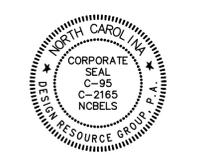




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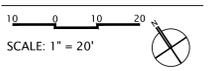


McCLINTOCK RD SITE
 PLAZA MIDWOOD, CHARLOTTE

THE DRAKEFORD COMPANY
 1914 BRUNSWICK AVE, SUITE 1A
 CHARLOTTE, NORTH CAROLINA 29207

REZONING PETITION

REZONING PETITION
 FOR PUBLIC HEARING
 2015-026



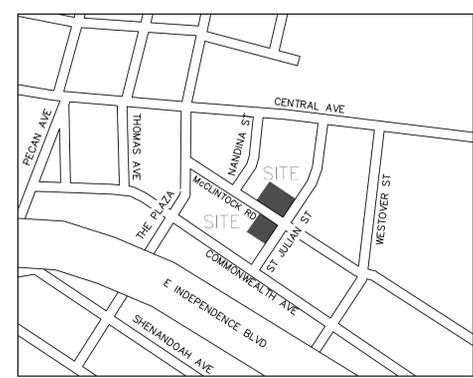
PROJECT #: 090-019
 DRAWN BY: NB
 CHECKED BY: TH

**SCHEMATIC
 SITE PLAN**

DECEMBER 19, 2014

REVISIONS:
 1. 03/20/15 - PER CMPC COMMENTS
 2. 05/15/15 - PER CMPC COMMENTS

RZ 1.0



VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA

SITE ACREAGE: 29,744 SQ FT / 0.683 AC (NORTH SIDE OF McCLINTOCK RD)
 19,811 SQ FT / 0.455 AC (SOUTH SIDE OF McCLINTOCK RD)
 12901707, 12901708 AND 12901709 (NORTH SIDE OF McCLINTOCK RD)
 12901211 AND 12901212 (SOUTH SIDE OF McCLINTOCK RD)

TAX PARCEL #: R-5

EXISTING ZONING: R-5
 PROPOSED ZONING: UR-2 (CD)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL HOMES
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL HOMES
 NUMBER OF HOMES: 7 HOMES (NORTH OF McCLINTOCK RD)
 5 UNITS (SOUTH OF McCLINTOCK RD)
 40' MAXIMUM (3 STORIES)

BUILDING HEIGHT: SHALL MEET ORDINANCE REQUIREMENTS
 PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS
 MINIMUM LOT AREA: SHALL MEET ORDINANCE REQUIREMENTS
 MINIMUM LOT WIDTH: SHALL MEET ORDINANCE REQUIREMENTS

1. GENERAL PROVISIONS.

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL HOMES WITH REDUCED LOT SIZES AND SETBACKS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-5 TO THE UR-2 (CD) ZONING DISTRICT.

3. PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY RESIDENTIAL HOMES AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

4. TRANSPORTATION

A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED

B. THE PROPOSED SITE NORTH OF McCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS DRIVEWAY AND RESIDENTIAL ALLEY SERVING THE SINGLE FAMILY RESIDENTIAL HOMES AS DEPICTED ON THE REZONING PLAN.

C. THE PROPOSED SITE SOUTH OF McCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS DRIVEWAY AND RESIDENTIAL ALLEY SERVING THE SINGLE FAMILY RESIDENTIAL HOMES AS DEPICTED ON THE REZONING PLAN.

D. PARKING AREAS AND RESIDENTIAL DRIVEWAYS ARE GENERALLY INDICATED ON THE REZONING PLAN FOR THE SITE.

E. 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALKS WILL BE APPLIED TO McCLINTOCK ROAD AND ST. JULIEN STREET.

F. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

5. ARCHITECTURAL STANDARDS

A. SINGLE FAMILY HOMES CONSTRUCTED ON SITE WILL BE 3 STORY MAXIMUM WITH RAISED FOUNDATIONS. DESIGN WILL RESPECT THAT OF SIMILAR URBAN/INFILL CONTEXT RELATED TO OTHER SINGLE FAMILY AND LIGHT COMMERCIAL WITHIN THE BLOCK. BUILDING MATERIALS USED FOR HOMES WILL CONSIST OF HARDIEPLANK SIDING, WINDOWS, WOOD, MASONRY BASE AND VENEER STOOP ELEMENTS. ROOFING WILL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES.

B. VINYL MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND HANDRAIL/RAILINGS.

C. CORNER LOT HOMES WILL HAVE AT LEAST TWO WINDOWS ON THE GROUND FLOOR, THREE ON THE SECOND FLOOR AND ONE ON THE THIRD FLOOR ON THE SIDE OF THE HOUSE FACING STREET TO AVOID BLANK WALLS.

6. STREETScape, YARDS, AND LANDSCAPING

A. A 20 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF McCLINTOCK ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. A 30 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF ST. JULIEN STREET FOR THE NORTH SIDE OF McCLINTOCK WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

C. A 20 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF ST. JULIEN STREET FOR THE SOUTH SIDE OF McCLINTOCK WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

D. A 16 FOOT MINIMUM SETBACK AS MEASURED FROM BACK OF CURB FOR SIDE OF HOMES FACING ST. JULIEN STREET WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

E. SIDE YARD SETBACKS FOR INDIVIDUAL LOTS WILL HAVE A MINIMUM OF 3.75 FEET DEPICTED ON THE REZONING PLAN USING THE 25% REDUCTION AS ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

F. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

G. SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITES FRONTAGES MAY MEANDER TO SAVE EXISTING TREES.

7. ENVIRONMENTAL FEATURES

A. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE WILL BE PER THE POST-CONSTRUCTION STORMWATER ORDINANCE REQUIREMENTS FOR THE CITY OF CHARLOTTE AND APART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

B. THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

8. SIGNAGE

A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

9. LIGHTING

A. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 15 FEET IN HEIGHT.

B. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

10. OPEN SPACE

A. OPEN SPACE REQUIREMENTS OF THE ORDINANCE WILL BE MET.

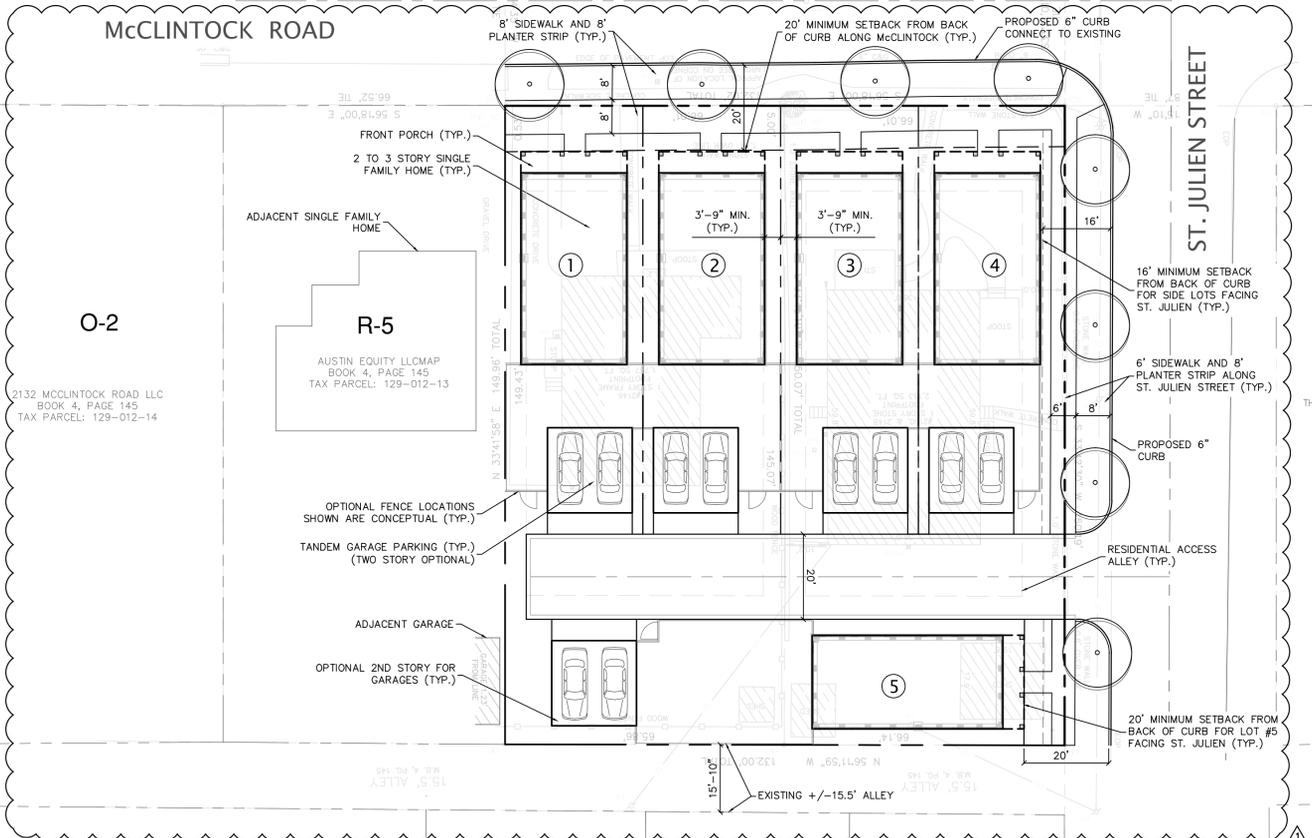
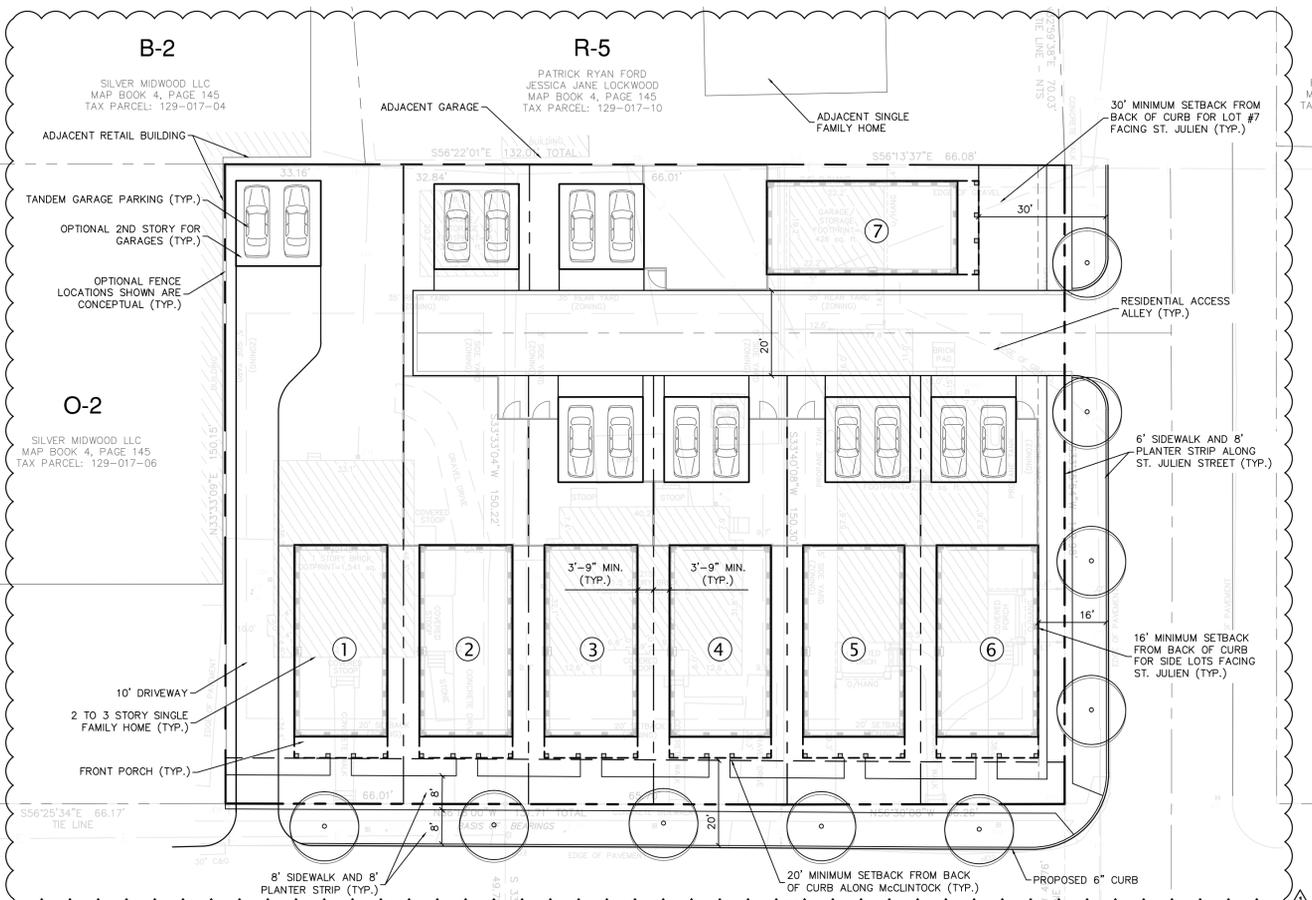
11. AMENDMENTS TO THE REZONING PLAN

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



O-2
 REGAL OAKS LLC
 BOOK 4, PAGE 230-248
 TAX PARCEL: 129-012-07

R-5
 CHRIS KARENSTEIN
 LEE ANN BAITY
 BOOK 3, PAGE 230-248 & 249
 TAX PARCEL: 129-012-08

MUDD-O
 PATRICK IVAN HARP
 HEATHER D HARP
 BOOK 3, PAGE 230-248
 TAX PARCEL: 129-012-09

R-5
 WAJAHAT SYED
 FERAH SYED
 BOOK 3, PAGE 230-248
 TAX PARCEL: 129-012-10

R-5
 JEFFREY ELIASON
 ANGELA FUSARO
 BOOK 4, PAGE 230-248
 TAX PARCEL: 129-015-02

R-5
 BRADLEY A PARSANKO
 MAP BOOK 4, PAGE 145
 TAX PARCEL: 129-016-09

R-5
 CHRISTOPHER HEROY
 MAP BOOK 4, PAGE 145
 TAX PARCEL: 129-016-10

R-5
 THOMAS CHRISTOPHER SR POPE
 TERESA N POPE
 MAP BOOK 4, PAGE 145
 TAX PARCEL: 129-01-501

R-5
 JEFFREY ELIASON
 ANGELA FUSARO
 BOOK 4, PAGE 230-248
 TAX PARCEL: 129-015-02

This rendering is provided to reflect the architectural style and quality of the homes that may be constructed on the site. The actual home construction on the site may vary from this illustration as long as the general architectural concepts and intent illustrated is maintained.

