

# Brighton Park Rezoning Application



# Brighton Park

## Rezoning Application

This rezoning is for the remaining townhome lots in the Brighton Park subdivision in Mint Hill. The current lots are sitting vacant and are located in the Downtown Overlay district. There are currently 54 lots that vary in width from 18 ft. to 22 ft. We are proposing 44 larger units that are 24 ft. wide and average 2000-2100 sq. ft. with master bedrooms on the main floor and 2 car attached garages. The zoning is currently DO-A (CD) and this application is for a conditional zoning approval, which would still classify the zoning as DO-A (CD). The conditional approval we are requesting has to do with the use of exterior materials as it pertains to the Unified Development Ordinance (U.D.O.) section 7.4.4.3.2.B.1, which states that "Sixty-five (65) percent of residential building walls shall be of brick or stone".

We are proposing that our buildings would meet all of the architectural requirements that are stated in the U.D.O. except for the 65% brick requirement. We would be using fiber cement materials (Hardieplank ColorPlus) on the exterior of the homes for the siding and for all of the trim on the overhangs including fascia, soffit, and frieze boards. We would not be using any vinyl material on the exterior. Pictures of the elevations that we are proposing are included in the following pages and are a very close representation of the elevations we will actually build.

Materials we will use on all home exteriors include:

- HardiePlank Color Plus lap siding
- HardiePlank Color Plus trim on windows, doors and on all eaves - including fascia, soffit and frieze board (no vinyl or aluminum will be used)
- Brick to grade foundations with rowlock cap
- Architectural 30 year shingles



Architectural details used per building elevations:

- Dormers
- Recessed front door entries
- Partial and full front porches with metal roofs
- Planter boxes
- Functional shutters on hinges with shutter dogs (louvered and paneled)
- Reversed gables with accents
- Dentil moulding
- Iron railing
- Round downspouts on the fronts of home with collection boxes



We believe the use of the siding fits most appropriately with the surrounding architecture, specifically the homes facing our vacant lots. The best compliment to existing siding homes, their architectural style and appearance would be our large townhomes with siding. Furthermore, the use of different siding colors would fit in perfectly with existing color schemes in the community.





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We at Meeting Street take pride in producing architecture that has symmetry and includes the use of historically accurate details and features. We feel the use of these materials and features are important to the overall experience of visitors and residents and that this effort will blend nicely into the Brighton Park community.



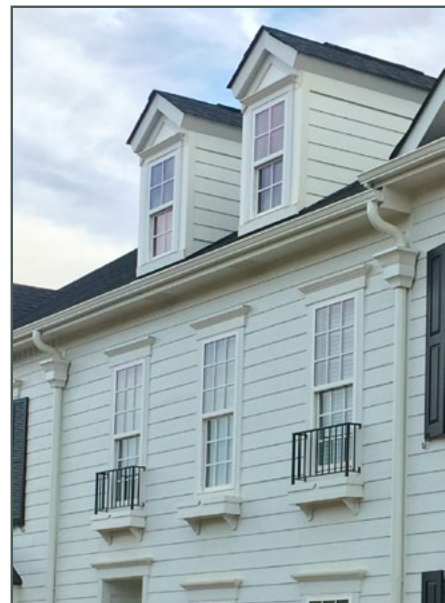
Front porches that are 8 ft. deep.



Flower boxes with window trim.



Recessed front door with pediments with operable shutters, with hinges and shutter dogs.



Dormers per plan and round downspouts with collection boxes.



Gable with accents.



Brick steps and foundation with rowlock water mark and iron railing where applicable.



An aerial view of the three different sets of lots that are included in our project and would finish out the townhome portion of the Brighton Park subdivision. Below are images of the single family homes along Evans and Hove Roads and show the style of architecture our townhomes would be facing. Perhaps built under previous zoning which did not have the brick requirement, these homes are predominately siding with brick/stone foundations. Our siding elevations with brick foundations would compliment these existing homes nicely.





Plan

Actual

