

On Dec 20th, the property owners that abut the properties that were included in Rezoning Petition 2015-026 were invited to a preliminary meeting. This was not intended to serve as the meeting required by the City of Charlotte, but as an introductory meeting to inform the neighbors of the proposed project, as well as to solicit feedback/questions from the community. The meeting was held on January 15th at the Harris Teeter, 1704 Central Ave., from 6:00 – 7:30 p.m. Approximately 18 residents attended along with City Council District Representative Patsy Kinsey. The meeting was facilitated by:

Bobby Drakeford – The Drakeford Company (Petitioner)

Nick Bushon – Design Resource Group (Land Planner/Civil Engineer)

Thomas Haapapuro – Design Resource Group (Land Planner/Civil Engineer)

Matt Majors – Axiom Design (Architect)

The attendees of the meeting are attached (SEE EXHIBIT A)

The agenda for the meeting is attached (SEE EXHIBIT B)

Bobby Drakeford introduced the project vision and preliminary design concepts, along with details on estimated sales prices, unit square footages, the number of units, the site plan orientation, etc. Several questions were raised regarding the building height, traffic, green / open space, etc. The general neighborhood concerns regarded ensuring that the project fit within the existing neighborhood context. Their concerns and suggestions were considered in preparation of the required community meeting. A summary of the key concerns / questions raised follow:

- 1) Insufficient number of driveways
- 2) Height concerns (3 story buildings abutting single family homes)
- 3) Assurance of adequate open / greenspace
- 4) Number of parking spaces
- 5) Exterior design

The preliminary plan that was submitted with the rezoning petition was revised prior to March 3rd required community rezoning meeting.

In the interim, Bobby Drakeford attended the regularly schedule Commonwealth Morningside Neighborhood Association meeting on February 3rd. A brief presentation was made during that meeting where grave concern was expressed over the potential traffic impact. There was also mention of community opposition and a request for elevations.

On February 20th, letters were mailed out to the community for the required community meeting. (SEE EXHIBIT C) The meeting was held on March 3rd at the Plaza Midwood Library, 1623 Central Ave.

The attendees of the meeting are attached (SEE EXHIBIT D)

The agenda for the meeting is attached (SEE EXHIBIT E)

The neighbors were introduced to the facilitators of the meeting , Bobby Drakeford with The Drakeford Company, LLC and Matt Majors with Axiom Design. New plans were distributed based on feedback from the previous meeting. Below are questions asked during the meeting:

Q. What if units don't sell?

A. Selling units should not be an issue based on previous projects in the area, current projects in the urban arena and future plans for the community.

Q. How will the units look?

A. frontage as well as rear green/grassy area. Units 6 – 9 will be customized based on their position.

Q. Will there be non traditional windows

A. WE will take a look into it but the goal is to ensure proper lighting in the units.

Q. Will the trees be city approved

A. Yes

Q. Will units 5/6 and 19/13 be HIPIC?

A. Yes

Q. Why are some units 2.5 stories and others 3?

A. Width of the units drives the number of stories.

Q. How will trash be accommodated for

A. It will be regular city pickup for each unit just like for single family houses.

Q. What about the addition of so many cans and possibly being left out?

A. We can incorporate rolling carts back up to the property into the home owner's association rules.

The meeting ended with a summary from Jeannie Fussell, Commonwealth Neighborhood Association president explaining why the neighborhood is so concerned with the project. She advised it is as a result of other apartment projects in the area. Jeff Purser responded advising that he would much rather high end townhomes be there as we are proposing as opposed to apartments or a lower end product.

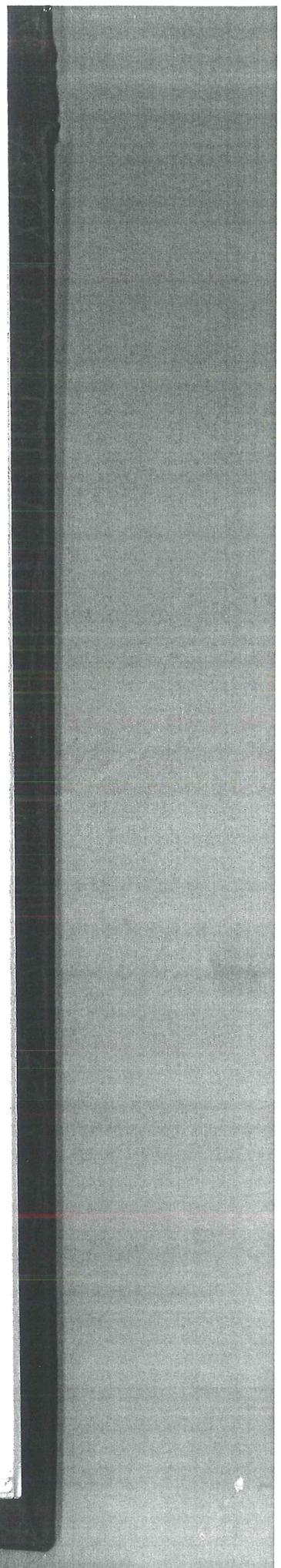
On March 12th. The Drakeford Company once again met with the members of the community to discuss the project. (SEE EXHIBIT F). Plans were presented showing requested changes by the community from

the previous meetings. Robert Drakeford presented the plans to show good faith effort in working with the community on this project. The community expressed that although changes had been made, they were still concerned about development in the area they were still unable to support the project.

11/15/15



Name	Address	Email Address	Ref
Brian Bennett	Jeff Calavacchia 1321 St Julien	J-Calavacchia@yahoo.com bbennette@psychex.com	1
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Emily Parker	1318 St. Julien	emily.livingstone@gmail.com	
Jason Winslow	Commonwealth Ave		
Tracy Oress	2021 Commonwealth	Tracy@TracyOress.com	1
Brend Conroy	2400 Commonwealth	bconroy@carolina.rr.com	M
Allen Nelson	1509 Ivey Dr.	allen.r.nelson@gmail.com	
Mansour Eolin	2225 McClintock Rd.	MESOLIN4583C@t.rr.com	
Beth Poorey	2400 Commonwealth	bethpoorey@gmail.com	



11/15/15



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Ed's Marianne Moyers 1400 Morningside eph521@mindspring.com

Joe Sweeney 2416 Commonwealth jpsweeney77@gmail.com

Scott Sanford 2215 McEwen JSS80MAC.COM

Noll Krist Saltman 1258 Morningside Dr. NOLLK@CLARKPETERSEN.COM

Matt Majors 2200 Sarah Merks Ave mmajors@axiomarchitecture.com

Arlican



Commonwealth/Morningside
Proposed Townhome Community – 2100th Block McClintock Rd.

Informational Meeting

Central Avenue Harris Teeter
6:30 – 7:30 p.m. - January 15, 2015



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Agenda

- I. Introduction
- II. Rezoning Process / Timeline
- III. Project Description
- IV. Project Schedule
- V. Design Concepts
 - (a) Site Plan Review
 - (b) Exterior
 - (c) Interior
- VI. Discussion / Next Steps



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Development Team

- Bobby Drakeford – The Drakeford Company (Developer)
Nick Bushon – Design Resource Group (Land Planner / Civil Engineer)
Thomas Haapapuro – Design Resource Group (Land Planner / Civil Engineer)
Matt Majors – Axiom Design (Architect)



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Rezoning Timeline

- 12/19/2014 – Rezoning Application Submitted (Petition Number 2015-026)
- 01/15/2015 – 6:30 p.m. - Informative Community Meeting (Central Ave. Harris Teeter)
- 02/02/2015 – 5:00 p.m. - City of Charlotte Open House Forum*
- 02/03/2015 – 7:00 p.m. - Quarterly Community Meeting (Commonwealth Methodist Church - 2434 Commonwealth Ave.)
- 03/03/2015 – 6:30 p.m. - Required Rezoning Community Meeting (Plaza/Midwood Library - 1623 Central Ave.)
- 03/16/2015 – 6:00 p.m. - City Council Public Hearing*
- 04/20/2015 – 6:00 p.m. - City Council Decision*

* Held at City/County Government Center - 600 E 4th St.

1914 Brunswick Ave., Charlotte, NC 28207
P 704/344-0332 F 704/344-9992 www.tdcrealestate.com



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Project Description

- Current Zoning: R-5
- Proposed Zoning: MUDD-O (conditional)
- Number of Units: 25 – 30 (25 currently plan)
- Addresses: 2145, 2151, 2146, 2148 / 2150 (duplex)
- Housing Type: Townhomes
- Price Range: \$325,000 - \$450,000
- Management: Homeowner's Association



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Project Schedule

- 1st Qtr. 2015 – Rezoning / Community Meetings
- 2nd Qtr. 2015 – Rezoning Approved / Design / Marketing
- 3rd Qtr. 2015 – Design / Sales / Apply for Building Permits
- 4th Qtr. 2015 – Permits Issued / Construction Begins
- 4th Qtr. 2016 – Construction Completed / New Neighbors



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Proposed Townhome Community – 2100th Block McClintock Rd.

Design Concepts

A. Site Plan

- (1) Parking
- (2) Building Orientation / Scale
- (3) Landscaping

B. Exterior

- (1) Building Materials
- (2) Architectural Styles
- (3) Model Elevations

C. Interior

- (1) Unit Sizes: 1,300 – 2,100 sq. ft.
- (2) Finishes: hardwood / tile floors, granite, stainless steel appliances, etc.



Commonwealth/Morningside
Proposed Townhome Community – 2100th Block McClintock Rd.

Contact Information

Bobby Drakeford

The Drakeford Company

bobby@tdcrealestate.com

1914 Brunswick Ave., Suite 1A

Charlotte, NC 28207

(704) 344-0332 (o)

(704) 344-9992 (f)

(704) 968-3271 (c)



design resource group

- landscape architecture
- urban planning
- land planning
- traffic engineering
- transportation planning

2455 wilshire boulevard, suite 200
 Charlotte, NC 28208
 phone: 704.376.8111
 www.drgnc.com



McCLINTOCK RD SITE
 PLAZA MIDWOOD, CHARLOTTE
 THE DRAKEFORD COMPANY
 1914 BRUNSWICK AVE, SUITE 1A
 CHARLOTTE, NORTH CAROLINA 29207

REZONING PETITION

REZONING PETITION
 FOR PUBLIC HEARING
 2015-0226



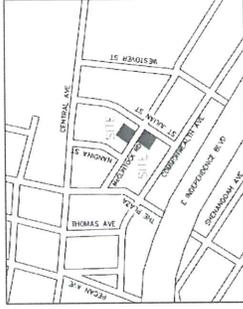
PROJECT #:
 DRAWN BY:
 CHECKED BY:

SITE AERIAL PLAN

JANUARY 15, 2015

REVISIONS

RZ 1.0



VICINITY MAP
 NOT TO SCALE

SITE DEVELOPMENT DATA
 PARCEL ID NUMBER: 2002071 & 2002072
 SITE AREA: 18,809 SQ FT / 0.435 AC (NORTH SIDE OF McCLINTOCK RD) / 18,811 SQ FT / 0.435 AC (SOUTH SIDE OF McCLINTOCK RD)
 ZONING: R-3
 PROPOSED ZONING: MUD
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL-HOMES
 EXISTING USE: RESIDENTIAL
 BUILDING HEIGHT: 12 FEET (NORTH OF McCLINTOCK RD)
 BUILDING DENSITY: 12 UNITS PER ACRE (NORTH OF McCLINTOCK RD)
 PARKING REQUIREMENTS: SHALL MEET DISTANCE REQUIREMENTS
 OPEN SPACE: SHALL MEET DISTANCE REQUIREMENTS
 TREE SAVE: SHALL MEET DISTANCE REQUIREMENTS

THE PLAN IS SUBMITTED IN FULL KNOWLEDGE THAT THE CITY OF CHARLOTTE HAS THE AUTHORITY TO REZONE THE SITE. THE CITY OF CHARLOTTE HAS THE AUTHORITY TO REZONE THE SITE. THE CITY OF CHARLOTTE HAS THE AUTHORITY TO REZONE THE SITE.

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design resource group

- landscape architecture
- civil engineering
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- land planning
- traffic engineering
- transportation planning

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McCLINTOCK RD SITE

PLAZA MIDWOOD, CHARLOTTE
 THE DRAKEFORD COMPANY
 CHARLOTTE, NORTH CAROLINA 29207

REZONING PETITION

REZONING PETITION FOR PUBLIC HEARING



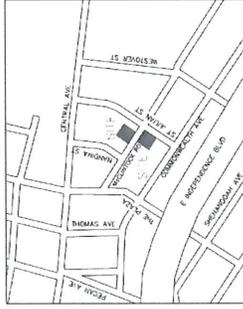
PROJECT # 1901019
 DRAWN BY [Name]
 CHECKED BY [Name]

SCHEMATIC SITE PLAN

JANUARY 15, 2015

REVISIONS

RS 1.0



VICINITY MAP
 NOT TO SCALE

SITE DEVELOPMENT DATA

PARCELS & NUMBERS: 19-00000000000000000000 (NORTH SIDE OF McCLINTOCK RD), 19-00000000000000000000 (SOUTH SIDE OF McCLINTOCK RD)
 SITE AREA: 19,800 SQ FT / 0.455 AC (NORTH SIDE OF McCLINTOCK RD), 19,811 SQ FT / 0.455 AC (SOUTH SIDE OF McCLINTOCK RD)
 DISTING. ZONING: R-5
 PROPOSED ZONING: MUDD-O
 EXISTING USE: SINGLE FAMILY RESIDENTIAL - HOMES
 PROPOSED USE: TOWNHOMES
 BUILDING HEIGHT: 16 FEET
 BUILDING HEIGHT: 12 UNITS (NORTH OF McCLINTOCK RD), 12 UNITS (SOUTH OF McCLINTOCK RD)
 MARKING PROVIDED: SHALL MEET MINIMUM REQUIREMENTS
 OPEN SPACE: SHALL MEET MINIMUM REQUIREMENTS
 TREE SPEC: SHALL MEET MINIMUM REQUIREMENTS

THIS PLAN IS PREPARED BY DRG INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



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EXHIBIT C

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2015-026 filed by The Drakeford Company, LLC To rezone approximately +/- 1.0 acres located at 2145, 2146, 2150, and 2151 McClintock Rd. 28205 to allow the development of a Townhome Community.

Date and Time
of Meeting: March 3rd, 2015 at 630pm.

Place of Meeting: Plaza Midwood Public Library 1623 Central Ave. 28205

Petitioner: The Drakeford Company, LLC
Petition No.: 2015-026

The Drakeford Company, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately +/- 1.0 acre site (the "Site") located at 2145, 2146, 2150, and 2151 McClintock Rd from the R-5 zoning district to the MUDD zoning district. The purpose of the rezoning is to permit the development of a townhome community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, we will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, we give you notice that we will hold a Community Meeting regarding this Rezoning Petition on March 3rd, 2015 from 630pm – 730pm.. This meeting is being held at the Plaza Midwood Public Library branch at 1623 Central Ave. 28205. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

Please note that the City Council public hearing meeting addressing this petition has been changed from March 16th to April 20th. In the meantime, should you have any questions or comments about this matter, please call Bobby Drakeford at 704-344-0332 or bobby@tdcrealestate.com.

cc: Council Member Patsy Kinsey

Date Mailed: February 20th, 2015

EXHIBIT D

MEETING SIGN-IN SHEET

Project: Rezoning 2015-026

Meeting Date: March 3rd, 2015

Facilitator: Bobby Drakeford

Place/Room: Plaza Midwood Library

Name	Address	Phone	E-Mail
Scott Worthington	1322 Saint Julien St.	205-907-7373	st_worth@hotmail.com
Jeff Purser	Po Box 790585, Charlotte NC	704-393-7875	
Derick Ritter	2146 McIntosh Rd	704-975-2636	
Matt Majors	2200 Sarah Marks Ave.	704-927-9900	mmajorse@axiomarchitecture.com
Ivan Harp	2137 Commonwealth	704 701 6852	iharp1@gmail.com
Jessica Lockwood	1317 St. Julien St	864-704-6069	
Jason Winslow	2225 Commonwealth	980-298-2153	
RICHARD WROU	2220 McIntosh	704 258 8349	RW321@GMAIL.COM
Phillip Gussman	2008 Winter St.	701-608-1323	pgussman@mtsm.com
MANSOUR OLIN	2225 McIntosh	704 965-4800	MEDLIN 4130 Del. Ave
Joe Sweeney	2416 Commonwealth		jsweeney27@gmail.com
Laura Ryan	2240 Commonwealth Ave	704-490-2216	Laura Ryan@bellsouth.net
Crystal P. Baker	2200 McIntosh	980-213-8374	crystalpp@worldnet.att.net



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Required Rezoning Meeting

Plaza Midwood Public Library

6:30 – 7:30 p.m. – March 3, 2015

Agenda

- I. Introduction
- II. Rezoning Process / Timeline
- III. Project Description
- IV. Project Schedule
- V. Design Concepts
 - (a) Site Plan Review
 - (b) Exterior
 - (c) Interior
- VI. Discussion / Next Steps



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Development Team

- Bobby Drakeford – The Drakeford Company (Developer)
- Nick Bushon – Design Resource Group (Land Planner / Civil Engineer)
- Thomas Haapapuro – Design Resource Group (Land Planner / Civil Engineer)
- Matt Majors – Axiom Design (Architect)



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Rezoning Timeline

- 12/19/2014 – Rezoning Application Submitted (Petition Number 2015-026)
- 01/15/2015 – 6:30 p.m. - Informative Community Meeting (Central Ave. Harris Teeter)
- 02/02/2015 – 5:00 p.m. - City of Charlotte Open House Forum*
- 02/03/2015 – 7:00 p.m. - Quarterly Community Meeting (Commonwealth Methodist Church - 2434 Commonwealth Ave.)
- 03/03/2015 – 6:30 p.m. - Required Rezoning Community Meeting (Plaza/Midwood Library - 1623 Central Ave.)
- 03/??/2015 – 6:30 p.m. – Follow-up Community Meeting – if desired – (Plaza/Midwood Library)
- 04/20/2015 – 6:00 p.m. - City Council Public Hearing*
- 05/18/2015 – 6:00 p.m. - City Council Decision*

* Held at City/County Government Center - 600 E 4th St.

1914 Brunswick Ave., Charlotte, NC 28207
P 704/344-0332 F 704/344-9992 www.tdcrealestate.com



Commonwealth/Morningside
Proposed Townhome Community – 2100th Block McClintock Rd.

Project Description

- **Current Zoning:** R-5
- **Proposed Zoning:** MUDD-O (conditional)
- **Number of Units:** 19 (26 originally planned)
- **Addresses:** 2145, 2151, 2146, 2148 / 2150 (duplex)
- **Housing Type:** Townhomes (for sale only)
- **Price Range:** \$350,000+/-, \$395,000+/-, \$435,000+/-
- **Management:** Homeowner's Association



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Project Schedule

- 1st Qtr. 2015 – Rezoning / Community Meetings
- 2nd Qtr. 2015 – Rezoning Approved / Design / Marketing
- 3rd Qtr. 2015 – Design / Sales / Apply for Building Permits
- 4th Qtr. 2015 – Permits Issued / Construction Begins
- 4th Qtr. 2016 – Construction Completed / New Neighbors



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Design Concepts

A. Site Plan

- (1) Parking – two spaces per unit
- (2) Setbacks –

- A. Porches –
 - 15 feet from property line along McClintock
 - 25 feet from street along McClintock
 - 10 feet from property line along St. Julien
 - 20 feet from street along St. Julien
- B. Buildings –
 - 20 feet from property line along McClintock
 - 30 feet from street along McClintock
 - 15 feet from property line along St. Julien
 - 25 feet from street along St. Julien
- C. Courtyards - Enclosed courtyards for each unit (subject to approval)

Commonwealth/Morningside
Proposed Townhome Community – 2100th Block McClintock Rd.

B. Building Description

- (1) Scale – Four unit buildings (2)
Five unit buildings (1)
Six unit buildings (1)
- (2) Building Height – Two and ½ stories, maximum height 32 feet (2)
Three stories, maximum height 40 feet (2)

C. Exterior

- (1) Building Materials – Brick – 75% of facades facing McClintock and St. Julien
Hardi-Plank / Panels – other exterior
- (2) Architectural Style – traditional primarily, limited modernism
- (3) Model Elevations – examples enclosed

D. Interior

- (1) Unit Sizes: 1,350+/-, 1800+/- and 2,100+/- sq. ft.
- (2) Bedrooms: 2, 3 or 4
- (3) Bathrooms: 2 and ½ or 3 and ½



Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

- (4) Ceiling Heights: 9, 10 or 11 ft.
- (5) Flooring: hardwood, tile, upgraded carpet
- (6) Appliances: Bosch stainless steel, smooth top stove, gas optional
- (7) Countertops: Granite, Quartz, etc.

Contact Information

Bobby Drakeford

The Drakeford Company

bobby@tdcrealestate.com

1914 Brunswick Ave., Suite 1A, Charlotte, NC 28207

(704) 344-0332 (o) , (704) 344-9992 (f) , (704) 968-3271 (c)



EMMA 2012

3/12/15

<u>Name</u>	<u>Address</u>	<u>Email</u>
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RYAN FORD	1317 SAINT JULIEN ST	prfordvt@gmail.com
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Brad Parsanko	1314 St. Julien St.	parrankob@gmail.com
Mike Parker	1318 St. Julien St	mparker.nc@gmail.com
Allen Nelson	1509 Juey Dr.	allen.r.nelson@gmail.com
Jason Wislaw	2225 Commonwealth	bsquirtg@yeh.com

TDC

THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Rezoning Meeting

The Peculiar Rabbit

6:00 – 7:30 pm – March 12, 2015

Agenda

- I. Rezoning Process / Timeline / Precedent
- II. Project Progression / Site Plan Review
- III. Exterior Materials Discussion
- IV. Discussion / Next Steps



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Rezoning Timeline

- 12/19/2014** - Rezoning Application Submitted (Petition Number 2015-026)
- 01/15/2015 – 6:30 p.m.** - Informative Community Meeting (Central Ave. Harris Teeter)
- 02/02/2015 – 5:00 p.m.** - City of Charlotte Open House Forum*
- 02/03/2015 – 7:00 p.m.** - Quarterly Community Meeting (Commonwealth Methodist Church)
- 03/03/2015 – 6:30 p.m.** - Required Rezoning Community Meeting (Plaza/Midwood Library)
- 03/12/2015 – 6:30 p.m.** - Follow-up Community Meeting – (The Peculiar Rabbit)
- 03/13 – 19/2015** - Elevations / Design Concepts
- 03/20/2015** - Submit Complete Revised Rezoning Documents
- 04/20/2015 – 6:00 p.m.** - City Council Public Hearing*
- 05/18/2015 – 6:00 p.m.** - City Council Decision*

* - held at 600 E. Fourth St.



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

Project Conditions / Commitments

- **Proposed Zoning:** MUDD-O. A building permit will only be issued (at any time) if the rezoning conditions are met, which will include: (1) established building setbacks (2) for-sale units only (3) building height limitation (4) exterior building materials (5) number of units (6) uses (7) points of ingress or egress (8) landscaping requirements (onsite and offsite) (9) other.
- **Environmental Features:** Impervious pavers, dual flush toilets, smart thermostats, energy star appliances, energy efficient window, recycled flooring, optional tankless water heaters, etc.
- **CMNA:** Developer to pay two year membership / encourage participation.
- **Management:** HOA budget will fund cost to retrieve rollout trash cans.
- **Number of Units:** 22 (26 originally planned on four lots).
- **Addresses:** 2145, 2151, 2155, 2146, 2148 / 2150 (duplex).
- **Price Range:** \$335,000+/-, \$395,000+/-, \$435,000+/-.

Design Concepts

- A. **Site Plan** (see attached)
- (1) **Setbacks –**
 - A. **Porches –**
 - 15+/- feet from property line along McClintock
 - 25+/- feet from street along McClintock
 - 10+/- feet from property line along St. Julien



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Townhome Community – 2100th Block McClintock Rd.

- B. Buildings –
 - 20+/- feet from street along St. Julien
 - 20+/- feet from property line along McClintock
 - 30+/- feet from street along McClintock
 - 10+/- feet from property line along St. Julien
 - 20+/- feet from street along St. Julien
- C. Courtyards - Enclosed courtyards for each unit (current design)

B. Exterior (see attached data sheet)

- (1) Building Materials – Brick – 75% of facades facing McClintock and St. Julien
Hardi-Plank / Panels – other exterior
- (2) Architectural Style – traditional primarily, limited modernism

C. Interior

- (1) Unit Sizes: 1,350+/-, 1800+/- and 2,100+/- sq. ft.
- (2) Bedrooms: 2, 3 or 4
- (3) Bathrooms: 2 and ½ or 3 and ½
- (4) Ceiling Heights: 9, 10 or 11 ft.
- (5) Flooring: hardwood, tile, upgraded carpet
- (6) Appliances: Bosch stainless steel, smooth top stove, gas optional
- (7) Countertops: Granite, Quartz, etc.