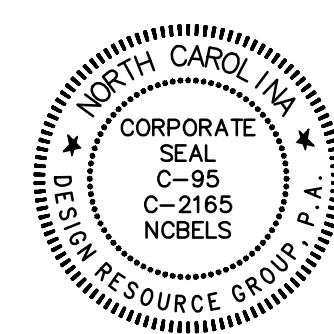




design resource group

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

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgpr.com



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

10 0 10 20
SCALE: 1" = 20'

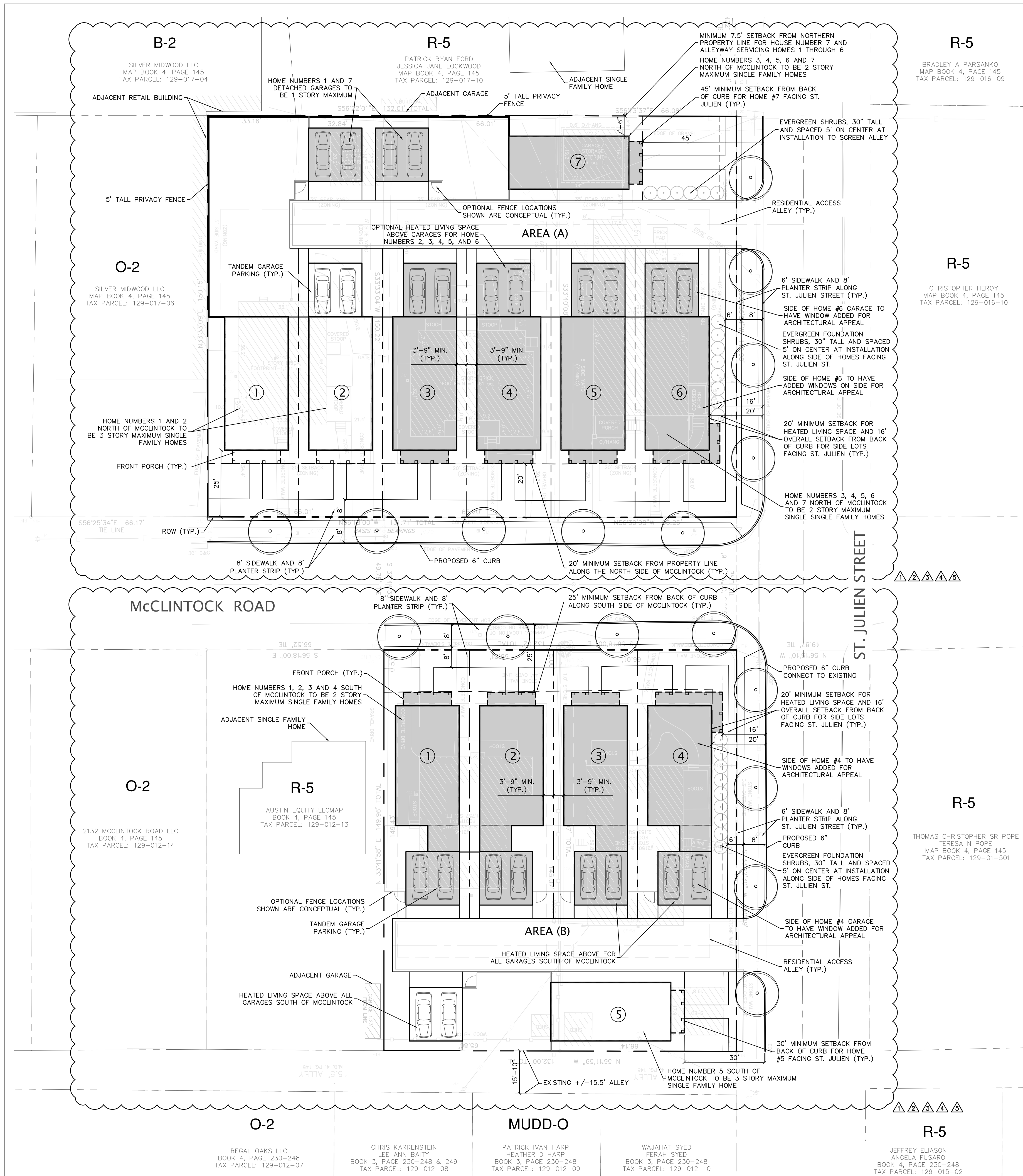
PROJECT #: 090-019
DRAWN BY: NB
CHECKED BY: TH

SCHEMATIC
SITE PLAN

DECEMBER 19, 2014

REVISIONS:
1. 03/20/15 - PER CMPC COMMENTS
2. 05/15/15 - PER CMPC COMMENTS
3. 06/12/15 - PER SITE COORDINATION
4. 06/22/15 - PER CMPC COMMENTS
5. 08/17/15 - 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)
R-5
UR-2 (CD)
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 STORY HOMES)
SOFFIT SHALL BE NO HIGHER THAN 33 FEET
34' MAXIMUM (2 STORY HOMES)
SOFFIT SHALL BE NO HIGHER THAN 24 FEET
2 STORIES MAXIMUM FOR HOME NUMBERS 3, 4, 5, 6 AND 7
NORTH OF MCCLINTOCK RD (AREA A)
2 STORIES MAXIMUM FOR HOME NUMBERS 1, 2, 3 AND 4 SOUTH
OF MCCLINTOCK RD (AREA B)
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.
B. THE PROPOSED SITE NORTH OF MCCLINTOCK RD. (AREA A) 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. (AREA B) 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 6-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 MINIMUM 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. (AREA A) WILL HAVE AT LEAST THREE WINDOWS ON THE GROUND FLOOR AND TWO 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. (AREA B) WILL HAVE AT LEAST THREE WINDOWS ON THE GROUND FLOOR AND TWO 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. (AREA A) AND GARAGE NUMBER 4 SOUTH OF MCCLINTOCK RD. (AREA B) SHALL HAVE ONE WINDOW MINIMUM ON THE SIDE FACING ST. JULIEN ST.
F. HOME NUMBERS 3, 4, 5, 6 AND 7 NORTH OF MCCLINTOCK RD. (AREA A) WILL BE 2 STORY MAXIMUM. HOME NUMBERS 1 AND 2 WILL BE 3 STORY MAXIMUM.
G. HOME NUMBERS 1, 2, 3 AND 4 SOUTH OF MCCLINTOCK RD. (AREA B) WILL BE 2 STORY MAXIMUM. HOME NUMBER 5 WILL BE 3 STORY MAXIMUM.
H. HOME NUMBERS 1 AND 7 GARAGES NORTH OF MCCLINTOCK RD. (AREA A) WILL BE 1 STORY MAXIMUM. HOME NUMBERS 2, 3, 4, 5 AND 6 GARAGES WILL HAVE OPTIONAL HEATED LIVING SPACE ABOVE. THIS SPACE WILL BE ADDITIONAL LIVING SPACE FOR THE PRIMARY HOMES
I. GARAGES FOR HOME NUMBERS 1, 2, 3, 4 AND 5 LOCATED SOUTH OF MCCLINTOCK RD. (AREA B) WILL HAVE OPTIONAL HEATED LIVING SPACE ABOVE. THIS SPACE WILL BE ADDITIONAL LIVING SPACE FOR THE PRIMARY HOME.
J. NO GARAGES SHALL BE ORIENTED TOWARD A PUBLIC STREET.

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



design resource group

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

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgpr.com



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

10 0 10 20
SCALE: 1" = 20'

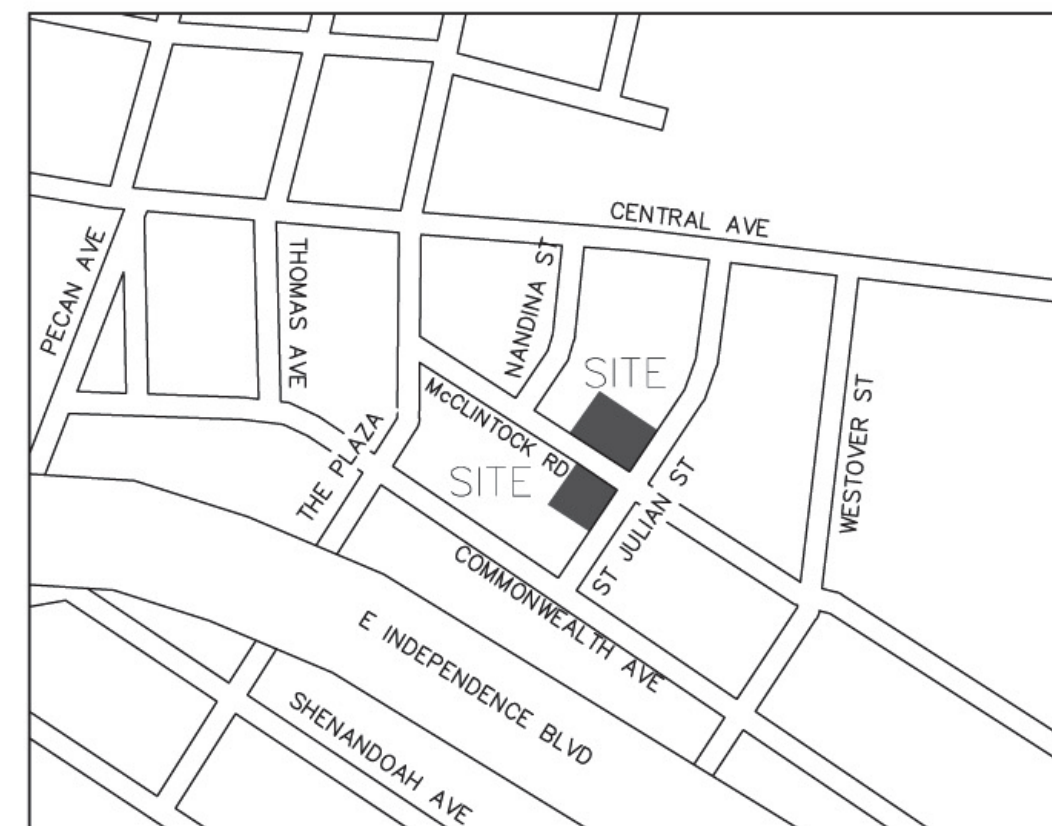
PROJECT #: 090-019
DRAWN BY: NB
CHECKED BY: TH

ARCHITECTURAL
STANDARDS

AUGUST 17, 2014

REVISIONS:

RZ 2.0



VICINITY MAP
NOT TO SCALE

SPECIFIC ARCHITECTURAL STANDARDS

GROUP # 1

- HOUSES ##: 1 - 4, AREA A.
1 & 2, AREA B.
- BUILDING HEIGHTS: ##1 & 2, AREA A - THREE STORIES. NO MORE THAN 40 FEET.
##3 & 4, AREA A - TWO STORIES. NO MORE THAN 34 FEET.
##1 & 2, AREA B - TWO STORIES. NO MORE THAN 34 FEET.
- EXTERIOR MATERIALS: THE FACADES SHALL CONTAIN TWO OR MORE DISTINCT HARDI-PANK MATERIALS. THE FOLLOWING ORIENTATION OR TYPE OF HARDI-PANK IS CONSIDERED DISTINCT: HORIZONTAL, VERTICAL OR BOARD AND BATTEN, BOARD WIDTH, OR HARDI-PANEL SHAKE, ETC.
- ELEVATION VARIETY: THREE ELEVATIONS SHALL BE OFFERED. NO MORE THAN THREE OF THE SIX HOUSES SHALL CONTAIN THE SAME ELEVATIONS. DISTINCT ELEVATIONS SHALL MEAN DIFFERENT PORCHES, BUILDING HEIGHT, ROOF LINES, ETC.
- EXTERIOR COLORS: A VARIETY OF COLORS AND SHADES OF COLORS SHALL BE OFFERED. NO MORE THAN TWO OF THE SIX HOUSES SHALL BE OF THE SAME COLOR, NO COLOR SHADE SHALL BE REPEATED.
- ROOF LINE: IF A THREE STORY HOME IS CONSTRUCTED, THE ROOF LINE SHALL BE STAGGERED, I.E., HAVE VARIED ROOF HEIGHTS.

GROUP # 2

- HOUSE ##: 5 & 6, AREA A.
3 & 4, AREA B.
- BUILDING HEIGHTS: ##5 & 6, AREA A - TWO STORIES. NO MORE THAN 34 FEET.
##3 & 4, AREA B - TWO STORIES. NO MORE THAN 34 FEET.
- EXTERIOR MATERIALS: THE FACADES SHALL CONTAIN TWO OR MORE DISTINCT HARDI-PANK MATERIALS. THE FOLLOWING ORIENTATION OR TYPE OF HARDI-PANK IS CONSIDERED DISTINCT: HORIZONTAL, VERTICAL OR BOARD AND BATTEN, BOARD WIDTH, OR HARDI-PANEL SHAKE, ETC.
- ELEVATION VARIETY: TWO ELEVATIONS SHALL BE OFFERED. NO MORE THAN TWO OF THE FOUR HOUSES SHALL CONTAIN THE SAME ELEVATIONS. DISTINCT ELEVATIONS SHALL MEAN DIFFERENT PORCHES, BUILDING HEIGHT, ROOF LINES, ETC. HOMES 6 OF AREA A AND 4 OF AREA B SHALL HAVE A WRAPAROUND PORCH THAT IT AT LEAST SIX FEET ON BOTH SIDES.
- EXTERIOR COLORS: A VARIETY OF COLORS AND SHADES OF COLORS SHALL BE OFFERED. NO MORE THAN TWO OF THE FOUR HOUSES SHALL BE OF THE SAME COLOR, NO COLOR SHADE SHALL BE REPEATED.
- ROOF LINE: HOMES 6, AREA A AND 4, AREA B SHALL CONTAIN A CROSS GABLE OR DORMERS ON THE SIDE FACING ST. JULIEN ST. THE MATERIALS IN THE CROSS GABLE OR DORMER SHALL BE DISTINCT FROM THE OTHER MATERIALS FACING ST. JULIEN ST.

GROUP # 3

- HOUSE ##: 7, AREA A.
5, AREA B.
- BUILDING HEIGHTS: #7, AREA A - TWO STORIES. NO MORE THAN 32 FEET.
#5, AREA B - THREE STORIES. NO WINDOWS ON THIRD FLOOR FACING THE STREET. NO MORE THAN 40 FEET.
- EXTERIOR MATERIALS: THE FACADES SHALL CONTAIN TWO OR MORE DISTINCT HARDI-PANK MATERIALS. THE FOLLOWING ORIENTATION OR TYPE OF HARDI-PANK IS CONSIDERED DISTINCT: HORIZONTAL, VERTICAL OR BOARD AND BATTEN, BOARD WIDTH, OR HARDI-PANEL SHAKE, ETC.
- HOUSE # 7 SHALL BE ALL BRICK.
- ELEVATION VARIETY: THESE HOMES SHALL HAVE DISTINCT ELEVATIONS FROM THE ABUTTING HOMES; NUMBER 6, AREA A OR 4, AREA B. DISTINCT ELEVATIONS SHALL MEAN DIFFERENT PORCHES, ROOF LINES, ETC.
- EXTERIOR COLORS: THESE HOMES SHALL NOT HAVE THE SAME COLOR OF THE ABUTTING HOMES; NUMBER 6, AREA A OR 4, AREA B.
- ROOF LINE: THE ROOF LINE OF THE FRONT PORCH SHALL HAVE A DIFFERENT ORIENTATION THAT THE HOUSE ROOF LINE.

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

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.

