



FRAZIER AVE.
REZONING
CHARLOTTE, NC
ABL
ARCHITECTURE AND DESIGN, INC.



**PROPOSED
REZONING PLAN**

SCALE: 1" = 30'



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

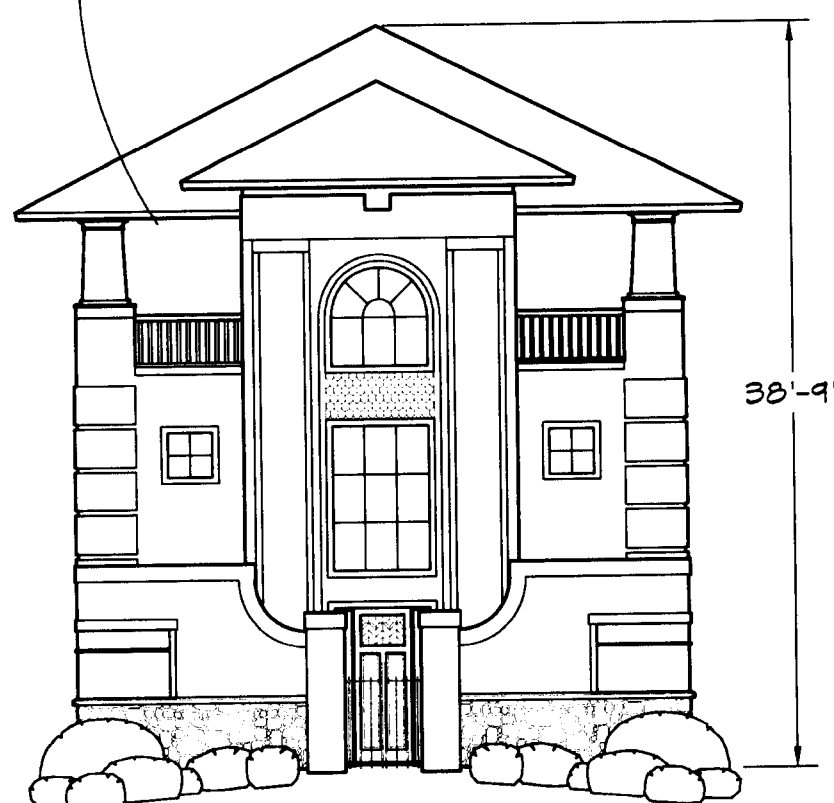
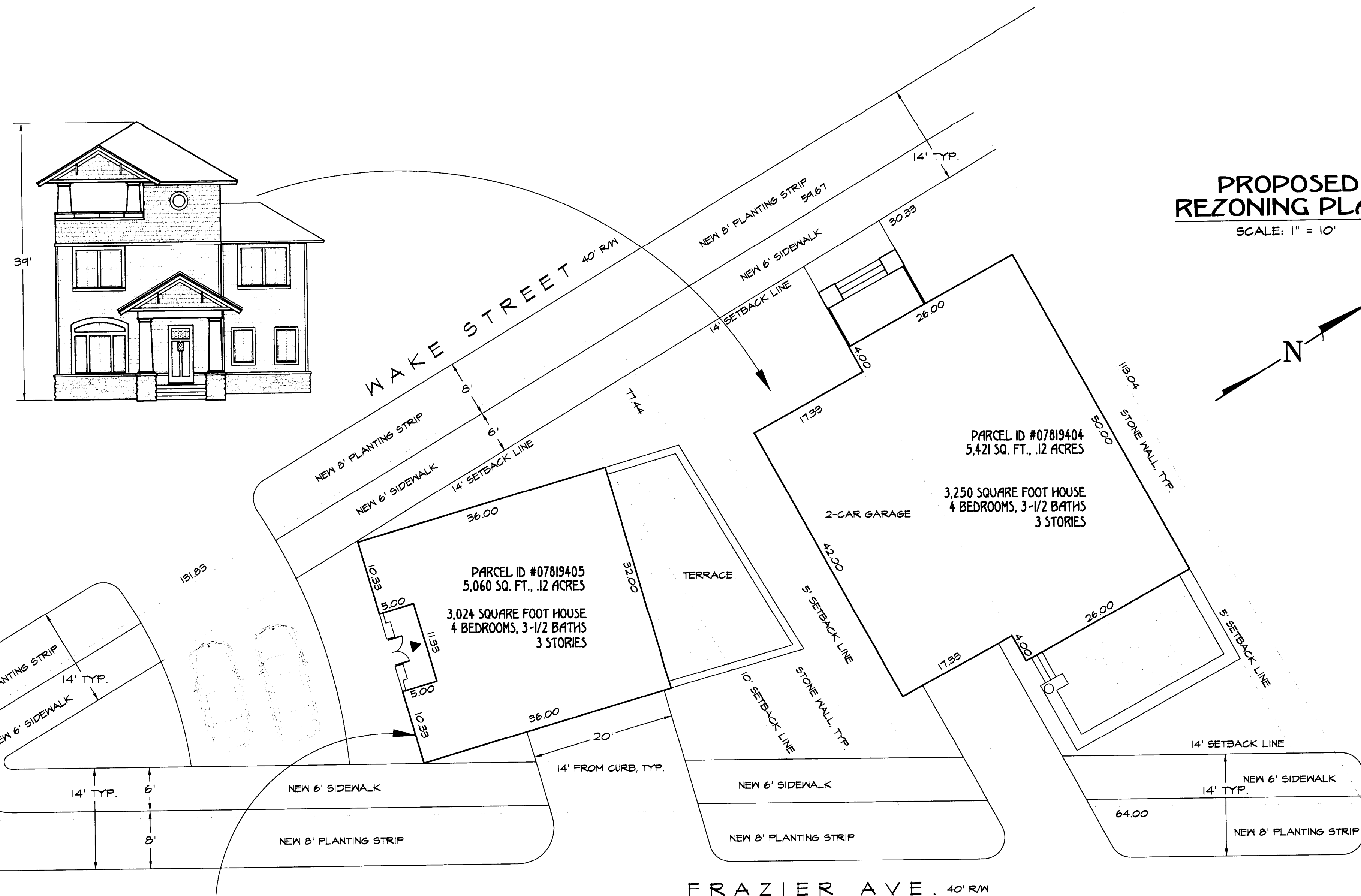
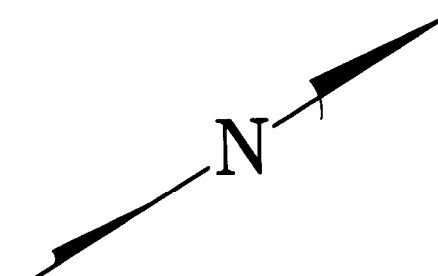
ABL

ARCHITECTURE AND DESIGN, INC.
4101-G STUART ANDREW BOULEVARD
CHARLOTTE, NORTH CAROLINA 28217
(704) 523-5887 FAX: (704) 523-4035
E-MAIL: ABLARCH@BELLJOUTH.NET
HTTP://WWW.ABLARCHITECTURE.COM

1/17/2006
2/4/2006
5/1/2006
5/1/2006
5/21/2006

PROPOSED REZONING PLAN

SCALE: 1" = 10'



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)

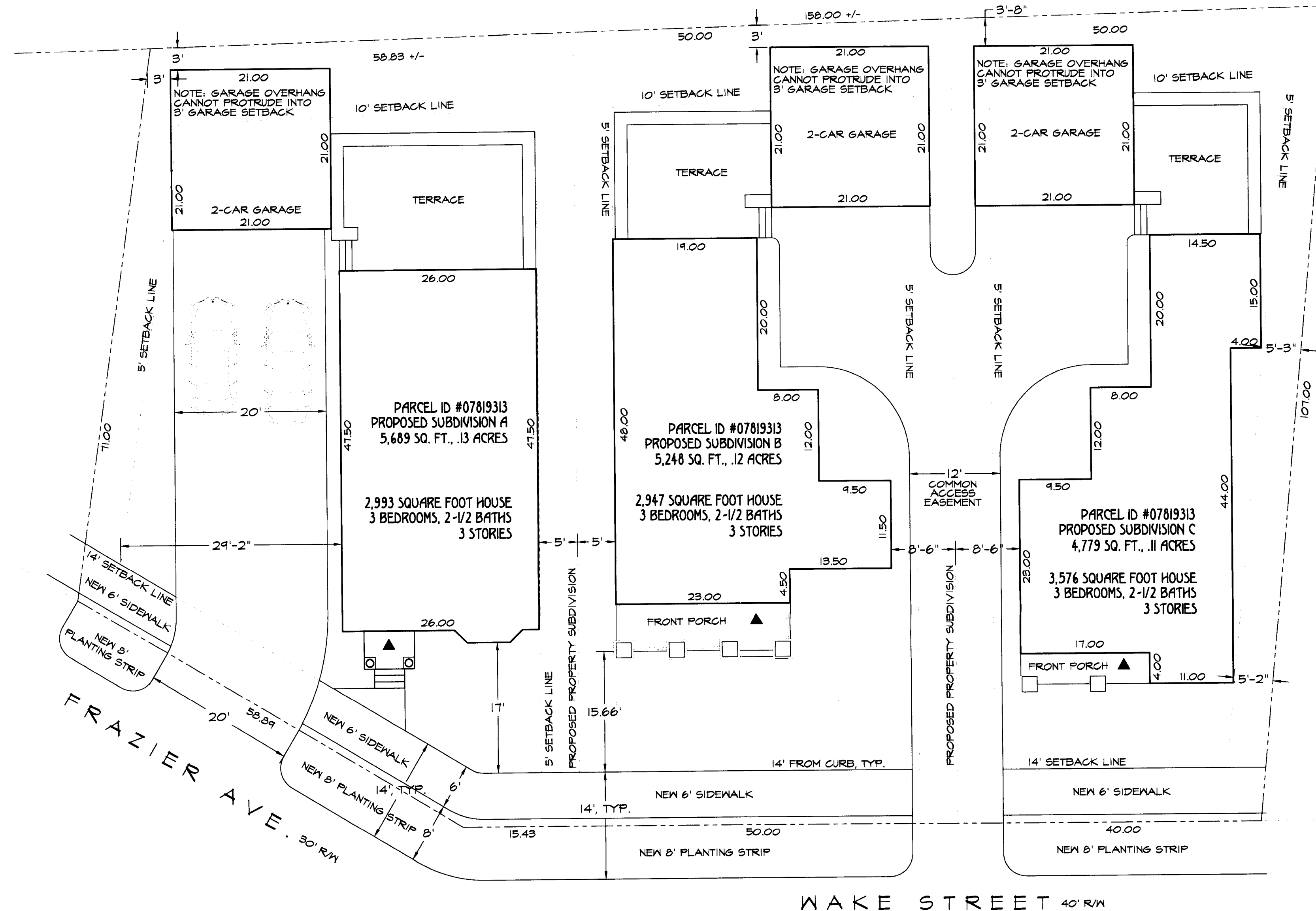
ALL ADJOINING LOTS ARE ZONED R-5.

RZ-2
FRAZIER AVE.
REZONING
CHARLOTTE, NC

ABL

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HTTP://WWW.ABLARCHITECTURE.COM

2/27/2008
2/4/2008
4/30/2008
5/6/2008
5/27/2008



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.

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'



RZ-3 FRASIER AVE. REZONING CHARLOTTE, NC **ABL**

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HTTP://WWW.ABLARCHITECTURE.COM

1/27/2008
4/30/2008
5/16/2008
5/27/2008

NOTES:

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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.

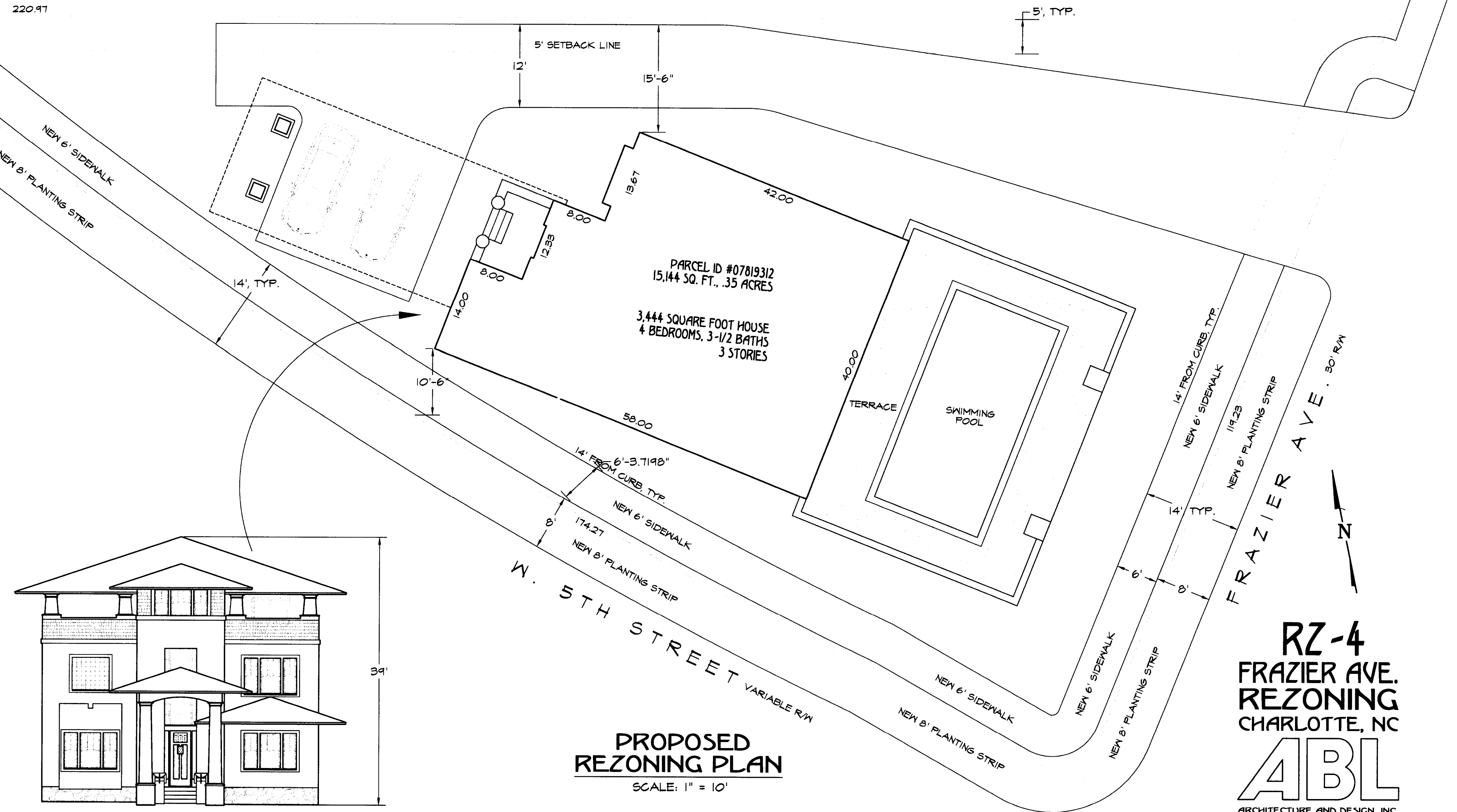
NOTE:

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

NOTE:

NO SUBDIVISIONS PROPOSED FOR PARCEL ID# 07819312.

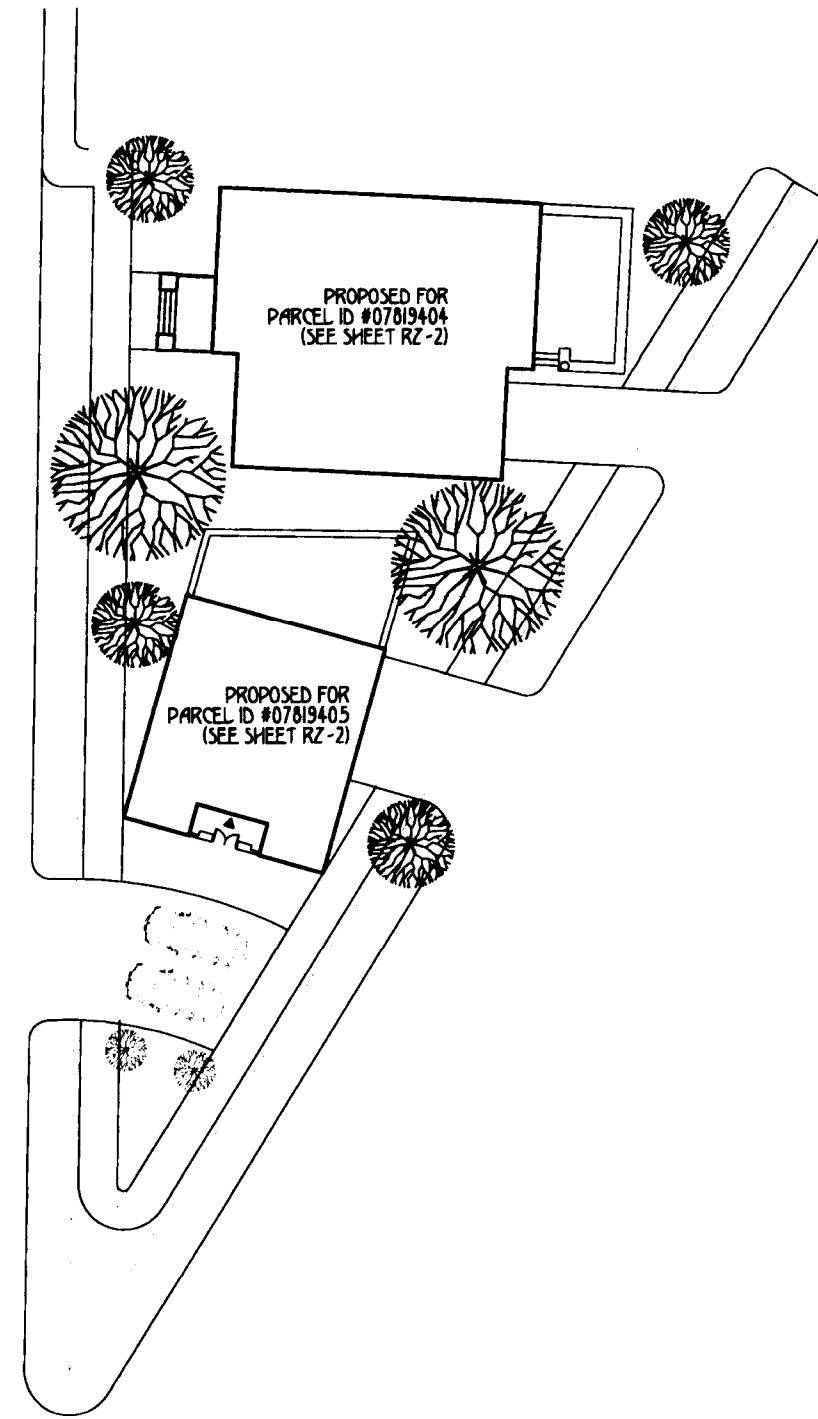
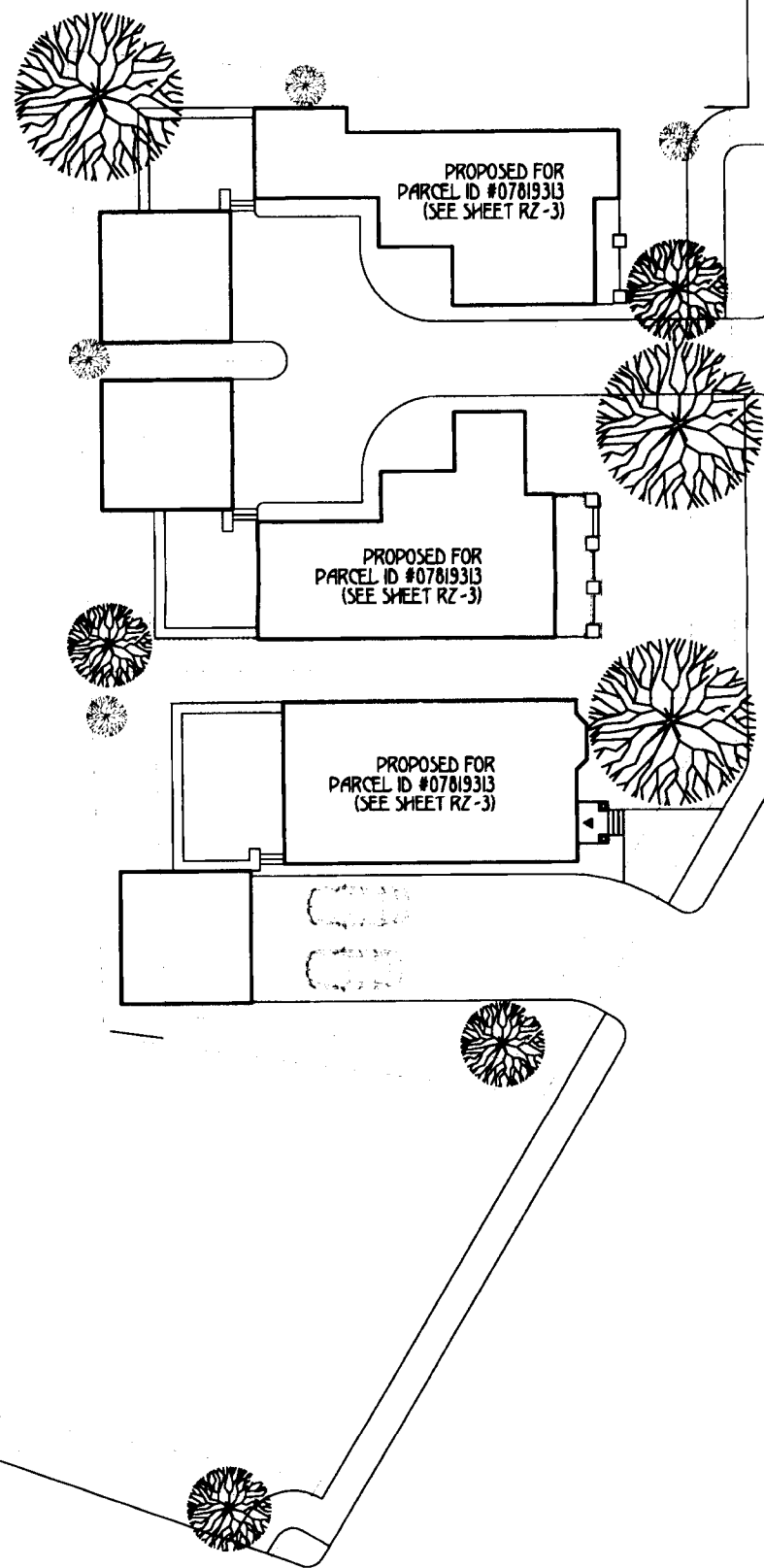
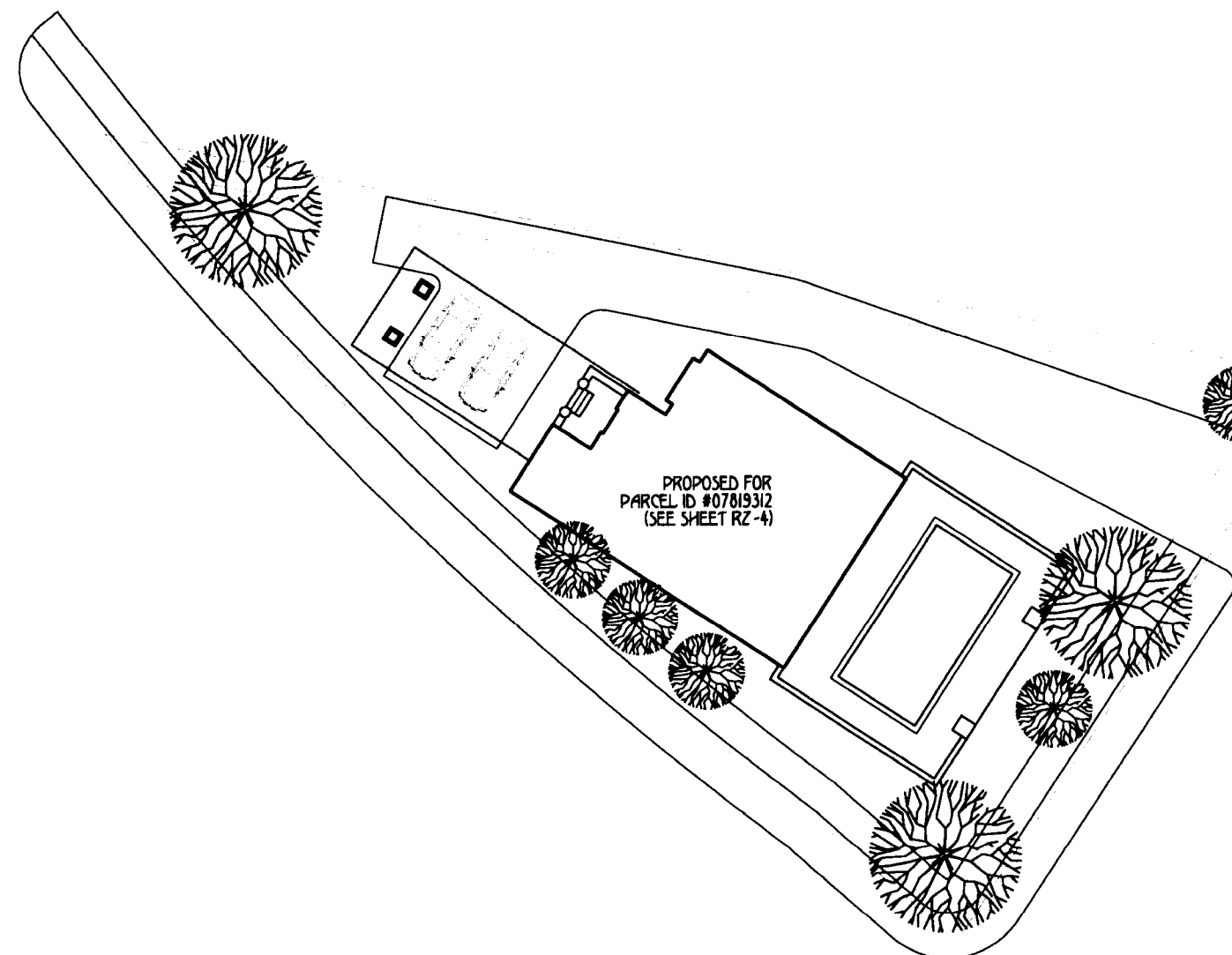
220.97



RZ-4
FRAZIER AVE.
REZONING
CHARLOTTE, NC
ABL

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[HTTP://WWW.ABLARCHITECTURE.COM](http://WWW.ABLARCHITECTURE.COM)

U/21/2008
2/4/2008
5/1/2008
5/27/2008



PROPOSED FOR
PARCEL ID #07019405
(SEE SHEET RZ-2)

PROPOSED FOR
PARCEL ID #07019404
(SEE SHEET RZ-2)

PROPOSED FOR
PARCEL ID #07019313
(SEE SHEET RZ-3)

PROPOSED FOR
PARCEL ID #07019313
(SEE SHEET RZ-3)

PROPOSED FOR
PARCEL ID #07019313
(SEE SHEET RZ-3)

PROPOSED FOR
PARCEL ID #07019312
(SEE SHEET RZ-4)

PROPOSED REZONING PLAN

SCALE: 1" = 30'



RZ-5
FRAZIER AVE.
REZONING
CHARLOTTE, NC

ABL

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1/27/2008
2/4/2008
5/1/2008
5/6/2008
5/27/2008



EXISTING CONDITIONS

SCALE: 1" = 30'



RZ-6
FRAZIER AVE.
REZONING
CHARLOTTE, NC

ABL

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E-MAIL: ABLARC@BELLJOUTH.NET
HTTP://WWW.ABLARCHITECTURE.COM

1/21/2004
2/4/2004
3/7/2004
3/10/2004



RECEIVED
JUN 2 0 2008
BY:

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