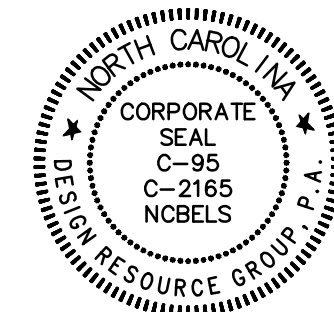




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charlotte, nc 28208  
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www.drgpr.com



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'

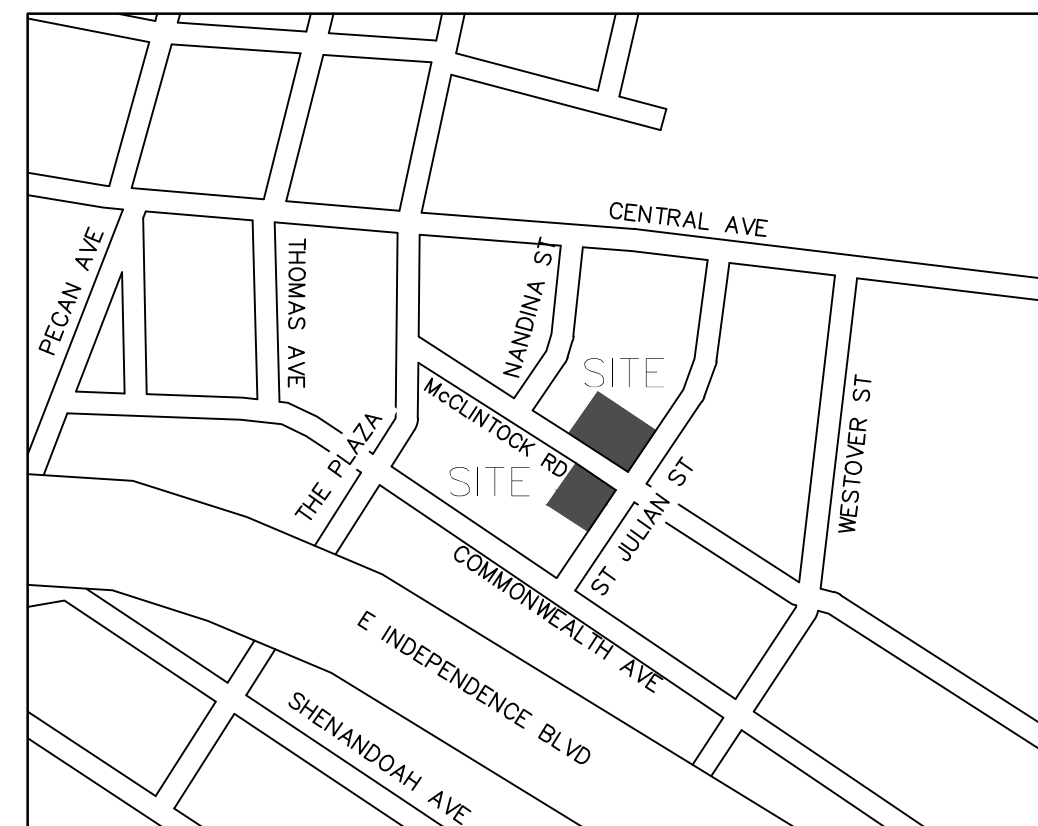
PROJECT #: 090-019  
DRAWN BY: NB  
CHECKED BY: TH

SCHEMATIC  
SITE PLAN

DECEMBER 19, 2014

REVISIONS:  
1. 03/20/15 - PER CMPC COMMENTS  
2. 05/15/15 - PER CMPC COMMENTS

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: UR-2 (CD)  
EXISTING USE: SINGLE FAMILY RESIDENTIAL HOMES  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL HOMES  
NUMBER OF HOMES: 7 HOMES (NORTH OF McCLINTOCK RD)  
5 UNITS (SOUTH OF McCLINTOCK RD)  
BUILDING HEIGHT: 40' MAXIMUM (3 STORIES)  
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 6.2 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 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.

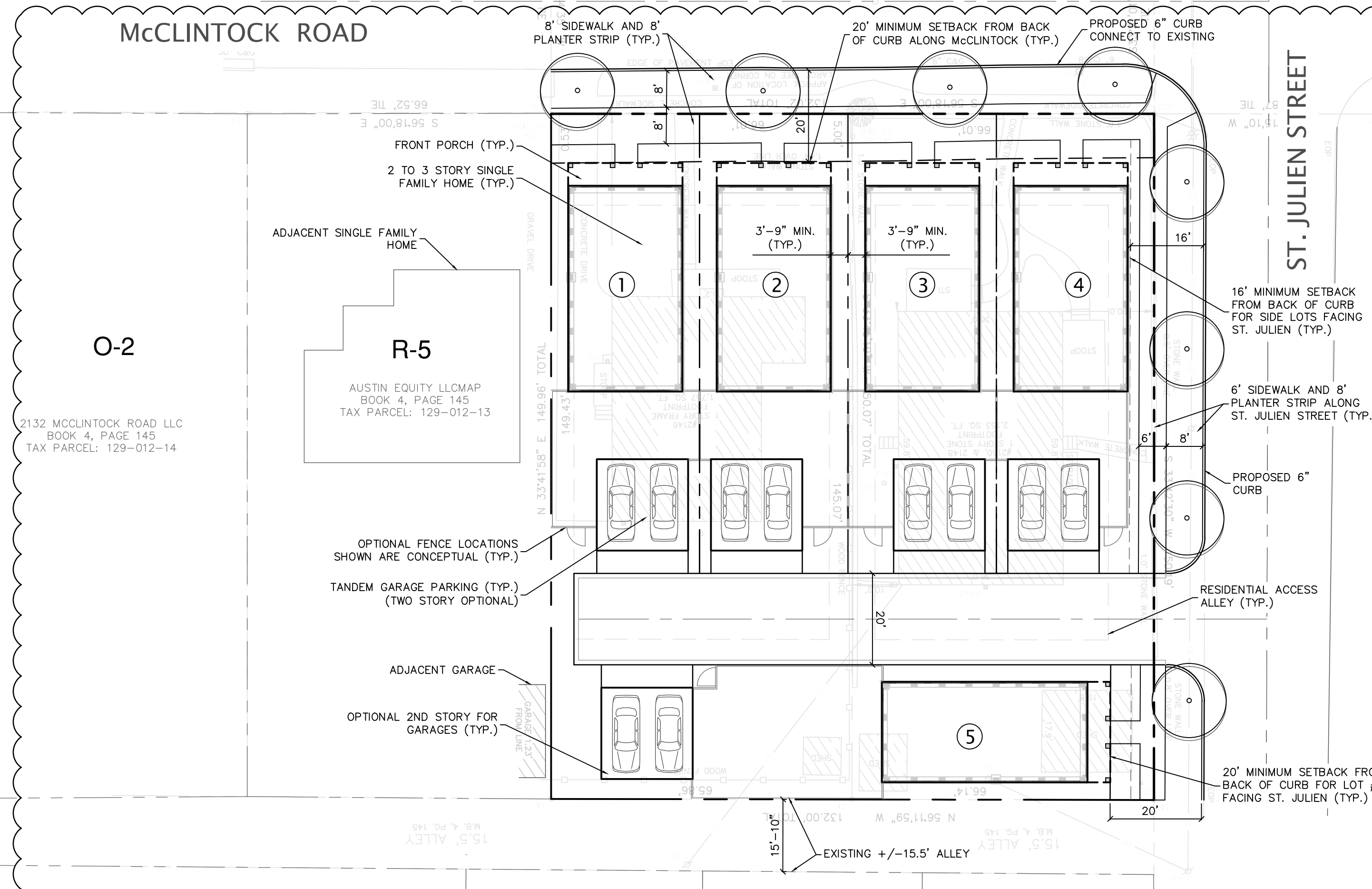
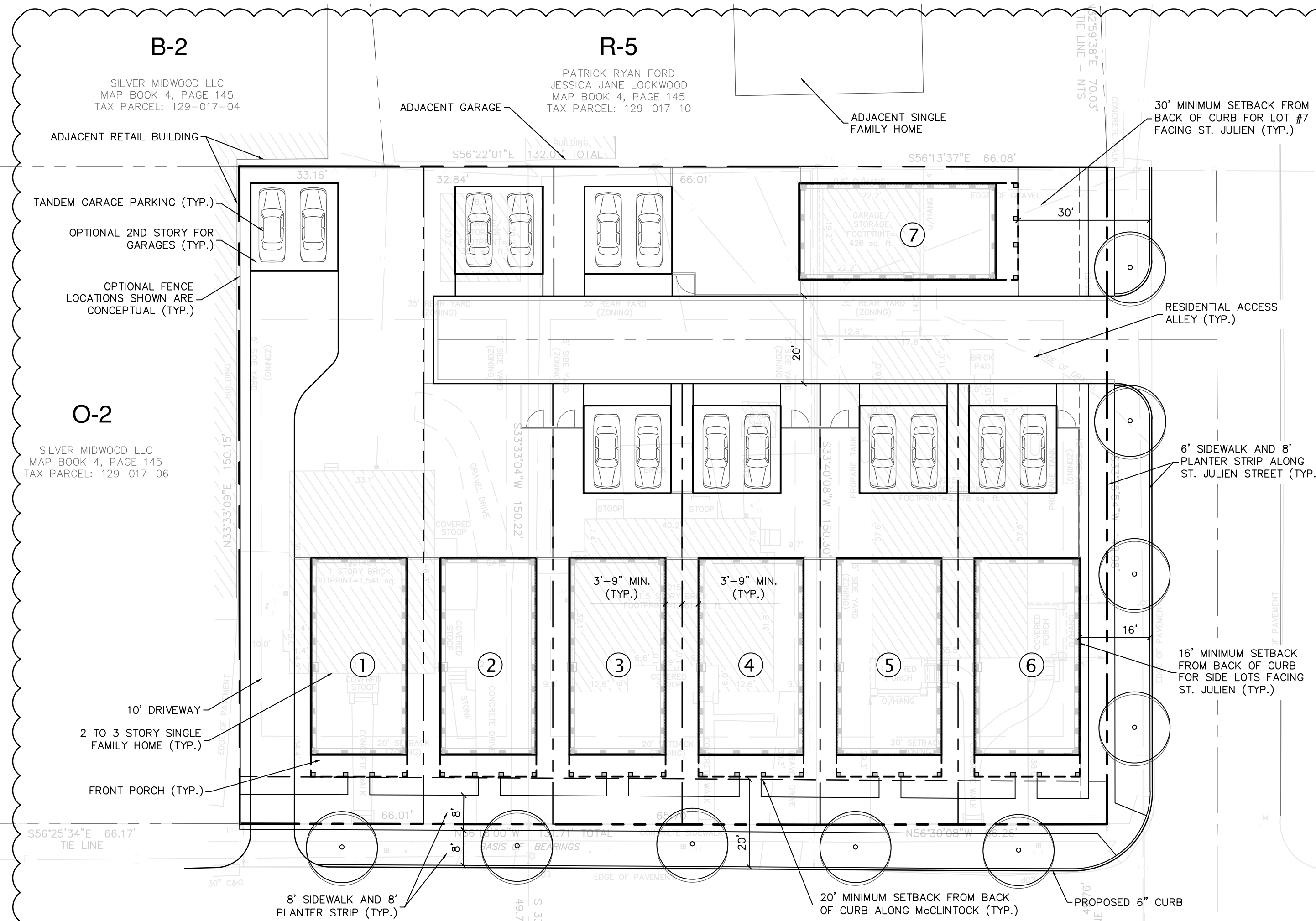
#### 4. TRANSPORTATION

- 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. 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. 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALKS WILL BE APPLIED TO McCLINTOCK ROAD AND 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. SINGLE FAMILY HOMES CONSTRUCTED ON SITE WILL BE 3 STORY MAXIMUM WITH RAISED FOUNDATIONS. DESIGN WILL RESPECT THAT OF SIMILAR URBAN/INFILL CONTEXT RELATED TO OTHER SINGLE FAMILY AND LIGHT COMMERCIAL WITHIN THE BLOCK. BUILDING MATERIALS USED FOR HOMES WILL CONSIST OF HARDIEPLANK SIDING, WINDOWS, WOOD, MASONRY BASE AND VENEER STOOP ELEMENTS. 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 HANDRAIL/RAILINGS.
- C. CORNER LOT HOMES WILL HAVE AT LEAST TWO WINDOWS ON THE GROUND FLOOR, THREE ON THE SECOND FLOOR AND ONE ON THE THIRD FLOOR ON THE SIDE OF THE HOUSE FACING STREET TO AVOID BLANK WALLS.

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



R-5  
BRADLEY A PARSANKO  
MAP BOOK 4, PAGE 145  
TAX PARCEL: 129-016-09

R-5  
CHRISTOPHER HEROTY  
MAP BOOK 4, PAGE 145  
TAX PARCEL: 129-016-10

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



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.

