charlotte Zoning Ordinance 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 City of Charlotte Zoning Ordinance, the City of Charlotte may make 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 by the then owner or owners of the Site in accordance with the provisions of Sections 6.2.07 and 6.2.08 of the City of Charlotte Zoning Ordinance. Any future amendments to the Rezoning Plan are subject to Section 6.2.07 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. The existing building shall be:
    - a. The façade may be modified by adding, removing or replacing windows and doors.
    - b. Patios, decks and/or terraces ("decks") may be added to the building in the same or generally shown in this Reasoning Plan. The decks may include permanent or removable overhead structures to provide shade and/or rain protection.
    - c. A maximum of 4,000 gross square feet of conditioned space shall be allowed to be added to or above the roof.
  - ii. The FAR requirements for T00 shall not apply to the existing building or its expansion as completed above.
- iii. Parking on the site shall be improved as follows:
  - a. The continuous access curb shall be modified to allow for well-defined driveways.
  - b. There will be two (2) driveways off of Distribution Street and one (1) driveway off of Dunavant Street, thereby consolidating existing drive and access points.
  - c. The end-of-main/in-town parking spaces currently located at the front of the building on Distribution Street shall be removed and replaced with more thoughtful and navigable parking arrangement, generally as shown on the Reasoning Plan.

#### 4. Permitted Uses

- a. The Site may only be devoted to the uses permitted in the TOD-M District.

## 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 published standards.
- b. The continuous access curb shall be modified to allow for well-defined driveways.
- c. There will be two (2) driveways off of Distribution Street and one (1) driveway off of Dunavon Street.
- d. The petitioner will be constructing additional on-street parking.

## 6. Architectural Standards

- a. Petitioner shall comply with the New Bern Station Area Plan with regard to all streetscape improvements.

## 8. Environmental Features

## 9. Parks, Greenways, and Open Space

## 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

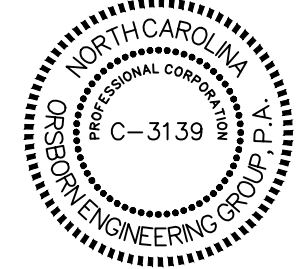
14. Other:

- 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 on the Applicant, the Applicant's successors and all 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.



**ASTON  
PROPERTIES, INC.**

610 E. MOREHEAD STREET,  
SUITE 100  
CHARLOTTE, NC 28202

[illegible]

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

# RZ-2