



**PROPOSED  
REZONING PLAN**

SCALE: 1" = 30'

APPROVED BY  
CITY COUNCIL

SEP 15 2008



REZONING PETITION 2008-064

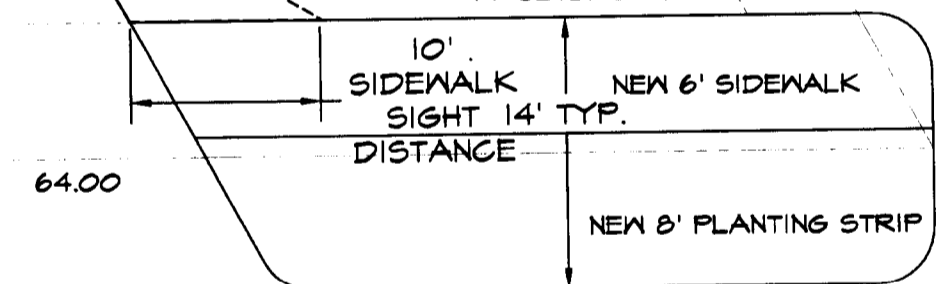
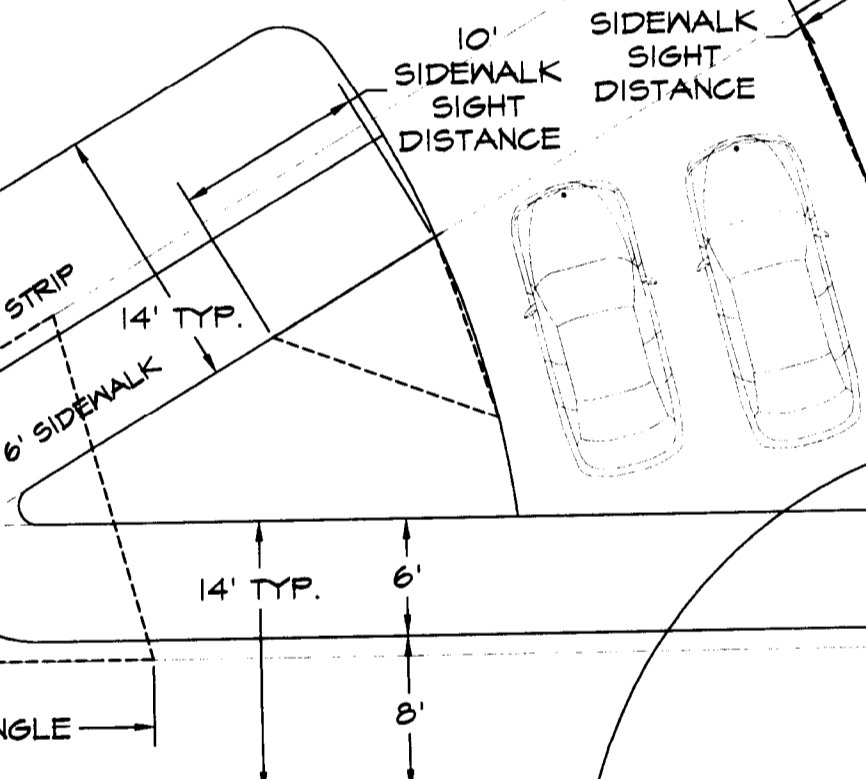
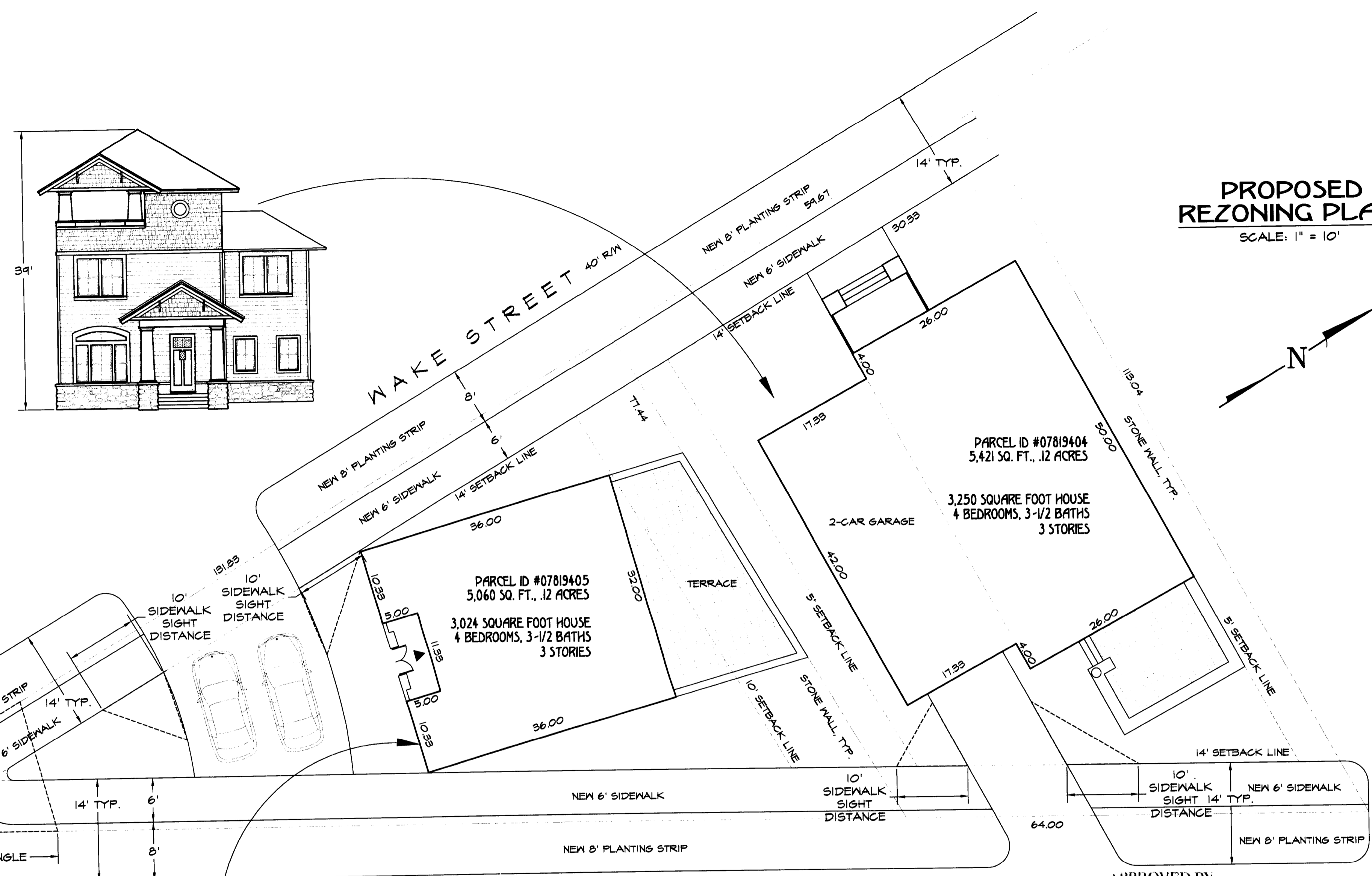
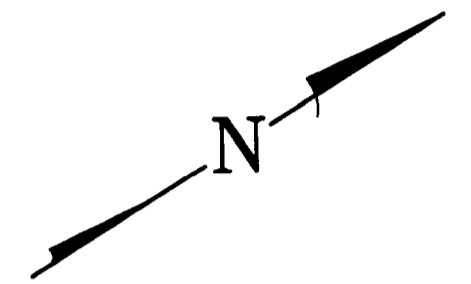
**RZ-1**  
**FRAZIER AVE.**  
**REZONING**  
**CHARLOTTE, NC**

**ABL**

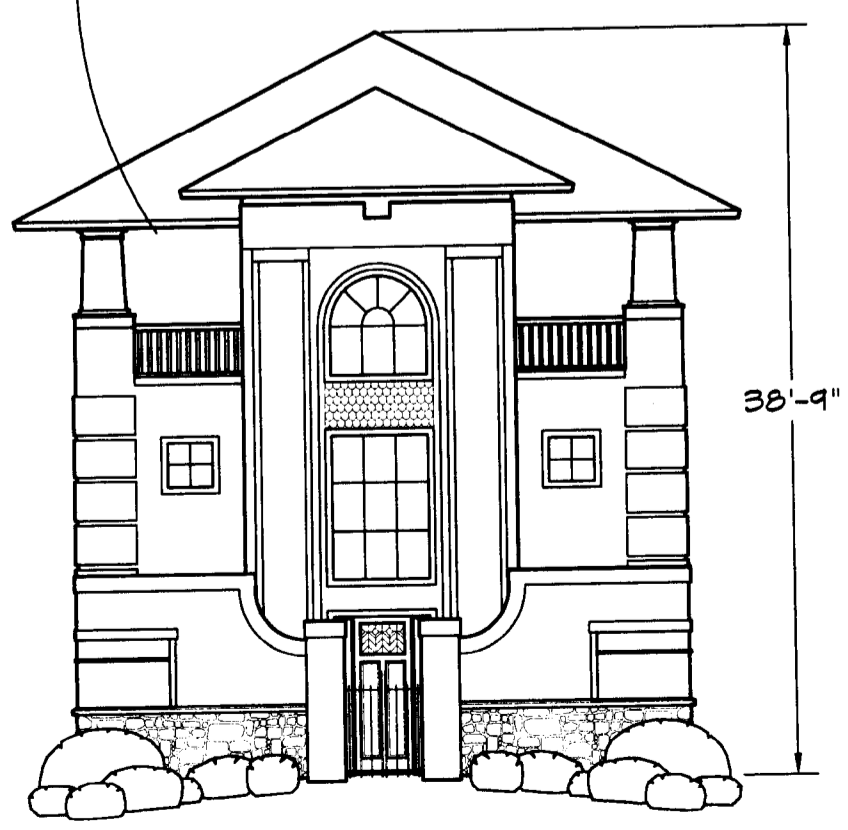
ARCHITECTURE AND DESIGN, INC.  
4101-G STUART ANDREW BOULEVARD  
CHARLOTTE, NORTH CAROLINA 28217  
(704) 523-2007 FAX (704) 523-4035  
E-MAIL: ABLARC@BELLJOUTH.NET  
HTTP://WWW.ABLARCHITECTURE.COM

1/27/2008  
2/4/2008  
3/2/2008  
3/10/2008  
5/27/2008  
6/24/2008  
8/28/2008

**PROPOSED  
REZONING PLAN**  
SCALE: 1" = 10'



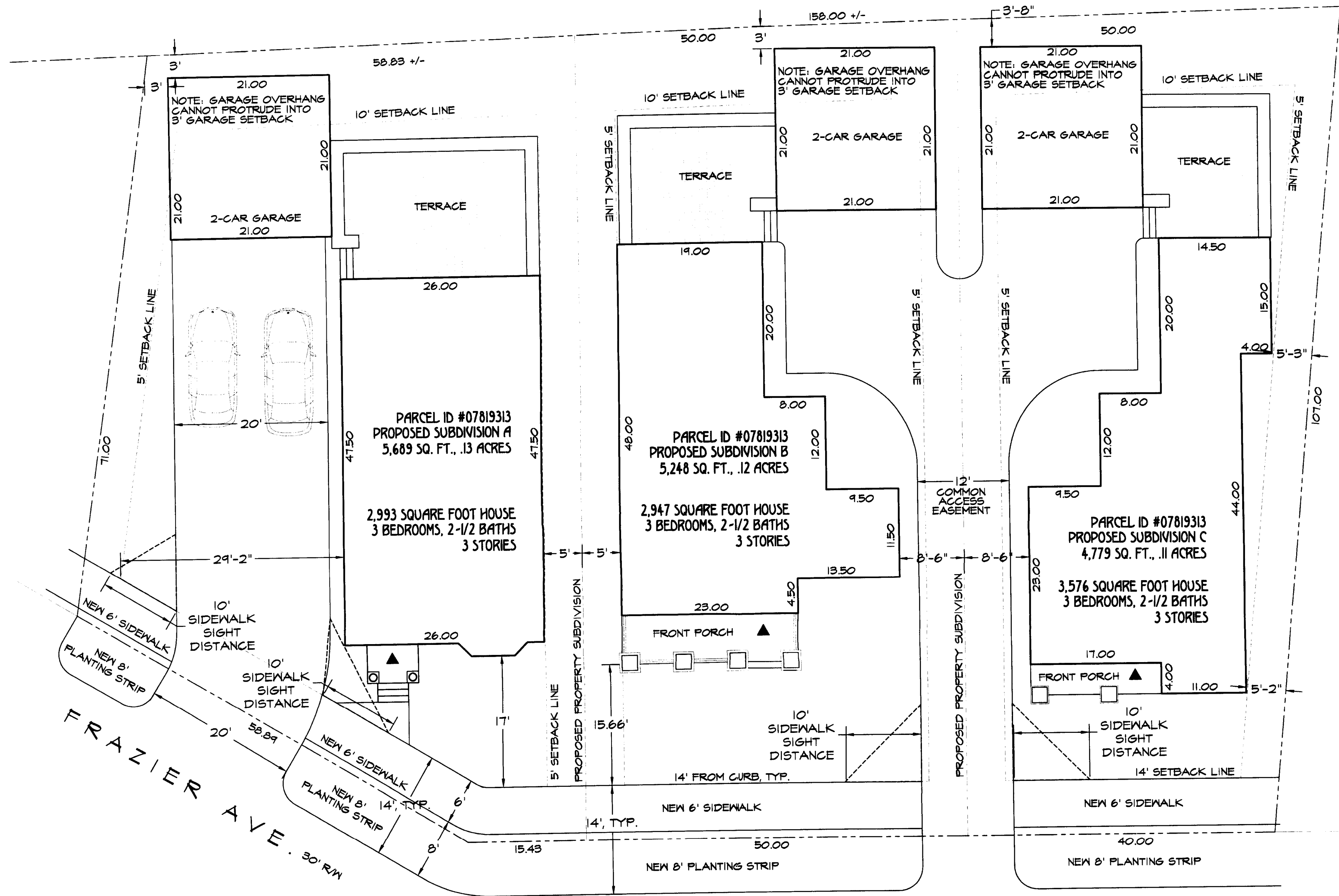
APPROVED BY  
CITY COUNCIL.  
SEP 15 2003



- NOTE:  
PETITIONER HAS CONFIRMED WITH CDDT THERE ARE NO PLANS TO WIDEN ANY OF THE RIGHT OF WAYS.
- NOTE:  
NOTHING ON SITE PLAN ELIMINATES THE OBLIGATION TO MEET MINIMUM ORDINANCE STANDARDS.
- NOTE:  
NO SUBDIVISIONS PROPOSED FOR PARCEL ID# 07819405 OR PARCEL ID# 07819404.

- NOTES:  
THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- MINIMUM SETBACK IS 14 FEET FROM BACK OF EXISTING OR PROPOSED CURB OR WHICHEVER IS GREATER.
- MAXIMUM BUILDING HEIGHT: 40'
- EXISTING ZONING: R-5
- PROPOSED ZONING: UR-1(CD)
- ALL ADJOINING LOTS ARE ZONED R-5.

REZONING PETITION 2008-064  
**RZ-2**  
**FRAZIER AVE.**  
**REZONING**  
**CHARLOTTE, NC**  
**ABL**  
ARCHITECTURE AND DESIGN, INC.  
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HTTP://WWW.ABLARCHITECTURE.COM  
1/27/2008  
2/11/2008  
4/30/2008  
5/14/2008  
5/27/2008  
6/24/2008



NOTE:  
 PETITIONER HAS CONFIRMED WITH CDDT THERE ARE NO PLANS TO WIDEN ANY OF THE RIGHT OF WAYS.

NOTES:  
 THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

MINIMUM SETBACK IS 14 FEET FROM BACK OF EXISTING OR PROPOSED CURB OR WHICHEVER IS GREATER.

MAXIMUM BUILDING HEIGHT: 40'

EXISTING ZONING: R-5

PROPOSED ZONING: UR-1(KCD)

ALL ADJOINING LOTS ARE ZONED R-5.

NOTE:  
 PARCEL ID #07819313, AS IT EXISTS, IS ONE 15,700 SF (.36 ACRE) LOT. AS PROPOSED, THE LOT WILL BE SUBDIVIDED INTO THREE LOTS. THESE LOTS WILL BE 5,689 SF (.13 ACRE), 5,248 SF (.12 ACRE) AND 4,779 SF (.11 ACRE), RESPECTIVELY.

NOTE:  
 NOTHING ON SITE PLAN ELIMINATES THE OBLIGATION TO MEET MINIMUM ORDINANCE STANDARDS.



### PROPOSED REZONING PLAN

SCALE: 1" = 10'

APPROVED BY CITY COUNCIL

SEP 16 2008



REZONING PETITION 2008-064

**RZ-3**  
**FRAZIER AVE.**  
**REZONING**  
**CHARLOTTE, NC**

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 HTTP://WWW.ABLARCHITECTURE.COM

4/27/2008  
 4/30/2008  
 5/14/2008  
 5/27/2008  
 6/24/2008

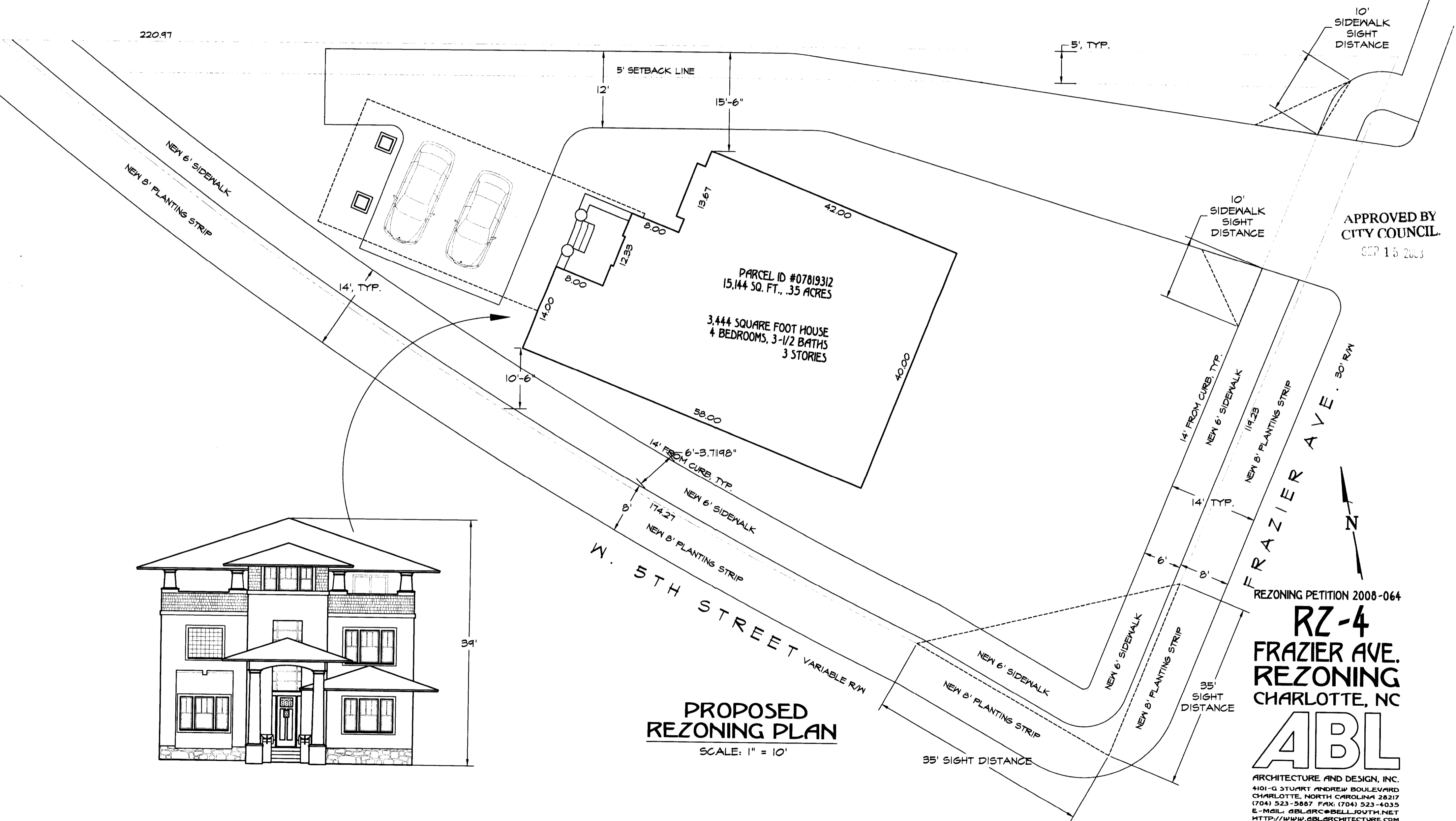
NOTE:  
THE PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE TO ALLOW A SWIMMING POOL ON PARCEL ID#07819312.

NOTE:  
PETITIONER HAS CONFIRMED WITH CDDT THERE ARE NO PLANS TO WIDEN ANY OF THE RIGHT OF WAYS.

NOTE:  
NOTHING ON SITE PLAN ELIMINATES THE OBLIGATION TO MEET MINIMUM ORDINANCE STANDARDS.

NOTE:  
NO SUBDIVISIONS PROPOSED FOR PARCEL ID# 07819312.

NOTES:  
THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.  
MINIMUM SETBACK IS 14 FEET FROM BACK OF EXISTING OR PROPOSED CURB OR WHICHEVER IS GREATER.  
MAXIMUM BUILDING HEIGHT: 40'  
EXISTING ZONING: R-5  
PROPOSED ZONING: UR-1(KCD)  
ALL ADJOINING LOTS ARE ZONED R-5.



**PROPOSED REZONING PLAN**  
SCALE: 1" = 10'

APPROVED BY CITY COUNCIL  
SEP 15 2008

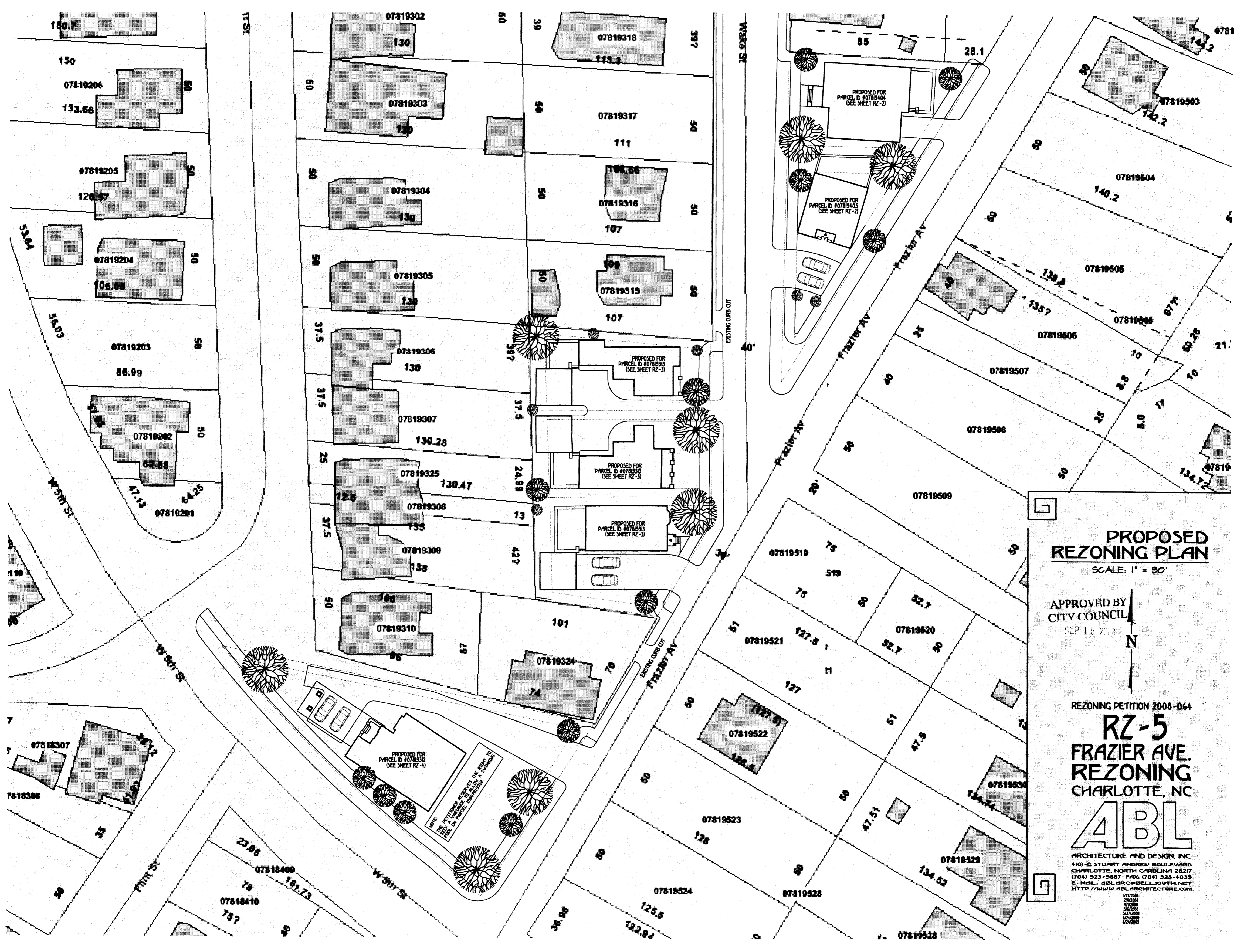
REZONING PETITION 2008-064

**RZ-4**  
**FRAZIER AVE.**  
**REZONING**  
**CHARLOTTE, NC**

**ABL**

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1/21/2008  
2/4/2008  
3/4/2008  
5/17/2008  
6/24/2008  
9/12/2008



**PROPOSED  
REZONING PLAN**

SCALE: 1" = 30'

APPROVED BY  
CITY COUNCIL  
SEP 18 2008



REZONING PETITION 2008-064

**RZ-5  
FRAZIER AVE.  
REZONING  
CHARLOTTE, NC**

**ABL**

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1/1/2008  
2/4/2008  
5/1/2008  
5/4/2008  
5/21/2008  
1/14/2009  
1/24/2009



**EXISTING CONDITIONS**

SCALE: 1" = 30'

APPROVED BY  
CITY COUNCIL  
SEP 15 2008



REZONING PETITION 2008-064

**RZ-6  
FRAZIER AVE.  
REZONING  
CHARLOTTE, NC**

**ABL**

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07/2008  
08/2008  
09/2008  
04/2009  
07/2009