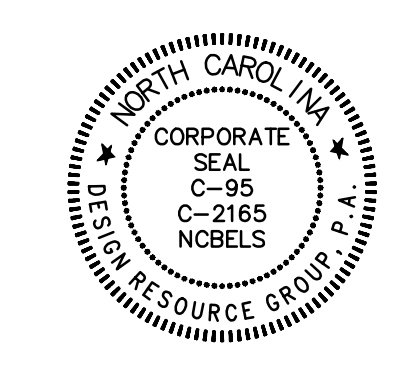




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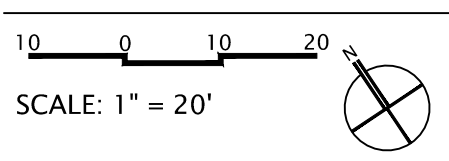


McCLINTOCK RD SITE
COMMONWEALTH MORNINGSIDES COMMUNITY, CHARLOTTE

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

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-026



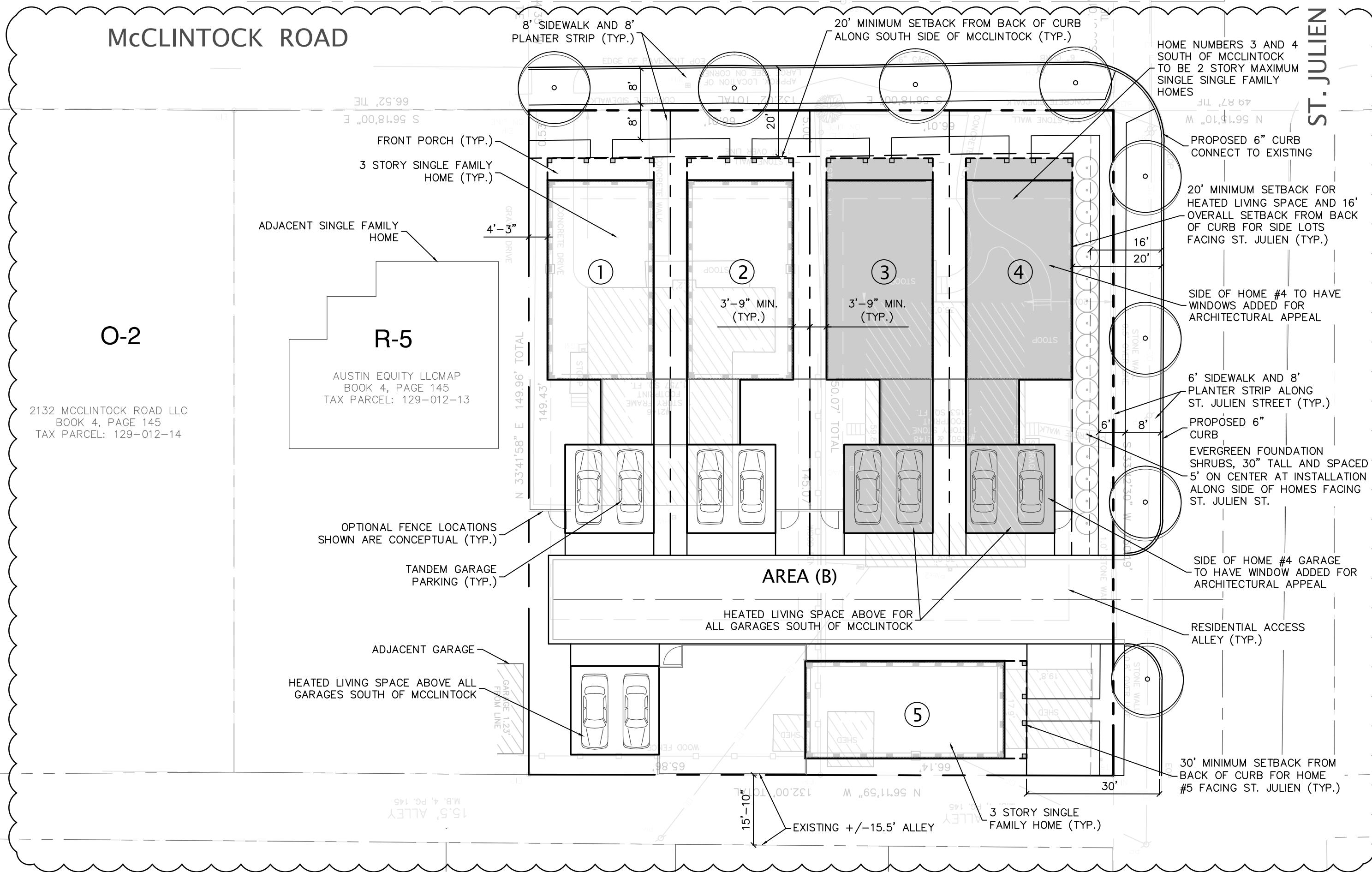
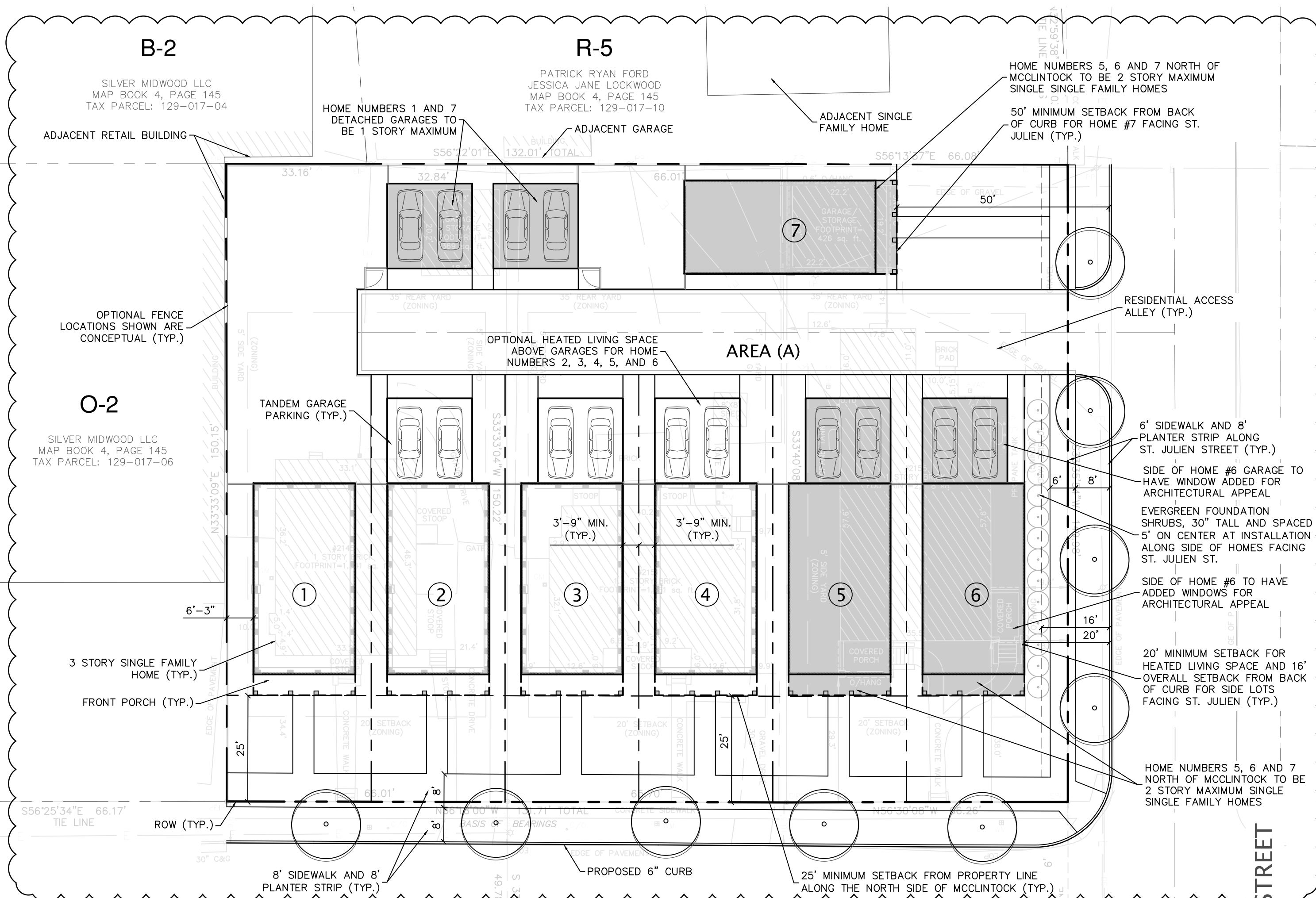
PROJECT #: 090-019
DRAWN BY: NH
CHECKED BY: TB

**SCHEMATIC
SITE PLAN**

DECEMBER 19, 2014

REVISIONS:
1. 03/20/15 - PER CMPC COMMENTS
2. 05/15/15 - PER CMPC COMMENTS
3. 06/12/15 - PER SITE COORDINATION

RZ 1.0



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 #:

EXISTING ZONING: UR-2 (CD)

PROPOSED ZONING: R-5

EXISTING USE: SINGLE FAMILY RESIDENTIAL HOMES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL HOMES

NUMBER OF HOMES: 7 HOMES (NORTH OF McCLINTOCK RD - AREA A) 5 UNITS (SOUTH OF McCLINTOCK RD - AREA B)

BUILDING HEIGHT: 40' MAXIMUM (3 STORIES) (2 STORIES MAXIMUM FOR HOME NUMBERS 5, 6 AND 7 NORTH OF McCLINTOCK RD) (2 STORIES MAXIMUM FOR HOME NUMBERS 3 AND 4 SOUTH OF McCLINTOCK RD)

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 6.207 OF THE ZONING ORDINANCE.

B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN.

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 REGULATIONS.

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. AN 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALK WILL BE APPLIED TO THE NORTH AND SOUTH SIDES OF McCLINTOCK ROAD. AN 8-FOOT WIDE PLANTING STRIP AND AN 8-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG 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. DESIGN OF SINGLE FAMILY HOMES ONSITE WILL RESPECT THAT OF SIMILAR URBAN/INFILL CONTEXT RELATED TO OTHER SINGLE FAMILY AND LIGHT COMMERCIAL WITHIN THE BLOCK. HOMES CONSTRUCTED ON SITE WILL HAVE RAISED BRICK FOUNDATIONS WITH BRICK PORCH STEPS/STOOPS AND BRICK PORCH COLUMNS STANDING 5 FEET ABOVE FINISHED GRADE MINIMUM. BUILDING MATERIALS USED FOR HOMES WILL CONSIST OF 2 VARIATIONS OF HARDI PANEL SIDING PER HOME WITH WINDOWS, 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 FENCES AND HANDRAIL/RAILINGS.

C. CORNER LOT HOME NUMBER 6 NORTH OF McCLINTOCK RD. WILL HAVE AT LEAST THREE WINDOWS ON THE GROUND FLOOR AND THREE ON THE SECOND FLOOR FOR THE SIDE OF THE HOUSE FACING ST. JULIEN STREET TO AVOID BLANK WALLS.

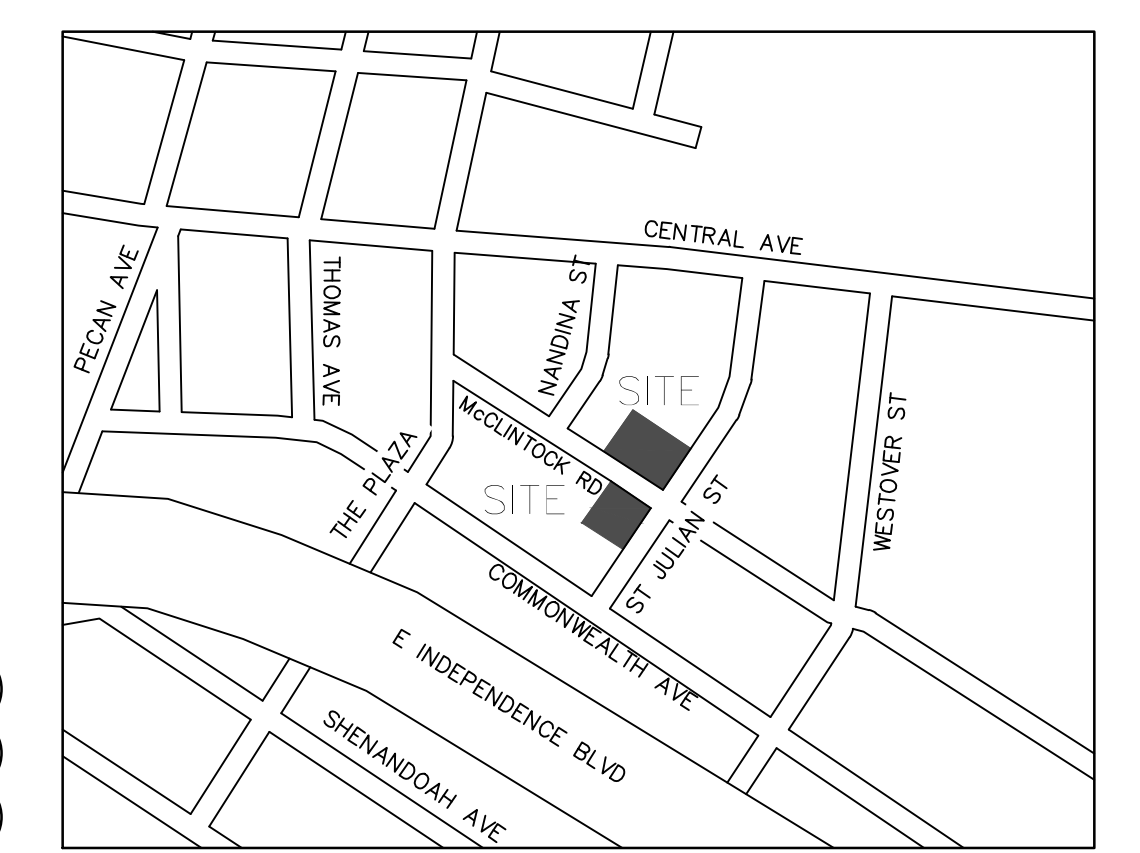
D. CORNER LOT HOME NUMBER 4 SOUTH OF McCLINTOCK RD. WILL HAVE AT LEAST THREE WINDOWS ON THE GROUND FLOOR AND THREE ON THE SECOND FLOOR FOR THE SIDE OF THE HOUSE FACING ST. JULIEN STREET TO AVOID BLANK WALLS.

E. SIDE OF GARAGE NUMBER 6 NORTH OF McCLINTOCK RD. AND GARAGE NUMBER 4 SOUTH OF McCLINTOCK RD. WILL HAVE A WINDOW ON THE SIDE FACING ST. JULIEN ST.

F. HOME NUMBERS 5, 6, AND 7 NORTH OF McCLINTOCK RD. WILL BE 2 STORY MAXIMUM. HOME NUMBERS 1, 2, 3, AND 4 WILL BE 3 STORY MAXIMUM.

G. HOME NUMBERS 3 AND 4 SOUTH OF McCLINTOCK RD. WILL BE 2 STORY MAXIMUM. HOME NUMBERS 1, 2 AND 5 WILL BE 3 STORY MAXIMUM.

H. HOME NUMBERS 1 AND 7 GARAGES NORTH OF McCLINTOCK RD. WILL BE 1 STORY MAXIMUM. HOME NUMBERS 2, 3, 4, 5 AND 6 GARAGES WILL HAVE OPTIONAL HEATING LIVING SPACE ABOVE.



6. STREETScape, YARDS, AND LANDSCAPING

A. HOMES IN AREA A FACING McCLINTOCK ROAD WILL HAVE A 25 FOOT MINIMUM FRONT SETBACK MEASURED FROM THE PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. HOME NUMBER 7 NORTH OF McCLINTOCK WILL HAVE A 50 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF ST. JULIEN STREET AS DEPICTED ON THE REZONING PLAN.

C. HOMES IN AREA B FACING McCLINTOCK ROAD WILL HAVE A 20 FOOT MINIMUM FRONT SETBACK MEASURED FROM THE BACK OF CURB OF McCLINTOCK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

D. HOME NUMBER 5 SOUTH OF McCLINTOCK WILL HAVE A 30 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF ST. JULIEN STREET AS DEPICTED ON THE REZONING PLAN.

E. A 20 FOOT MINIMUM SETBACK FOR HEATED LIVING SPACE AS MEASURED FROM BACK OF CURB FOR SIDE OF HOMES FACING ST. JULIEN STREET WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN. A 16 FOOT MINIMUM OVERALL SETBACK AS MEASURED FROM BACK OF CURB FOR SIDE OF HOMES FACING ST. JULIEN STREET WILL BE PROVIDED.

F. 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.

G. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

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

I. EVERGREEN FOUNDATION SHRUBS WILL BE PLANTED WHERE APPLICABLE ALONG THE SIDE OF HOMES FACING ST. JULIEN STREET. THESE SHRUBS WILL BE 30 INCHES (30") TALL AND SPACED 5 FEET ON CENTER AT INSTALLATION.

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

K. 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

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The actual home construction on the site may vary from this illustration as long as the general architectural concepts and intent illustrated is maintained.