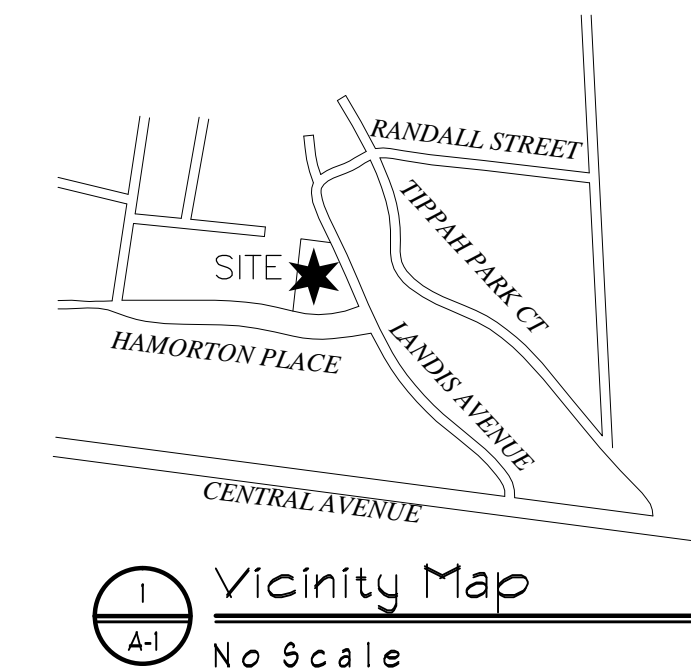


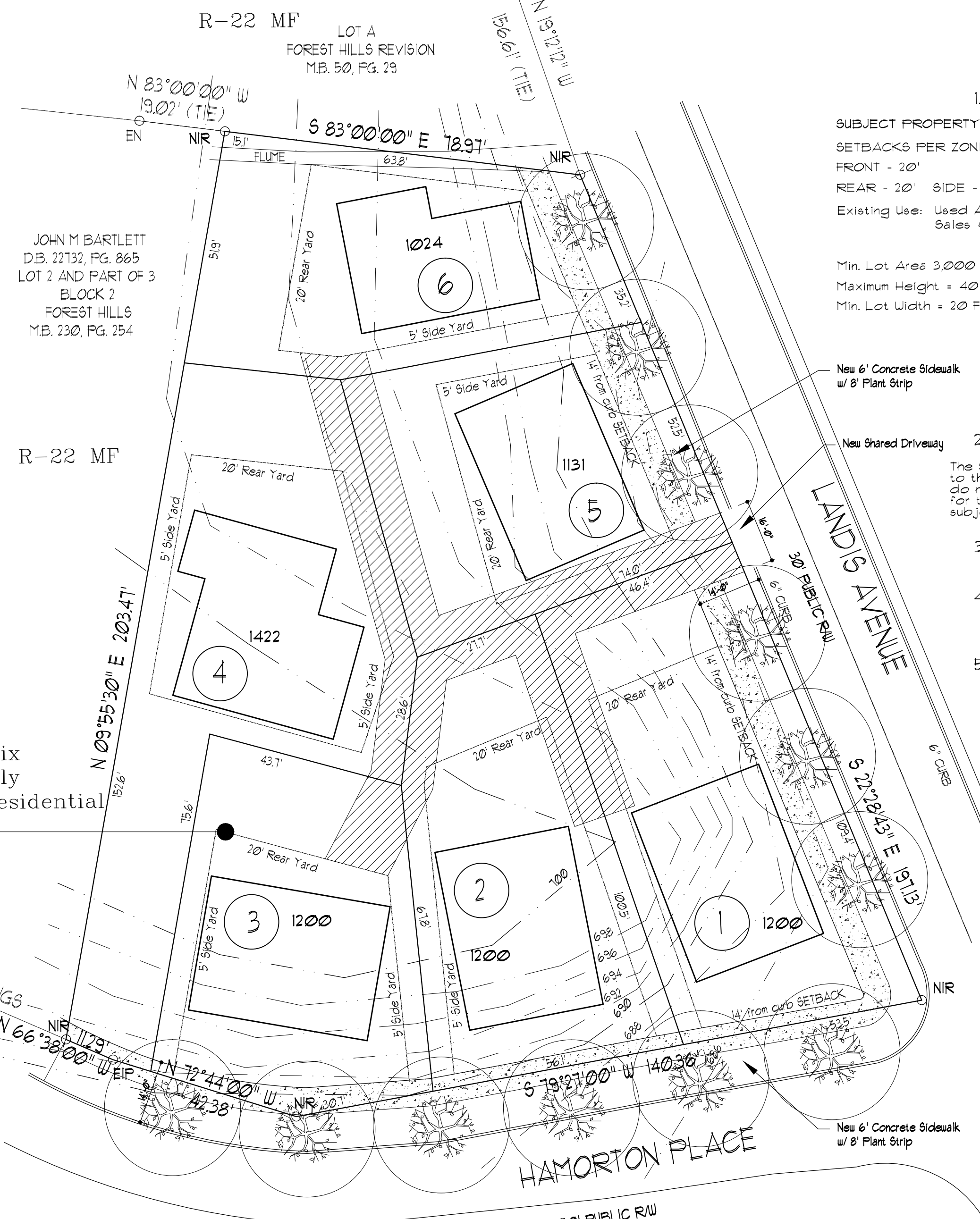
- 6. Architectural Standards**  
 Brick or Parged Block Foundations  
 Brick, Painted/ Stained Wood or Cementitious Lapped or Shake Siding  
 Architectural renderings of the front elevations shown are intended to depict the general conceptual architectural style and character of the Architecture.  
 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 Petitioner 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 Ordinances.

- 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



- Lot 1**  
5181 Sq Ft  
2651 Sq Ft Buildable
- Lot 2**  
4214 Sq Ft  
2635 Sq Ft Buildable
- Lot 3**  
3975 Sq Ft  
2236 Sq Ft Buildable
- Lot 4**  
5201 Sq Ft  
2596 Sq Ft Buildable
- Lot 5**  
4282 Sq Ft  
1820 Sq Ft Buildable
- Lot 6**  
4288 Sq Ft  
2029 Sq Ft Buildable



**NOTES**

**1. 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 Appliances 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 - 5,201 Sq Ft  
 Maximum Height = 40 Ft  
 Min. Lot Width = 20 Ft - Proposed 30-51 Ft No Grading without Building Permit

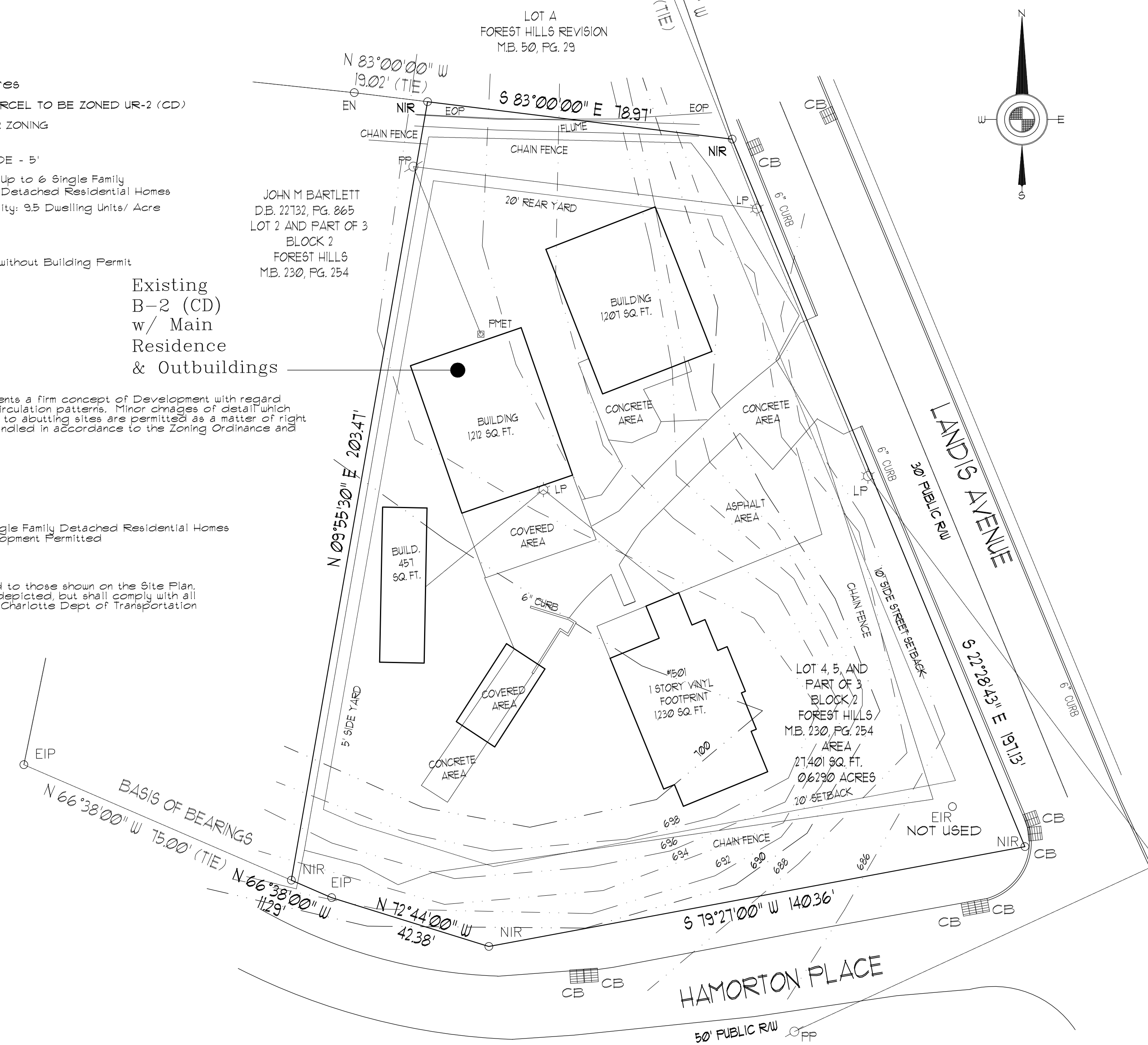
**2. General Provisions**  
 The Site Plan is schematic in nature and represents a firm concept of Development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to adjoining sites are permitted 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.

**3. Optional Provisions**  
 N/A

**4. Permitted Uses**  
 As Allowed per UR-2 with up to Six Single Family Detached Residential Homes and Accessory Uses - No Retail Development Permitted

**5. Transportation**  
 Vehicular 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

**Existing B-2 (CD) w/ Main Residence & Outbuildings**



Landis Rezoning Petition 2015-017  
 1501 Landis Avenue  
 Charlotte NC

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