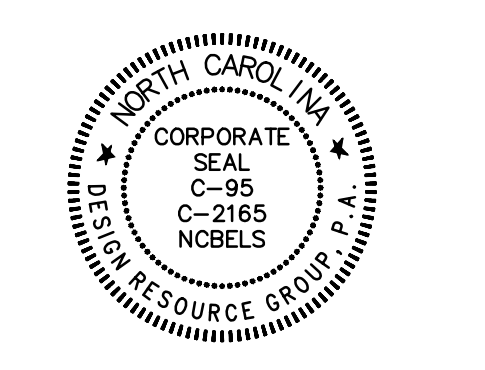




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McCLINTOCK RD SITE
 PLAZA MIDWOOD, CHARLOTTE

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

REZONING PETITION

REZONING PETITION
 FOR PUBLIC HEARING
 2015-026

SCALE: 1" = 20'

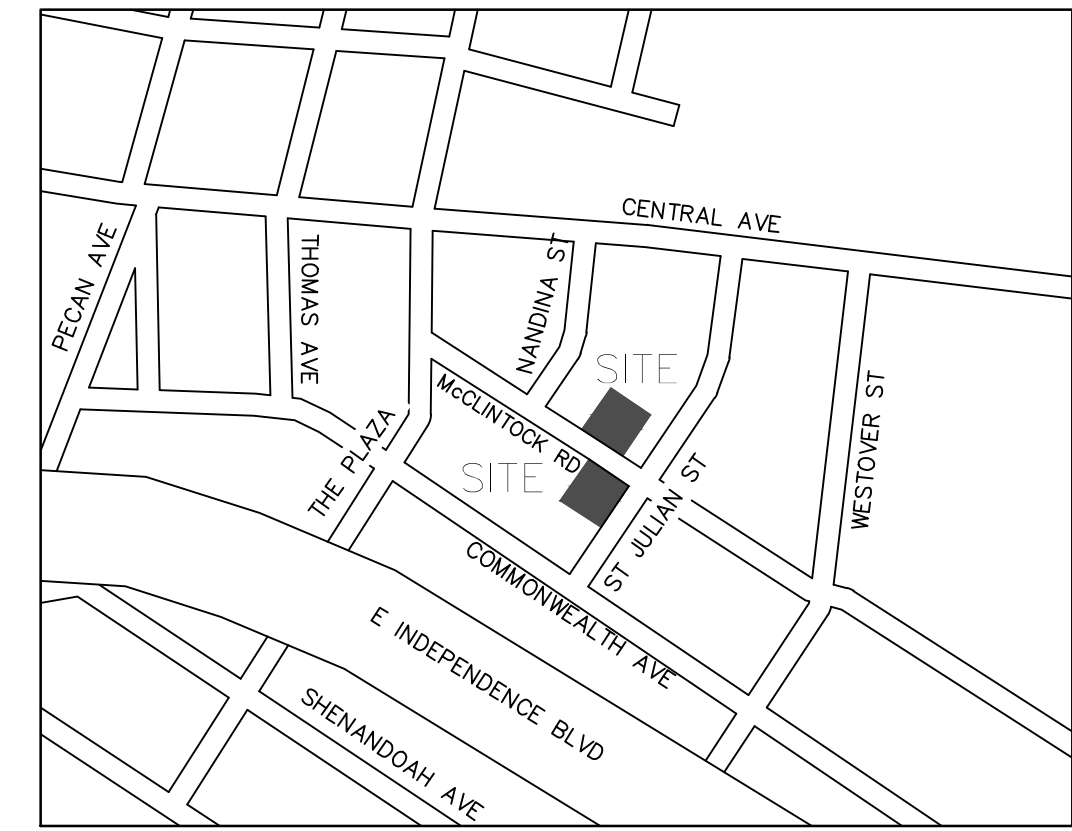
PROJECT #: 090-019
 DRAWN BY: NH
 CHECKED BY: TB

SCHEMATIC SITE PLAN

DECEMBER 19, 2014

REVISIONS:
 1. 03/20/15 - PER CMPM 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)

TAX PARCEL #: 12901707, 12901708 AND 12901709 (NORTH SIDE OF McCLINTOCK RD)
 12901211 AND 12901212 (SOUTH SIDE OF McCLINTOCK RD)

EXISTING ZONING: R-5
PROPOSED ZONING: MUDD (CD)

EXISTING USE: SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE: SINGLE FAMILY ATTACHED DWELLINGS

NUMBER OF UNITS: 12 UNITS (NORTH OF McCLINTOCK RD)
 10 UNITS (SOUTH OF McCLINTOCK RD)

BUILDING HEIGHT: 40' MAXIMUM (3 STORIES)

PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS

TREE SAVE: 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 UNITS 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 ATTACHED TOWNHOME UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-5 TO THE MUDD (CD) ZONING DISTRICT.

3. PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT.

4. TRANSPORTATION

A. THE PROPOSED SITE NORTH OF McCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS ACCESS DRIVE TO THE TOWNHOME UNITS FROM McCLINTOCK RD. THE PROPOSED SITE SOUTH OF McCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS ACCESS DRIVE TO THE TOWNHOME UNITS FROM McCLINTOCK RD.

B. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS 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 STANDARDS.

C. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

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

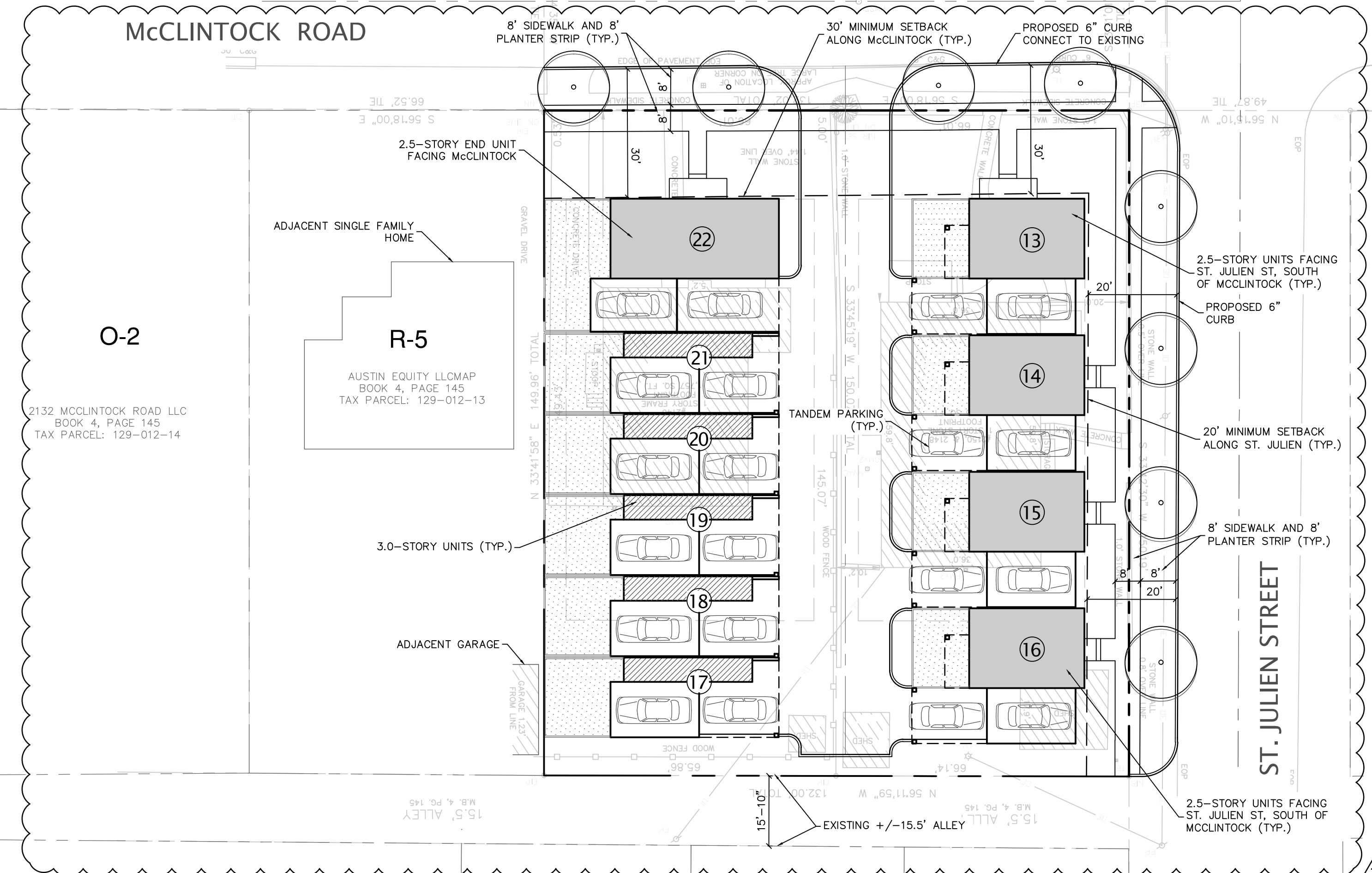
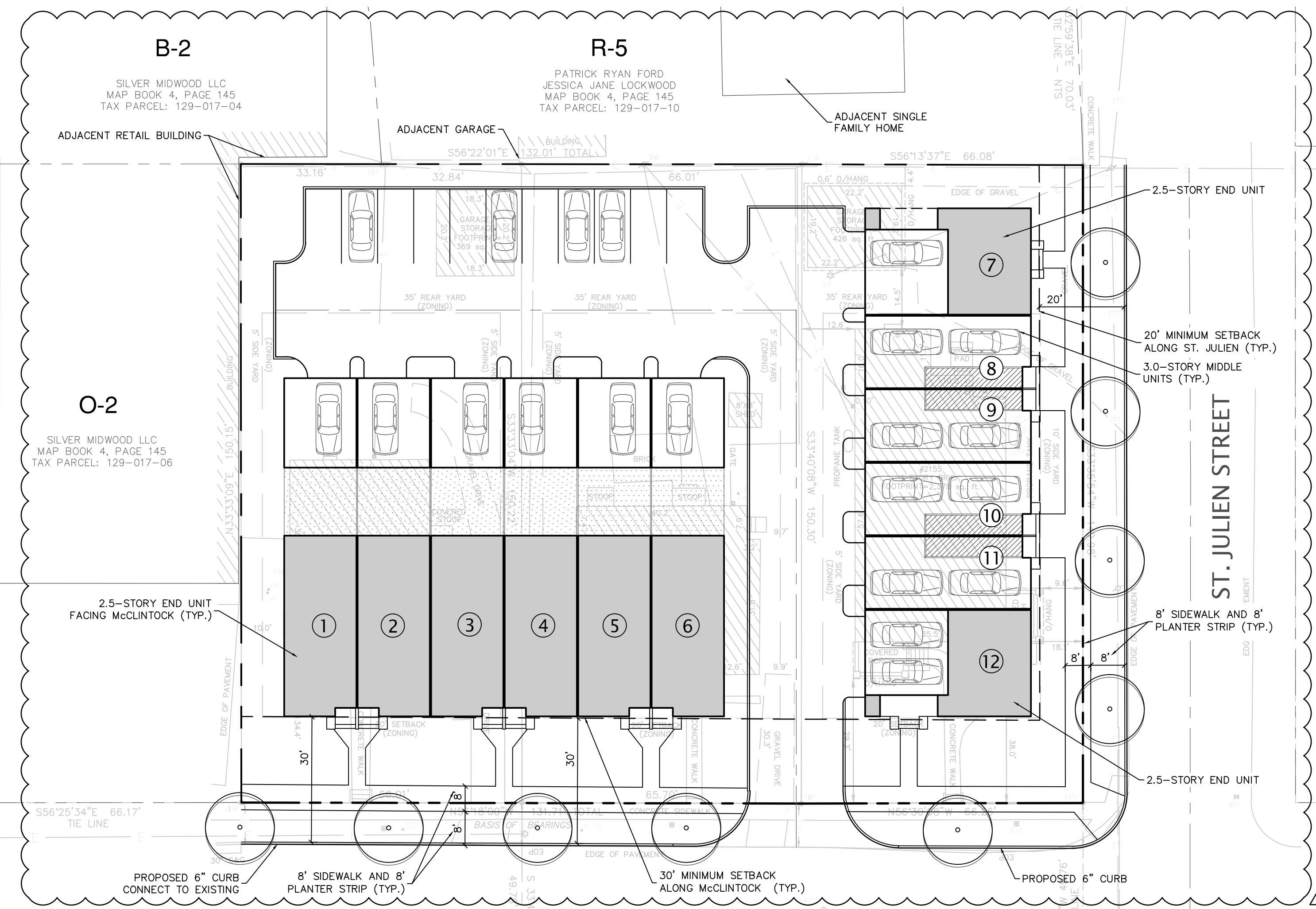
E. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

5. ARCHITECTURAL STANDARDS

A. BUILDINGS CONSTRUCTED ON SITE WILL BE COMPRISED OF 2.5 - 3-STORY WOOD-FRAME TOWNHOME STRUCTURES. DESIGN WILL RESPECT THAT OF SIMILAR URBAN/FILL CONTEXT RELATED TO OTHER SINGLE FAMILY AND LIGHT COMMERCIAL WITHIN THE BLOCK. MATERIALS WILL CONSIST OF LARGE WINDOWS, MASONRY BASE AND VENEER, WOOD, METAL, AND FIBER CEMENT PORCH AND STOOP ELEMENTS, AND VARIATIONS OF FIBER CEMENT SIDING, PANELING AND TRIM ACCENTS. ROOFING WILL COMPRISE OF 30-YEAR ARCHITECTURAL ASPHALT SHINGLES INTERNALLY LOADED INDIVIDUAL GARAGES PARK EACH TOWNHOME UNIT.

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

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 SILVER MIDWOOD LLC MAP BOOK 4, PAGE 145 TAX PARCEL: 129-017-06

O-2 SILVER MIDWOOD LLC MAP BOOK 4, PAGE 145 TAX PARCEL: 129-017-06

O-2 2132 McCLINTOCK ROAD LLC MAP BOOK 4, PAGE 145 TAX PARCEL: 129-012-14

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

R-5 PATRICK RYAN FORD JESSICA JANE LOCKWOOD MAP BOOK 4, PAGE 145 TAX PARCEL: 129-017-10

R-5 AUSTIN EQUITY LLC MAP BOOK 4, PAGE 145 TAX PARCEL: 129-012-13

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 MAP BOOK 4, PAGE 230-248 TAX PARCEL: 129-015-02

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

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

MUDD-O WAJAHAT SYED FERAH SYED MAP BOOK 3, PAGE 230-248 TAX PARCEL: 129-012-10