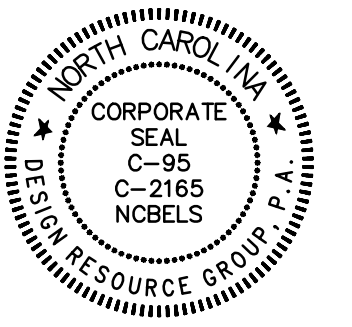




design resource group

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2459 wilkinson boulevard, suite 200  
 charlotte, nc 28208  
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**McCLINTOCK RD SITE**  
 PLAZA MIDWOOD, CHARLOTTE

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

REZONING PETITION

REZONING PETITION  
 FOR PUBLIC HEARING  
 2015-XXX

SCALE: 1" = 20'

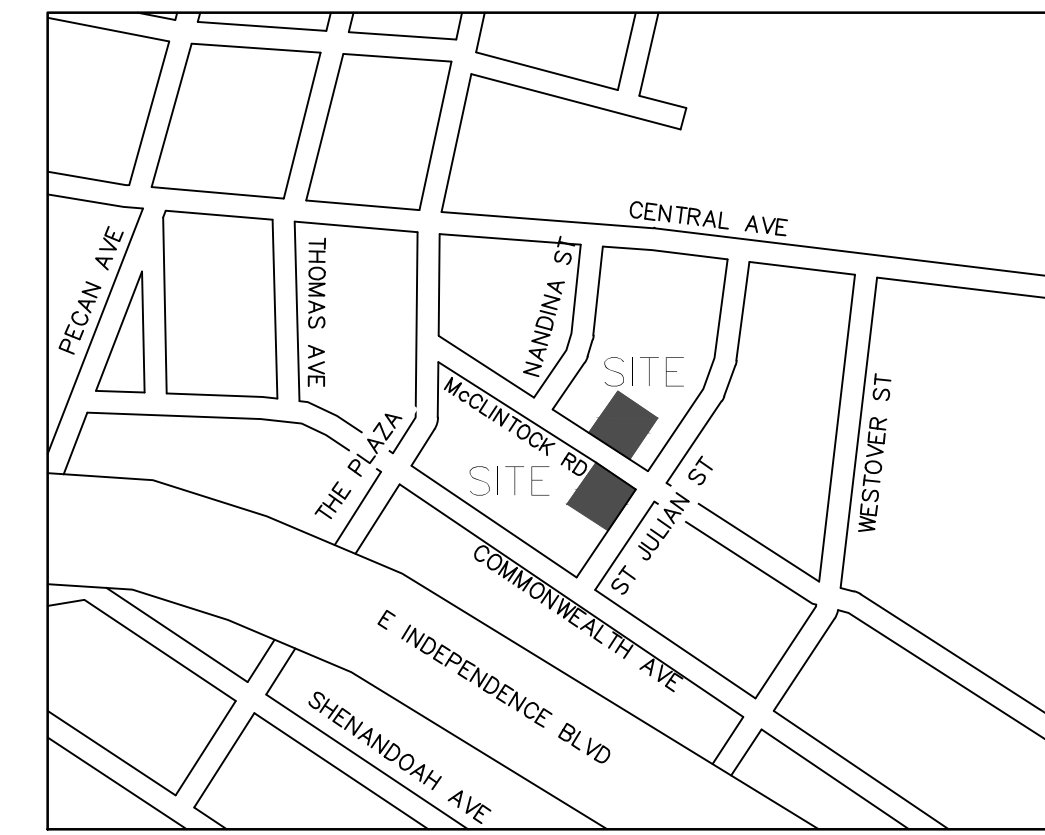
PROJECT #: 090-019  
 DRAWN BY: NB  
 CHECKED BY: TH

**SCHEMATIC  
 SITE PLAN**

DECEMBER 19, 2014

REVISIONS:

RZ 1.0



**VICINITY MAP**  
 NOT TO SCALE

**SITE DEVELOPMENT DATA**

PARCEL ID NUMBER:	12901707 & 12901708 (NORTH SIDE OF McCLINTOCK RD) 12901211 & 12901212 (SOUTH SIDE OF McCLINTOCK RD)
SITE AREA:	19,809 SQ FT / 0.455 AC (NORTH SIDE OF McCLINTOCK RD) 19,811 SQ FT / 0.455 AC (SOUTH SIDE OF McCLINTOCK RD)
EXISTING ZONING:	R-5
PROPOSED ZONING:	MUDD
EXISTING USE:	SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE:	TOWNHOMES
BUILDING HEIGHT:	PER ORDINANCE
BUILDING DENSITY:	12 UNITS (NORTH OF McCLINTOCK RD) 14 UNITS (SOUTH OF McCLINTOCK RD)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS

**McCLINTOCK ROAD SITE DEVELOPMENT STANDARDS**

**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 DEPICED 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.

**PURPOSE**  
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF TOWNHOMES UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-5 TO THE MUDD ZONING DISTRICT.

**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.

**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 ST. JULIEN STREET.  
 B. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

**ARCHITECTURAL STANDARDS**  
 RESERVED

**STREETSCAPE AND LANDSCAPING**  
 RESERVED

**ENVIRONMENTAL FEATURES**  
 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>OPEN SPACE</b>	RESERVED
<b>FIRE PROTECTION</b>	RESERVED
<b>SIGNAGE</b>	RESERVED
<b>LIGHTING</b>	RESERVED
<b>INITIAL SUBMISSION:</b>	12.19.14

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

