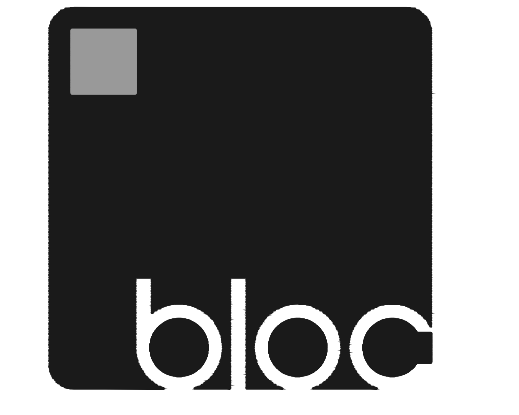


VICINITY MAP N.T.S.

SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY INFORMATION DATED OCTOBER 29, 2018
 PROVIDED BY RB PHARR AND ASSOCIATES, 420 HAWTHORNE LN.,
 CHARLOTTE NC 28204, (704) 376-2186.



Bloc Design
 2923 S. Tryon Street, Suite 320
 Charlotte, NC 28203
 phone: 704-940-2883
 www.bloc-nc.com

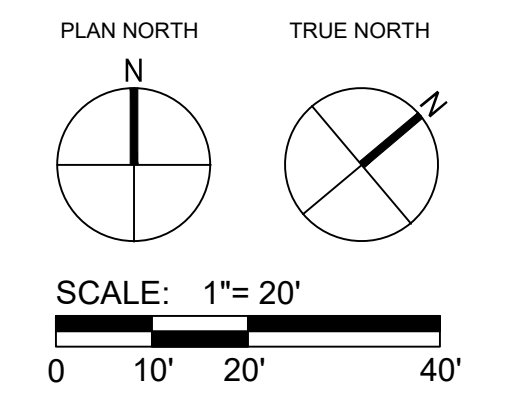
landscape architecture | planning | civil engineering

REVISIONS		
NO.	DATE	DESCRIPTION

stamp / seal:

FOR REFERENCE ONLY

**Dilworth Artisan Station
 Improvements**
 108-118 East Kingston Avenue
 Charlotte, NC 28203



DATE: 06/24/19	MPIC: CCB
DRAWN BY: CJB/JTN	CHECKED BY: WLL
PROJECT NUMBER: 00641.00	
SCALE: 1"=20'	
TITLE: SITE PLAN	

SHEET NO.:
C-100



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

**WHITE POINT PARTNERS
REZONING PETITION NO. 2020-xxx
11/05/2020**

Development Data Table:

Site Area:	+/- 1.19 acres
Tax Parcel:	123-064-09
Existing Zoning:	TOD-UC
Proposed Zoning:	TOD-UC-EX
Existing Use:	Commercial
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in TOD-UC zoning district.
Maximum Building Height:	As permitted in TOD-UC zoning district
Parking:	Not to exceed TOD-UC standards

I. General Provisions

1. **Site Description.** The approximately 1.19-acre property is located at 118 East Kingston Avenue in Charlotte, more particularly described as Mecklenburg County Tax Parcel Number 123-064-09 (the "Site"). The sole purpose of this TOD-Exception request is to modify the minimum standards related to the Site's current TOD-UC zoning in order to commit to building preservation.
2. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-UC zoning district shall govern the development and use of the Site, subject to the Exception Provisions below.
3. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Exception Provisions

The following Exception provision is provided as supplemental conditions to the Site's TOD-UC zoning:

- a. The Petitioner shall preserve the existing building located at 118 E Kingston Avenue for adaptive reuse (unless deemed impractical or unreasonable due to structural or environmental issues as determined by a third-party engineer licensed in North Carolina). The Petitioner asserts that preserving the character of the existing building is a public benefit as an adaptive reuse project.