



**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 6.201.

**7. Streetscape and Landscaping**

As per UR-2, 8' Plant Strip with 6' Concrete Sidewalk

**8. Environmental Features**

Tree mitigation in lieu of Tree Save area of 15% may be accomplished with additional plantings on site or within setback areas. All landscaping will comply with Landscape Ordinance.

**9. Parks, Greenways and Open Space**

The proposed site development will comply with the City of Charlotte Post Construction Controls Ordinance.

**10. Fire Protection**

N/A

**11. Signage**

Real Estate and Builder/ Architect signage limited to 2'x3'

**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



**NOTES**

**1. Development Data - 0.629 Acres**

SUBJECT PROPERTY IS ZONED B-2 (CD) PROPOSED PARCEL TO BE ZONED UR-2  
 SETBACKS PER ZONING FRONT - 20' SETBACKS PER ZONING FRONT - 14'  
 REAR - 20' SIDE - 5' REAR - 20' SIDE - 5'  
 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

The Petitioner acknowledges that other standard development requirements imposed by other City Ordinances, Standards, Policies and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and Site Development, etc.) will apply to the development site. This includes Chapters 6, 9, 12, 17, 18, 19, 20, 21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards, where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on the plan shall apply.

**2. General Provisions**

Existing Conditional Zoning for Appliance Sales & Repair  
 Proposed Use to Increase Urban Density Consistent with Area and Tippah Court  
 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.

**3. Optional Provisions**

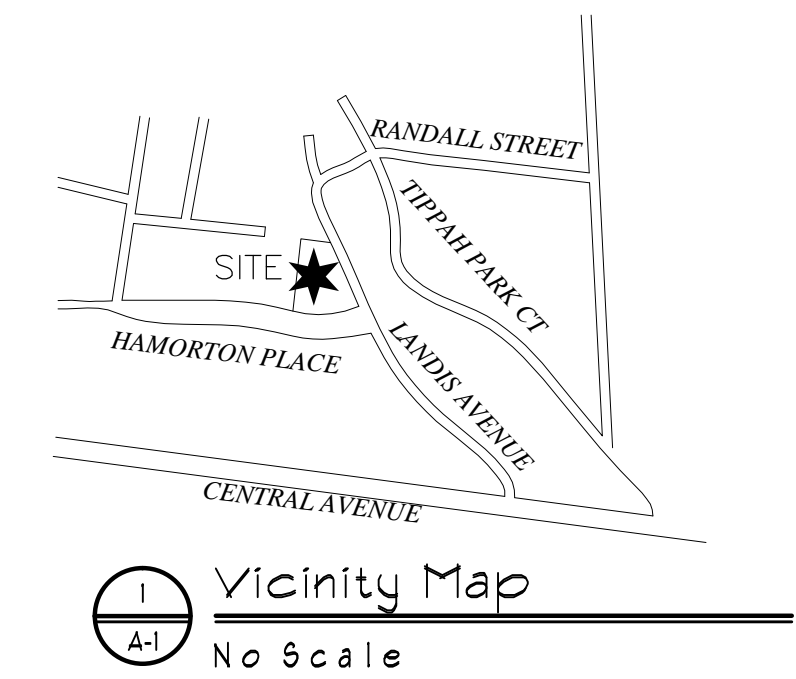
N/A

**4. Permitted Uses**

As per UR-2 with No Retail Development Permitted

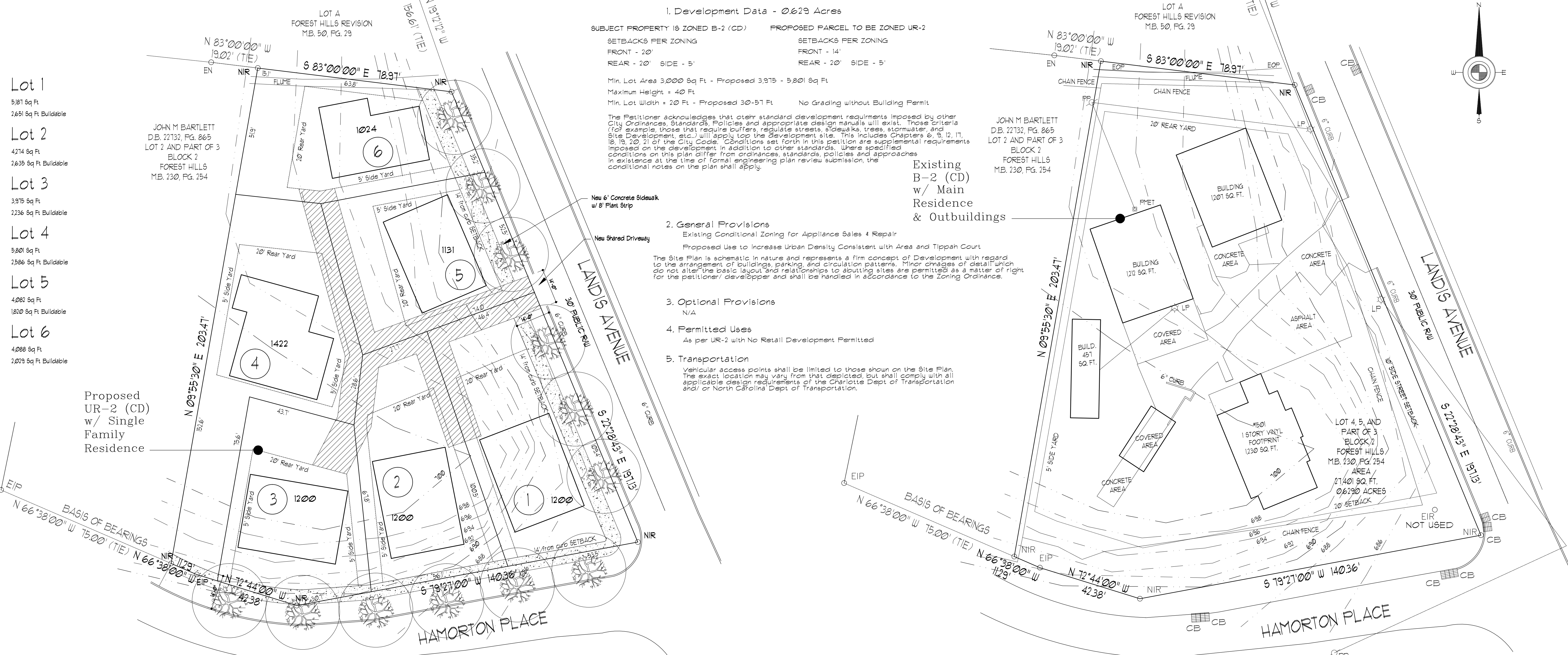
**5. Transportation**

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 and/ or North Carolina Dept of Transportation.



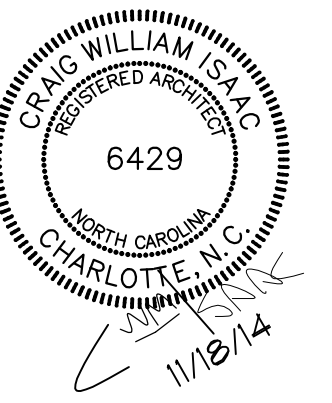
- Lot 1  
5,811 Sq Ft  
2,631 Sq Ft Buildable
- Lot 2  
4,214 Sq Ft  
2,635 Sq Ft Buildable
- Lot 3  
3,975 Sq Ft  
2,236 Sq Ft Buildable
- Lot 4  
5,201 Sq Ft  
2,506 Sq Ft Buildable
- Lot 5  
4,082 Sq Ft  
1,810 Sq Ft Buildable
- Lot 6  
4,088 Sq Ft  
2,029 Sq Ft Buildable

Proposed UR-2 (CD) w/ Single Family Residence



**3 Rezoning Site Plan**  
 1" = 20' - 0"

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



Landis Rezoning  
 1501 Landis Avenue  
 Charlotte NC

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