

SITE DEVELOPMENT DATA

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)

PROPOSED ZONING: EXISTING USE:

SINGLE FAMILY RESIDENTIAL HOMES SINGLE FAMILY RESIDENTIAL HOMES PROPOSED USE: 6 HOMES (NORTH OF MCCLINTOCK RD - AREA A) NUMBER OF HOMES:

5 HOMES (SOUTH OF MCCLINTOCK RD - AREA B) 34' MAXIMUM (2 STORY HOMES)

SOFFIT SHALL BE NO HIGHER THAN 24 FEET PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS SHALL MEET ORDINANCE REQUIREMENTS MINIMUM LOT AREA: 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.
- . 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

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 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. ALL HOMES NORTH OF MCCLINTOCK RD. (AREA A) WILL BE 2 STORY MAXIMUM.
- G. ALL HOMES SOUTH OF MCCLINTOCK RD. (AREA B) WILL BE 2 STORY MAXIMUM. H. GARAGES FOR HOMES NORTH OF MCCLINTOCK RD. (AREA A) WILL HAVE OPTIONAL DETACHED AND ATTACHED GARAGES. DETACHED GARAGES WILL BE 1 STORY MAXIMUM WITH NO OPTIONAL HEATED LIVING SPACE ABOVE. ATTACHED GARAGES WILL HAVE OPTIONAL HEATED LIVING SPACE ABOVE. THIS SPACE WILL BE ADDITIONAL LIVING SPACE FOR THE PRIMARY HOME.
 - GARAGES FOR HOMES 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.



VICINITY MAP NOT TO SCALE

6. STREETSCAPE, YARDS, AND LANDSCAPING

- A. HOMES IN AREA A FACING MCCLINTOCK ROAD WILL HAVE A 20 FOOT MINIMUM FRONT SETBACK MEASURED FROM THE PROPERTY LINE AS GENERALLY DEPICTED ON THE
- B. HOMES IN AREA B FACING MCCLINTOCK ROAD WILL HAVE A 25 FOOT MINIMUM FRONT SETBACK MEASURED FROM THE BACK OF CURB OF MCCLINTOCK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- C. HOME NUMBER 5 SOUTH OF MCCLINTOCK (AREA B) 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.
- D. A 16 FOOT MINIMUM SETBACK AS MEASURED FROM BACK OF CURB FOR THE SIDE OF HOMES FACING ST. JULIEN STREET WILL BE PROVIDED AS DEPICTED ON THE REZONING
- 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.
- H. A 5 FOOT (5') TALL PRIVACY FENCE WILL BE INSTALLED AT THE NORTHERN CORNER OF AREA A BEHIND HOME NUMBER 1 AND RUNNING ALONG THE BACK PROPERTY LINE. PRIVACY FENCE TO END/START 30' BACK FROM FACE OF CURB ALONG ST.
- I. A 5 FOOT SETBACK ALONG THE NORTHERN PROPERTY LINE OF AREA A WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

7. ENVIRONMENTAL FEATURES

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- 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.

<u>/5\ /6\ 11. AMENDMENTS TO THE REZONING PLAN</u>

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

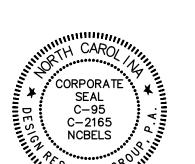
PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

- design resource group
 - landscape architecture
 - civil engineering urban design
- land planning
- traffic engineering

transportation planning

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REZONING PETITION

REZONING PETITION FOR PUBLIC HEARING

2015-026

CHECKED BY:

PROJECT #: 090-019 DRAWN RY. NB

SCHEMATIC SITE PLAN

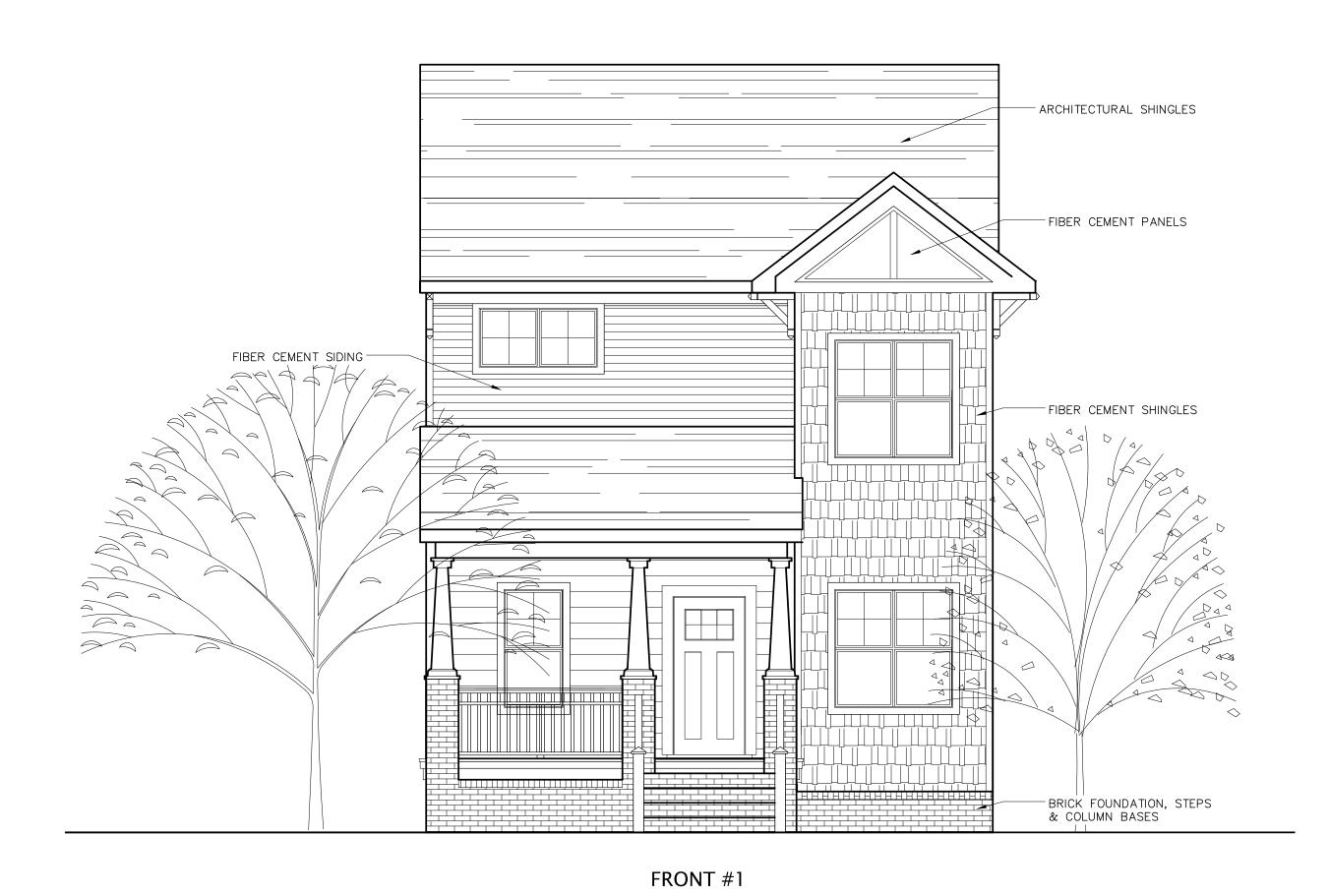
DECEMBER 19, 2014

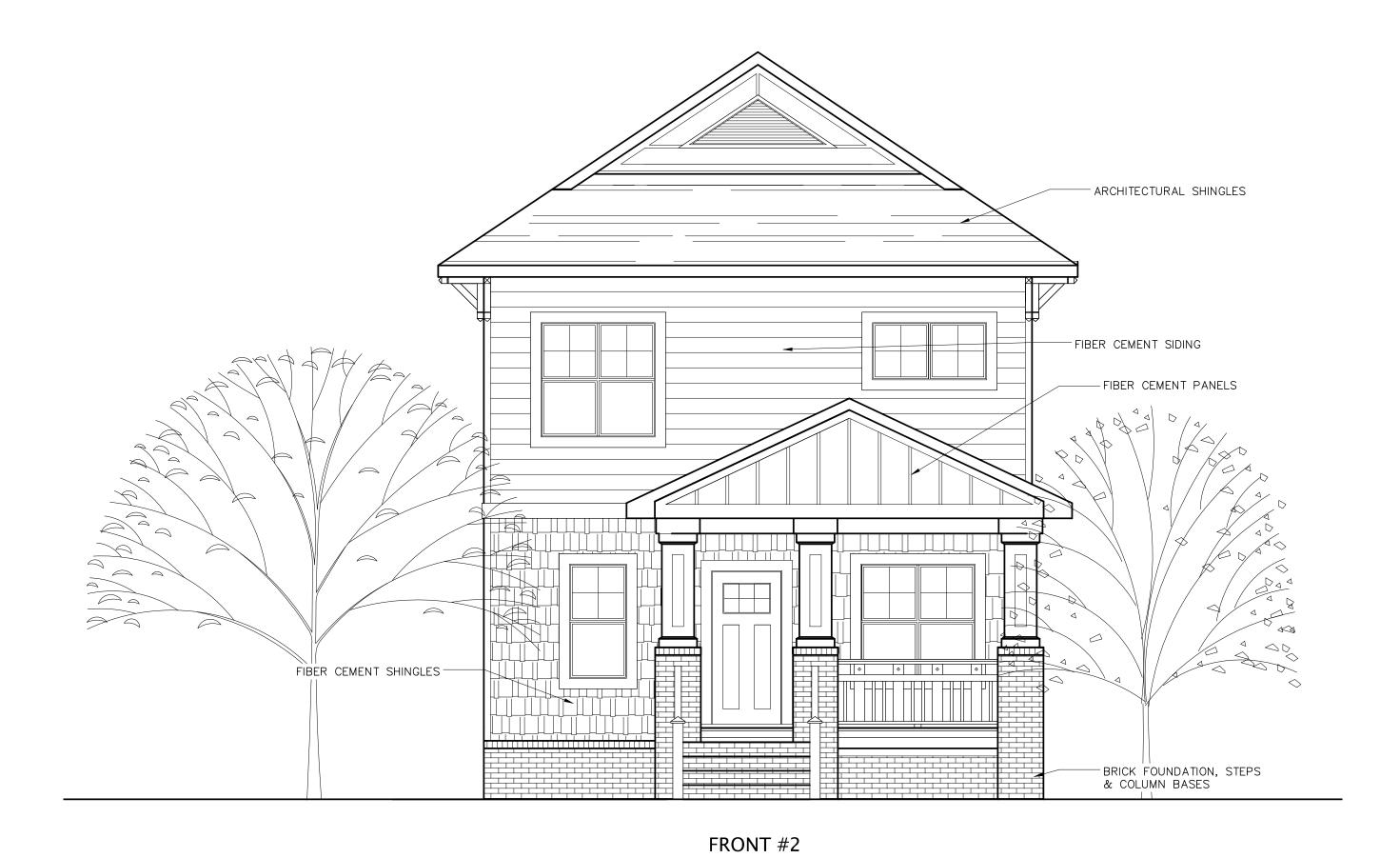
REVISIONS: 1. 03/20/15 - PER CMPC COMMENTS

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 6. 09/04/15 - PER SITE COORDINATION

7. 09/11/15 - PER SITE COORDINATION





McCLINTOCK RD. SITE

FRONT #4

HOUSE ELEVATIONS

NOT TO SCALE

THE ELEVATIONS PROVIDED ARE 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 THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.

FRONT #5

FRONT #3



McCLINTOCK RD. SITE

HOUSE ELEVATIONS

NOT TO SCALE