

REZONING PETITION  
FOR PUBLIC HEARING  
2017-012

REZONING PETITION

McCLINTOCK SITE  
COMMONWEALTH MORNINGSIDE COMMUNITY, CHARLOTTE

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

PRELIMINARY  
SITE PLAN

10 0 10 20  
SCALE: 1" = 20'

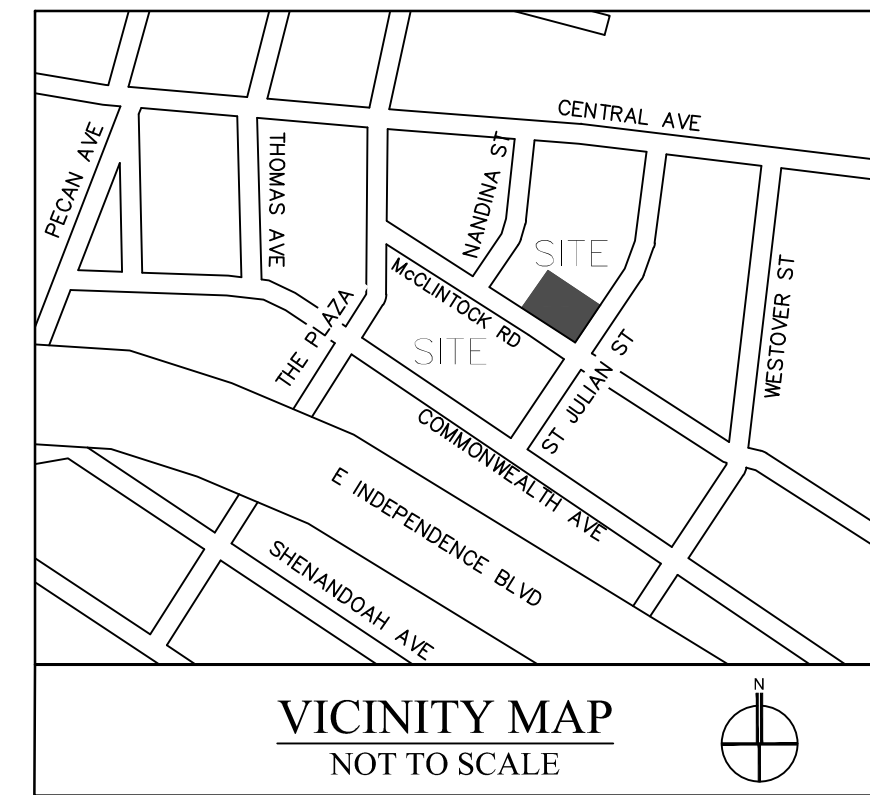
PROJECT #: 090-020  
DRAWN BY: NB  
CHECKED BY: NB

JANUARY 4, 2016

REVISIONS:  
1. 02/20/17 - PER SITE UPDATES  
2. 03/13/17 - PER SITE UPDATES  
3. 04/24/17 - PER SITE COORDINATION  
4. 05/09/17 - PER SITE COORDINATION  
5. 05/11/17 - PER SITE COORDINATION  
6. 05/16/17 - PER SITE COORDINATION

RZ1.0

SITE DEVELOPMENT DATA	
SITE ACREAGE:	+/- 29,739 SQ FT (0.683 AC)
TAX PARCEL #:	12901707, 12901708, 12901709
EXISTING ZONING:	R-5
PROPOSED ZONING:	MUDD (CD) (5 YEARS VESTED RIGHTS)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE:	SINGLE FAMILY ATTACHED - QUADRAPLEX (2 GROUND FLOOR LIVE/WORK OFFICE UNITS ALLOWED IN BUILDING 1)
NUMBER OF UNITS:	12 UNITS TOTAL (4 UNITS PER BUILDING)
DENSITY PROPOSED:	18 UNITS PER ACRE
BUILDING HEIGHT:	2.5 STORIES (36' MAXIMUM)
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 SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

B. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

C. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE

A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF THREE SINGLE FAMILY ATTACHED QUADRAPLEX HOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-5 TO THE MUDD (CD) ZONING DISTRICT.

3. PERMITTED USES

A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION SHALL BE SINGLE FAMILY ATTACHED QUADRAPLEX BUILDINGS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT.

B. BUILDING 1 SHALL INCLUDE TWO GROUND FLOOR LIVE/WORK UNITS WITH OFFICE USE LIMITED TO 500 SQUARE FEET PER UNIT. DETAILED CONDITIONS OF THE RULES AND GUIDELINES FOR THE NONRESIDENTIAL USES WILL BE INCLUDED IN HOMEOWNER'S ASSOCIATION RESTRICTIVE COVENANTS AND BYLAWS.

C. USES PRIOR TO THIS DEVELOPMENT WILL INCLUDE ONE SUBDIVISION SALES OFFICE TO BE LOCATED ON EXISTING PARCEL NUMBER 12901707. THE SALES OFFICE WILL SERVE THE SUBDIVISION IN WHICH IT IS LOCATED AND THE USE SHALL BE TERMINATED UPON COMPLETION OF THE SALE OF 95% OF THE TOTAL NUMBER OF HOMES AND/LOTS; PROVIDED HOWEVER, THAT A MODEL OR DEMONSTRATION HOME MAY BE USED FOR SALES PURPOSES UNTIL THE LAST HOME OR LOT IS SOLD.

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 STANDARDS.

B. THE SITE WILL HAVE ONE INGRESS DRIVEWAY SERVING THE HOUSING DEVELOPMENT FROM ST. JULIEN STREET AND ONE EGRESS DRIVEWAY FROM MCCLINTOCK ROAD AS DEPICTED ON THE REZONING PLAN.

C. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

D. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE SITE'S FIRST BUILDING TO BE CONSTRUCTED ON THE SITE, THE PETITIONER WILL DEDICATE AND CONVEY ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AT A LOCATION OF 2' BEHIND THE PROPOSED BACK OF SIDEWALK.

E. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE FIRST BUILDING TO BE CONSTRUCTED ON THE SITE.

5. ARCHITECTURAL STANDARDS

A. BUILDINGS CONSTRUCTED ON SITE SHALL BE COMPRISED OF THREE 2.5 STORY QUADRAPLEX BUILDINGS AS DEPICTED ON THE REZONING PLAN. FACADES AND MATERIALS WILL CONSIST OF FRONT PORCHES, LARGE WINDOWS, HARDI PANEL SIDING, CEMENTITIOUS SHAKE/PANEL SIDING AND BRICK VENEER. ROOFING SHALL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES. VINYL MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES AND HANDRAIL/RAILINGS.

B. BUILDING 1 SHALL BE DEVELOPED TO ACCOMMODATE 1,000 SQUARE FEET OF OFFICE USES PERMITTED IN THE MUDD DISTRICT.

C. THE SIDE OF BUILDING 3 FACING ST. JULIEN STREET SHALL HAVE ENHANCED ARCHITECTURAL FEATURES FOR STREET EDGE APPEAL, SIMILAR TO THE ATTACHED ARCHITECTURAL RENDERING.

D. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE SINGLE FAMILY ATTACHED QUADRAPLEX HOMES THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER TO BE CONSTRUCTED ONSITE. ACCORDINGLY, EACH ELEVATION SHALL BE DESIGNED AND CONSTRUCTED SO THEY ARE SUBSTANTIALLY SIMILAR TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS OF THIS SUBMITTAL WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER WILL BE PERMITTED.

6. STREETSCAPE AND LANDSCAPING

A. AN 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALK SHALL BE APPLIED ALONG MCCLINTOCK ROAD AS DEPICTED ON THE REZONING PLAN.

B. AN 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALK SHALL BE APPLIED ALONG ST. JULIEN STREET AS DEPICTED ON THE REZONING PLAN.

C. SIDEWALKS AND PLANTING STRIPS ALONG THE SITES FRONTSAGES MAY MEANDER TO SAVE EXISTING TREES.

D. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS WILL BE INSTALLED WITHIN THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

E. A MINIMUM 6 FOOT TALL MASONRY WALL WITH BRICK VENEER WILL BE INSTALLED ALONG THE NORTHERN PROPERTY LINE OF THE SITE AS DEPICTED ON THE REZONING PLAN. THE PETITIONER HAVE THE OPTION TO SWITCH TO A 6' WOOD SCREEN FENCE AT THE FRONT PORTION OF THE ADJACENT SINGLE FAMILY GARAGE ON PARCEL 129-017-10 AS DEPICTED ON THE REZONING PLAN.

F. A 4' MINIMUM MASONRY WALL OR DECORATIVE FENCE OR COMBINATION OF BOTH WILL BE INSTALLED TO SCREEN SITE INTERIOR PARKING ALONG ST. JULIEN AS DEPICTED ON THE REZONING PLAN.

G. A TRASH AND RECYCLING ENCLOSURE WITH 8' MASONRY SCREENING ENCLOSURE WILL BE LOCATED ON SITE AS DEPICTED ON THE REZONING PLAN.

H. ALL HVAC UNITS WILL BE LOCATED BETWEEN BUILDINGS 1 AND 2 AND 2 AND 3 OR ON THE ROOFS OF THE QUADRAPLEX BUILDINGS. HVAC UNITS WILL BE SCREENED FROM STREET VIEW.

7. ENVIRONMENTAL FEATURES

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

B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

8. LIGHTING

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE

B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.

9. AMENDMENTS TO THE REZONING PLAN

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.

10. BINDING EFFECT OF THE REZONING APPLICATION

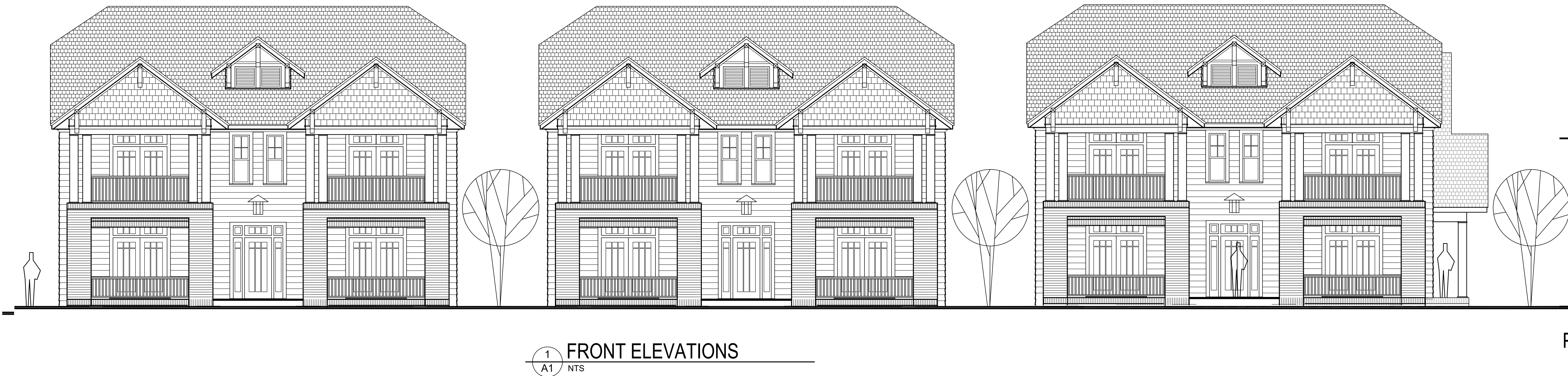
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

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





McCLINTOCK QUADRAPLEX  
McCLINTOCK ROAD

THE DRAKEFORD COMPANY  
1914 BRUNSWICK AVE, SUITE 1A  
CHARLOTTE, NC 28207

ISSUE DATE

11 MAY 2017

SHEET TITLE

PRELIMINARY  
ELEVATIONS

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SHEET NUMBER

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