



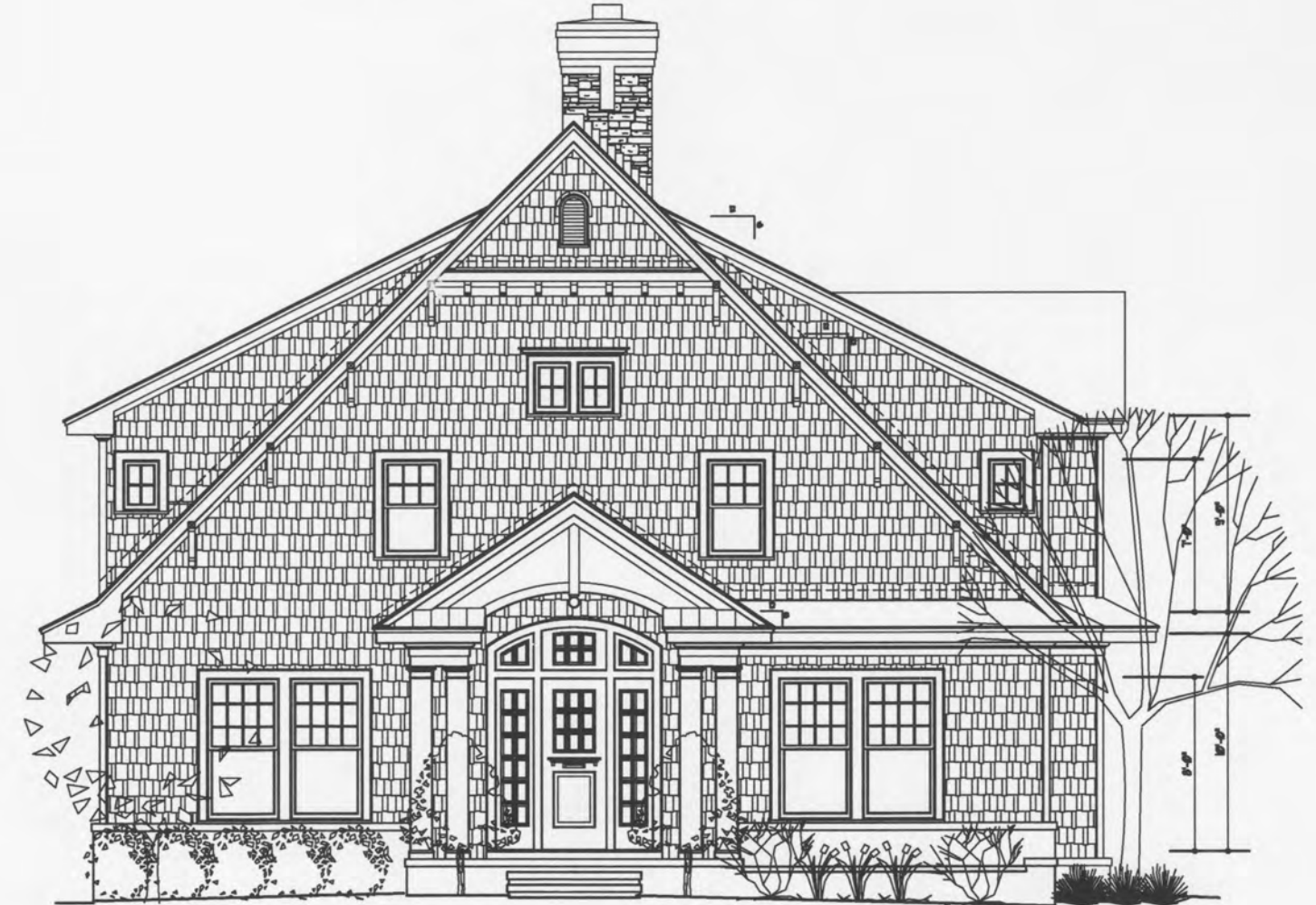
- 6. Architectural Standards
 - Brick or Parged Block Foundations
 - Brick, Painted/ Stained Wood or Cementitious Lapped or Shake Siding
 - Architectural renderings of the front elevations shown are intended to depict the general conceptual architectural style a character of the Architecture. Changes will be allowed per section 6.207.
- 7. Streetscape and Landscaping
 - As per UR-2, 8' Plant Strip with 6' Concrete Sidewalk along Landis Ave & Hamorton Place
- 8. Environmental Features
 - Tree mitigation in lieu of Trees Save area of 15% may be accomplished with additional plantings on site or within setback areas.
 - All landscaping will comply with applicable City Ordinance.
 - The proposed site Partitioner shall comply with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

- 9. Parks, Greenways and Open Space
 - N/A
- 10. Fire Protection
 - N/A
- 11. Signage
 - Signage as per Ordinance.

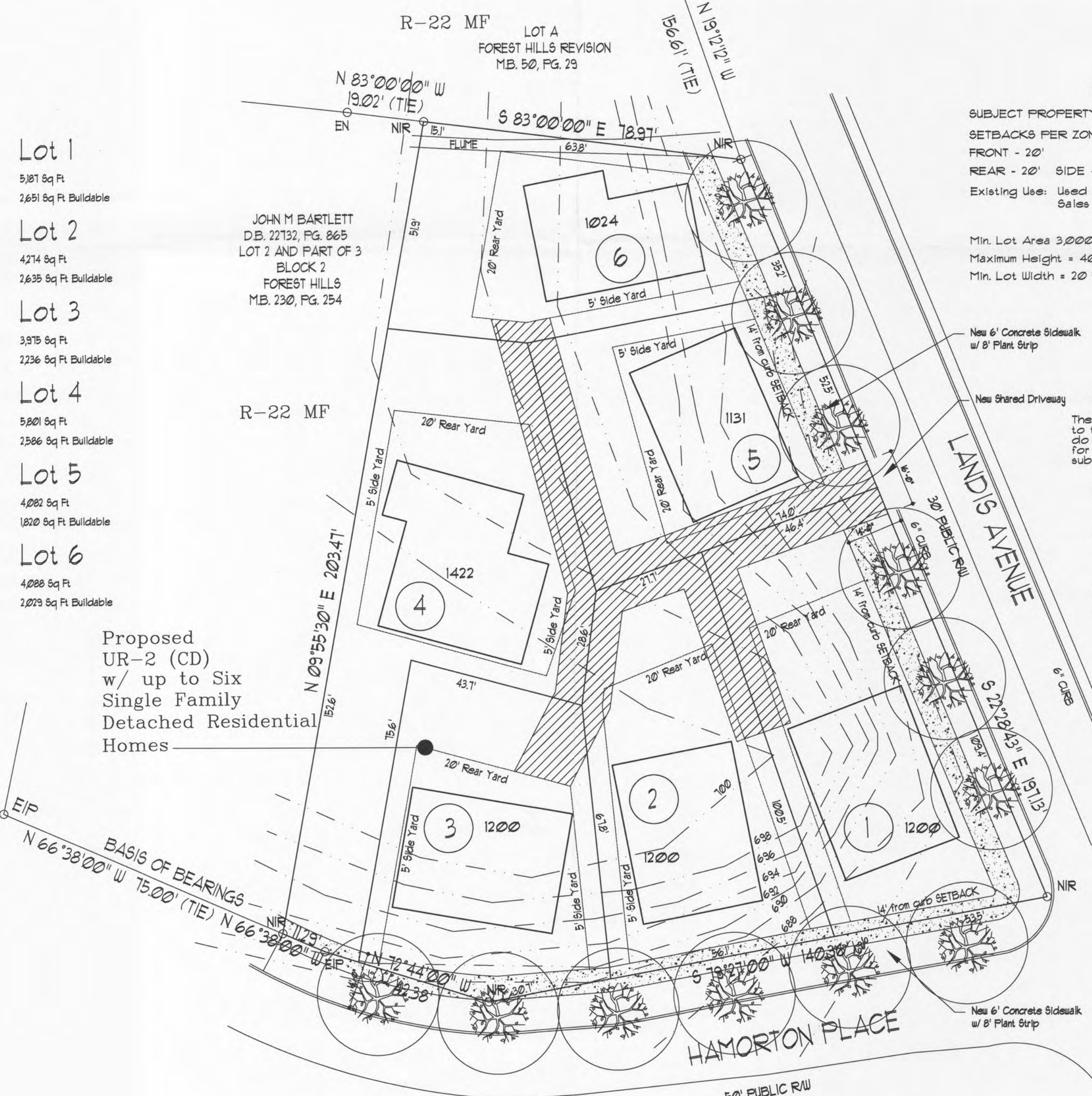
- 12. Lighting
 - The max height of any freestanding light fixture shall not exceed 20 feet including the base. All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the Zoning Ordinance requirements.
- 13. Phasing
 - Site Development to be Completed Prior to Individual Construction on Lots
- 14. Other
 - N/A

RECEIVED
MAR 20 2015
APPROVED BY
CITY COUNCIL
APR 20 2015

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
704 358 1365



C19-5102
CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE N.C.
11/18/14



NOTES

- Development Data - 0.629 Acres
 - SUBJECT PROPERTY IS ZONED B-2 (CD) PROPOSED PARCEL TO BE ZONED UR-2 (CD)
 - SETBACKS PER ZONING SETBACKS PER ZONING
 - FRONT - 20' FRONT - 14'
 - REAR - 20' SIDE - 5' REAR - 20' SIDE - 5'
 - Existing Use: Used Appliance Proposed Use: Up to 6 Single Family Sales & Repair Detached Residential Homes
 - Proposed Density: 9.5 Dwelling Units/ Acre
 - Min. Lot Area 3,000 Sq Ft - Proposed 3,975 - 5,801 Sq Ft
 - Maximum Height = 40 Ft
 - Min. Lot Width = 20 Ft - Proposed 30-57 Ft
 - No Grading without Building Permit
- General Provisions
 - The Site Plan is schematic in nature and represents a firm concept of Development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/ developer and shall be handled in accordance to the Zoning Ordinance and subject to section 6.207.
- Optional Provisions
 - N/A
- Permitted Uses
 - As Allowed per UR-2 with up to Six Single Family Detached Residential Homes and Accessory Uses - No Retail Development Permitted
- Transportation
 - Vehicle access points shall be limited to those shown on the Site Plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept of Transportation



3 Resoning Site Plan
1" = 20' - 0"

2 Existing Site Plan
1" = 20' - 0"

Landis
Rezoning
Petion
2015-017
1501
Landis
Avenue
Charlotte
NC

November 18, 2014
November 24, 2014
February 2, 2015
March 20, 2015

A-1