

- PERMITTING DATA:**
1. SITE AREA: 4.15 AC.
 2. PARCEL ID NUMBERS OF PROJECT: 107-312-05, 107-312-06, 107-312-07, 107-312-08, 107-312-09, 107-312-10, 107-312-11, 107-312-12, 107-312-13, 107-312-14, 107-312-15, 107-312-16, 107-312-17, 107-312-18, 107-312-19, 107-312-20, 107-312-21, 107-312-22, 107-312-23, 107-312-24, 107-312-25, 107-312-26, 107-312-27, 107-312-28, 107-312-29, 107-312-30, 107-312-31, 107-312-32, 107-312-33, 107-312-34, 107-312-35, 107-312-36, 107-312-37, 107-312-38, 107-312-39, 107-312-40, 107-312-41, 107-312-42, 107-312-43, 107-312-44, 107-312-45, 107-312-46, 107-312-47, 107-312-48, 107-312-49, 107-312-50, 107-312-51, 107-312-52, 107-312-53, 107-312-54, 107-312-55, 107-312-56, 107-312-57, 107-312-58, 107-312-59, 107-312-60, 107-312-61, 107-312-62, 107-312-63, 107-312-64, 107-312-65, 107-312-66, 107-312-67, 107-312-68, 107-312-69, 107-312-70, 107-312-71, 107-312-72, 107-312-73, 107-312-74, 107-312-75, 107-312-76, 107-312-77, 107-312-78, 107-312-79, 107-312-80, 107-312-81, 107-312-82, 107-312-83, 107-312-84, 107-312-85, 107-312-86, 107-312-87, 107-312-88, 107-312-89, 107-312-90, 107-312-91, 107-312-92, 107-312-93, 107-312-94, 107-312-95, 107-312-96, 107-312-97, 107-312-98, 107-312-99, 107-312-100.
 3. CURRENT ZONING: R-8 (PARCELS 107-312-05, 107-312-06, 107-312-07), B-2 (CD) (PARCELS 107-312-08, 107-312-09, 107-312-10), B-2 (CD) (PARCELS 107-312-11, 107-312-12, 107-312-13, 107-312-14, 107-312-15, 107-312-16, 107-312-17, 107-312-18, 107-312-19, 107-312-20, 107-312-21, 107-312-22, 107-312-23, 107-312-24, 107-312-25, 107-312-26, 107-312-27, 107-312-28, 107-312-29, 107-312-30, 107-312-31, 107-312-32, 107-312-33, 107-312-34, 107-312-35, 107-312-36, 107-312-37, 107-312-38, 107-312-39, 107-312-40, 107-312-41, 107-312-42, 107-312-43, 107-312-44, 107-312-45, 107-312-46, 107-312-47, 107-312-48, 107-312-49, 107-312-50, 107-312-51, 107-312-52, 107-312-53, 107-312-54, 107-312-55, 107-312-56, 107-312-57, 107-312-58, 107-312-59, 107-312-60, 107-312-61, 107-312-62, 107-312-63, 107-312-64, 107-312-65, 107-312-66, 107-312-67, 107-312-68, 107-312-69, 107-312-70, 107-312-71, 107-312-72, 107-312-73, 107-312-74, 107-312-75, 107-312-76, 107-312-77, 107-312-78, 107-312-79, 107-312-80, 107-312-81, 107-312-82, 107-312-83, 107-312-84, 107-312-85, 107-312-86, 107-312-87, 107-312-88, 107-312-89, 107-312-90, 107-312-91, 107-312-92, 107-312-93, 107-312-94, 107-312-95, 107-312-96, 107-312-97, 107-312-98, 107-312-99, 107-312-100).
 4. PROPOSED ZONING: B-2 (CD) (ALL PARCELS).
 5. PROPOSED SQUARE FOOTAGE OF NEW OFFICE/REX SPACE: 31,500 S.F. (NOT INCLUDING EXISTING 11,000 S.F.)
 6. MAXIMUM BUILDING HEIGHT: 40 FT.
 7. MINIMUM NUMBER OF PARKING SPACES: 3 PER 500 S.F. (31,500 S.F. / 500 S.F. = 105 SPACES).
 8. PROJECT: BICYCLE AND WHEELCHAIR SPACES SHALL MEET CITY AND ADA REQUIREMENTS (FLOOD PLANS EXIST ON THE PROJECT).
 9. PROJECT: BICYCLE AND WHEELCHAIR SPACES SHALL MEET CITY AND ADA REQUIREMENTS (FLOOD PLANS EXIST ON THE PROJECT).

- GENERAL PROVISIONS:**
1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE CITY ZONING ORDINANCES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE.
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- TRANSPORTATION NOTES:**
1. A 6 FOOT SIDEWALK SHALL BE PROVIDED WITH AN 8 FOOT PLANTING STRIP ALONG HICKORY FRONT, SIDE AND REAR YARDS.
 2. IMPROVED PESTICIDE MANAGEMENT SHALL BE PROVIDED ACROSS SUSAN DRIVE AT HICKORY GROVE AND ALONG SUSAN DRIVE AT LAWSON LANE.
 3. A 30 FOOT SIDEWALK SHALL BE PROVIDED ALONG SUSAN DRIVE AT HICKORY GROVE AND ALONG SUSAN DRIVE AT LAWSON LANE.
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- ARCHITECTURAL STANDARDS:**
- (a) Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - (i) Buildings shall be placed so as to present a front or side facade to all streets.
 - (ii) Facades facing streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - (iii) The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - (iv) Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - (v) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - (b) Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior awnings, arcades, or other architectural elements.
 - (c) Buildings should be a minimum height of 22'.
 - (d) Multi-story buildings should have a minimum of 20% transparency on all upper stories.

SETBACKS:

FRONT YARD - 20'
 REAR YARD - 10'
 SIDEWALK FROM THOROUGHFARE - 30'

- PERMITTED USES:**
1. OFFICE/REX SPACE
 2. RETAIL
 3. RESTAURANT
 4. SERVICE
 5. PROFESSIONAL OFFICE
 6. PROFESSIONAL SERVICE
 7. PROFESSIONAL SERVICE
 8. PROFESSIONAL SERVICE
 9. PROFESSIONAL SERVICE
 10. PROFESSIONAL SERVICE

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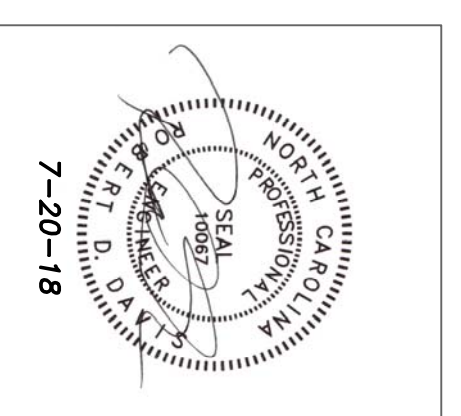
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NOT FOR CONSTRUCTION



PROJECT: LAWSON COMMERCIAL CITY OF CHARLOTTE

SHEET TITLE: CONDITIONAL REZONING SITE PLAN

DATE: 7/21/17

BY: JAMES SCHAD

REVISIONS:

No.	Date	Description
0		Issue Date: 8/11/17

PROJECT ENGINEER: JAMES SCHAD

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