

List of Adjacent Parcels & Zoning:

- | | | | |
|-----------------------------------|-----------------------------------|--|--|
| 1. PIN: 22902101
ZONING: R-3 | 19. PIN: 22957203
ZONING: MK-2 | 37. PIN: 22943355
ZONING: R-3 | 55. PIN: 22903203
ZONING: MK2 (INNOV) |
| 2. PIN: 22902312
ZONING: MK-2 | 20. PIN: 22957149
ZONING: MK-2 | 38. PIN: 22943356
ZONING: R-3 | 56. PIN: 22903202
ZONING: MK2 (INNOV) |
| 3. PIN: 22903111
ZONING: MK-2 | 21. PIN: 22957150
ZONING: MK-2 | 39. PIN: 22943357
ZONING: R-3 | 57. PIN: 22903201
ZONING: MK2 (INNOV) |
| 4. PIN: 22902310
ZONING: MK-2 | 22. PIN: 22957151
ZONING: MK-2 | 40. PIN: 22943335
ZONING: R-3 | 58. PIN: 22903203
ZONING: MK2 (INNOV) |
| 5. PIN: 22902309
ZONING: MK-2 | 23. PIN: 22957152
ZONING: MK-2 | 41. PIN: 22943334
ZONING: R-3 | 59. PIN: 22957204
ZONING: MK-2 |
| 6. PIN: 22902308
ZONING: MK-2 | 24. PIN: 22943301
ZONING: R-3 | 42. PIN: 22943333
ZONING: R-3 | 60. PIN: 22957205
ZONING: MK-2 |
| 7. PIN: 22902307
ZONING: MK-2 | 25. PIN: 22943302
ZONING: R-3 | 43. PIN: 22943358
ZONING: R-3 | 61. PIN: 22957171
ZONING: MK-2 |
| 8. PIN: 22902306
ZONING: MK-2 | 26. PIN: 22943328
ZONING: R-3 | 44. PIN: 22943319
ZONING: R-3 | 62. PIN: 22957172
ZONING: MK-2 |
| 9. PIN: 22902305
ZONING: MK-2 | 27. PIN: 22943329
ZONING: R-3 | 45. PIN: 22943318
ZONING: R-3 | 63. PIN: 22957173
ZONING: MK-2 |
| 10. PIN: 22902304
ZONING: MK-2 | 28. PIN: 22943330
ZONING: R-3 | 46. PIN: 22943317
ZONING: R-3 | 64. PIN: 22957148
ZONING: MK-2 |
| 11. PIN: 22902303
ZONING: MK-2 | 29. PIN: 22943331
ZONING: R-3 | 47. PIN: 22943316
ZONING: R-3 | 65. PIN: 22957147
ZONING: MK-2 |
| 12. PIN: 22902302
ZONING: MK-2 | 30. PIN: 22943332
ZONING: R-3 | 48. PIN: 22943315
ZONING: R-3 | 66. PIN: 22957146
ZONING: MK-2 |
| 13. PIN: 22902301
ZONING: MK-2 | 31. PIN: 22943324
ZONING: R-3 | 49. PIN: 22943314
ZONING: R-3 | 67. PIN: 22957145
ZONING: MK-2 |
| 14. PIN: 22902226
ZONING: MK-2 | 32. PIN: 22943323
ZONING: R-3 | 50. PIN: 22943101
ZONING: R-3 | 68. PIN: 22957144
ZONING: MK-2 |
| 15. PIN: 22902227
ZONING: MK-2 | 33. PIN: 22943322
ZONING: R-3 | 51. PIN: 22903199
ZONING: MK2 (INNOV) | 69. PIN: 22957177
ZONING: MK2 |
| 16. PIN: 22902201
ZONING: MK-2 | 34. PIN: 22943321
ZONING: R-3 | 52. PIN: 22903206
ZONING: MK2 (INNOV) | 70. PIN: 22957138
ZONING: MK-2 |
| 17. PIN: 22902202
ZONING: MK-2 | 35. PIN: 22943320
ZONING: R-3 | 53. PIN: 22903205
ZONING: MK2 (INNOV) | 71. PIN: 22957137
ZONING: MK-2 |
| 18. PIN: 22957202
ZONING: MK-2 | 36. PIN: 22943354
ZONING: R-3 | 54. PIN: 22903204
ZONING: MK2 (INNOV) | 72. PIN: 22957176
ZONING: MK-2 |



Development Standards:

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Pulte Home Corporation, to rezone an approximate 6.96 acre site located along Wade Ardrey Road (the "Site").
The purpose of this Petition is to request rezoning of the site to the R-6(CD) Zoning District to allow the construction of up to 27 single family residential units on property.

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-6 Zoning District, subject to the development standards set out below, shall govern all development taking place on the Site, as depicted on the Conceptual Site Plan.
The development depicted on the Conceptual Site Plan is intended to reflect the arrangement of proposed uses on the site, but the final configuration, placement and size of individual site elements may be altered or modified so long as the maximum building envelope lines, lot lines, road right-of-way and/or intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established by the Conceptual Site Plan and these Development Standards. Street layouts may be modified to accommodate final building and lot locations. However, any alterations or modifications may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Permitted Uses

The Site may be devoted to the following residential uses: single family residences along with accessory uses which are permitted under the Ordinance.

Transportation

Vehicular access to the Site shall be as generally depicted on the Conceptual Site Plan. Two access points into the site shall be allowed; one from Wade Ardrey from the east and one from the proposed extension of Wheatfield Road from the North. A future access shall be planned for to the property to the west by a stub road being planned for to this property (PIN 22902101). The placement and configurations of vehicular access points are subject to any minor modifications required to accommodate final site and construction plan designs along with any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") including alterations to accommodate any right of way needs, signage and/or construction easements.

Architectural Standards

(a) All building and uses developed within the project shall meet the following minimum architectural material standards.

- (b) Primary exterior building materials for the proposed residential structures that are to be constructed on the Site shall be a combination of a minimum of three of the following materials: vinyl siding, brick, stone, shake, hard-plank or cementitious siding material. The primary exterior building material for the proposed residential structures can be one material as long as it is a masonry material.
- (c) Single Family Homes with Garages that extend beyond the main entry façade must have a second floor building façade that is not recessed more than seven (7) feet from the first floor garage façade.

Streetscape and Landscaping

- a) Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance.
- (b) The streetscape treatment along the proposed public right of way will include either small or large maturing trees, sidewalks of 5' feet in width and planting strips of 8' feet in width.
- (c) Streetscape treatment along Wade Ardrey Road project frontage to include curb & gutter, sidewalks of 6' in width and planting strip of 8' in width.
- d) As applicable, all proposed landscaping or screening shall conform to the standards of the Ordinance.

Environmental Features

Petitioner shall comply with the Post Construction Controls Ordinance.

Signs

Signage shall comply with the requirements of the Ordinance.

Lighting

- a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty five (25) feet in height.
- b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.
- c) Wall-pak lighting will be prohibited throughout the Site.

Tree Save

Proposed Tree Save areas (required minimum 10%) have been preliminarily identified on the Conceptual Site Plan. Existing vegetation will be preserved and protected during construction, except as otherwise referenced in these development standards. Petitioner/Developer may utilize areas within proposed single family lots to satisfy required 10% tree save area requirements. Proposed tree save area(s) located within vehicular sight distance lines are subject to review and approval by CDOT. It is the Petitioner's intent to "limb up" trees in these area(s) in order to provide vehicular sight distance to meet requirements established by CDOT. Subject to CDOT and Urban Forestry review and approval; some trees located within proposed vehicular sight distance lines may need to be removed. Should trees within the proposed tree save areas have to be removed to meet vehicular sight distance requirements, these areas will not be subjected to tree save requirements.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Vested Rights

Pursuant to GS 1060A-385.1 of the North Carolina General Statutes and Section 11110 of the Ordinance, the Petitioner requests a 5 year vested rights as a result of the proposed development and market conditions.

Binding Effect of the Rezoning Documents and Definitions

- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners 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.



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ESP Associates, P.A.

CLIENT



PROJECT

**APPROVED BY
CITY COUNCIL**

APR 15 2013

**Clawson
Tract**

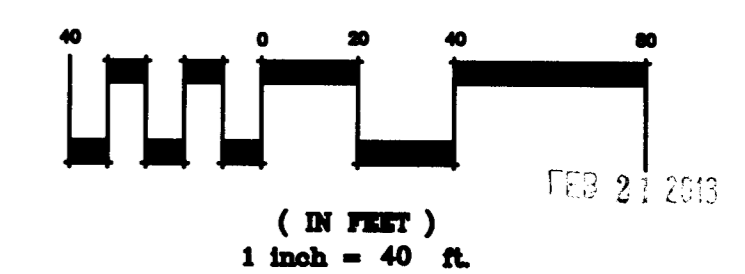
SHEET TITLE

**TECHNICAL DATA
SHEET**

**Petition 2012-070
"For Public Hearing"**

PROJECT LOCATION CHARLOTTE, NC

GRAPHIC SCALE



PROJECT NO. 2.128.100

DRAWING 2.128-MAST REZONING.dwg

DATE 04-18-2012

DRAWN BY MM

CHECKED BY ML

ESP / CLIENT REVISION

NO.	DATE	BY	REVISION
1	4/23/12	ML	Initial Submittal to CMPC
2	12/20/12	MM	Revised submittal per Staff Comments
3	2/22/13	MM	Revised Submittal per Staff Comments

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	4/23/12	ML	Initial Submittal to CMPC
2	12/20/12	MM	Revised submittal per Staff Comments
3	2/22/13	MM	Revised Submittal per Staff Comments





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CLIENT



Pulte Group
 11121 Carmel Commons Boulevard, Suite 450
 Charlotte, NC 28226

PROJECT

**APPROVED BY
 CITY COUNCIL**

APR 15 2013

**Clawson
 Tract**

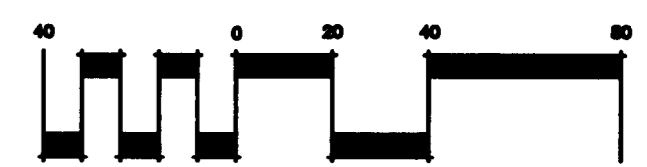
SHEET TITLE

**CONCEPTUAL
 SITE PLAN**

Petition 2012-070
"For Public Hearing"

PROJECT LOCATION **CHARLOTTE, NC**

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

PROJECT NO **2,028,100**

DRAWING **2,028-Conceptual Site Plan.dwg**

DATE **04-18-2012**

DRAWN BY **MM**

CHECKED BY **ML**

ESP / CLIENT REVISION

NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION

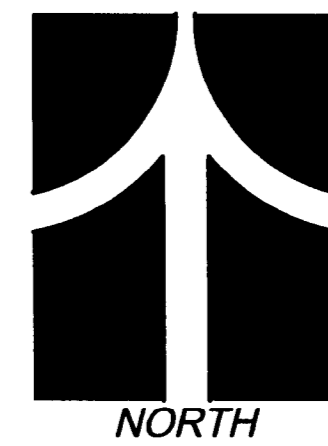
NO.	DATE	BY	REVISION
1	4/23/12	MM	Initial Submittal to CMPC
2	12/20/12	MM	Revised submittal per Staff Comments.
3	2/22/2013	MM	Revised Submittal per Staff Comments.

1 4/23/12 MM Initial Submittal to CMPC

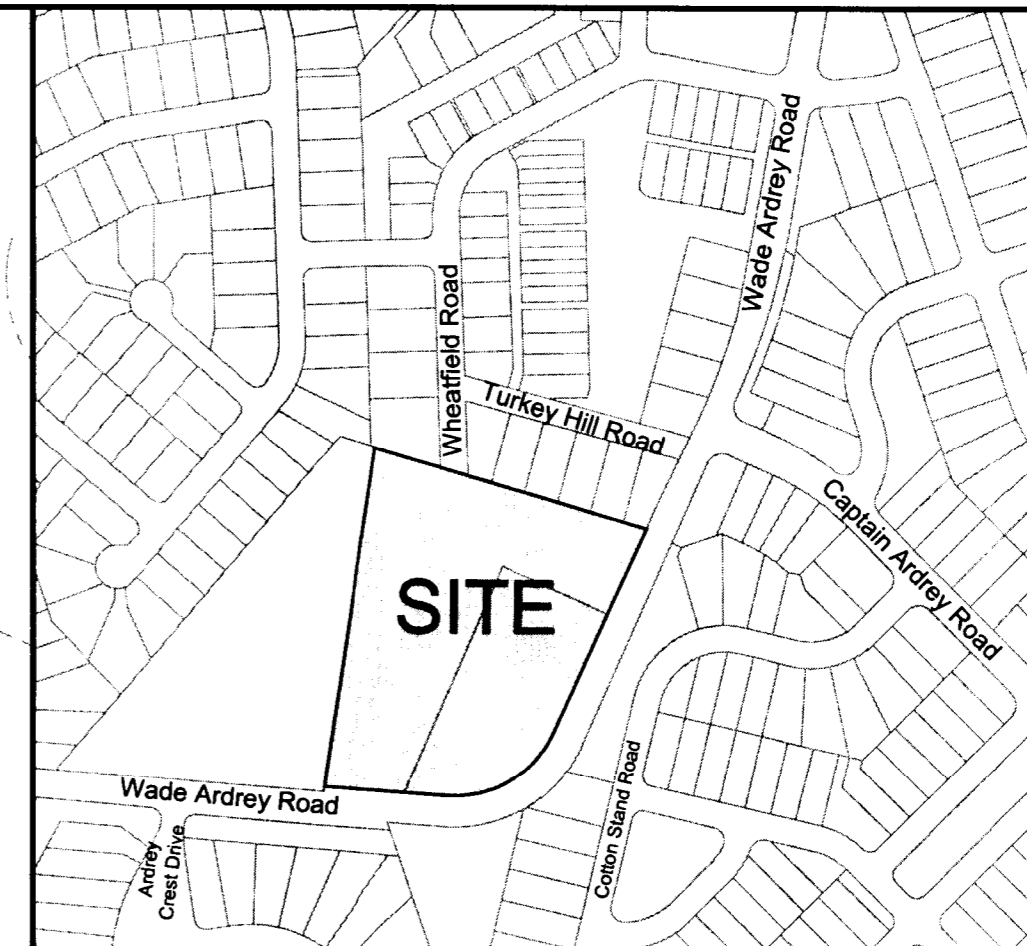
2 12/20/12 MM Revised submittal per Staff Comments.

3 2/22/2013 MM Revised Submittal per Staff Comments.

2 of **3** SHEETS



NORTH



Vicinity Map
 Not to Scale



Site Data:

Parcels: 229-02-102 & 229-02-116

Parcel Acreage (Gross): +/- 6.96 Acres

Zoning: Existing: R-3 Proposed: R-6(CD)

Total Residential Units: Up to 27 Lots

Proposed Density: Up to 3.88 DU/AC

Tree Save: Site Area: +/- 6.31 Acres (Outside of ROW) Required: 0.63 Acres (10%) Provided: 0.63 Acres (10%)

Open Space: 0.63 Acres (10%)

Uses: Existing: Residential Proposed: Residential

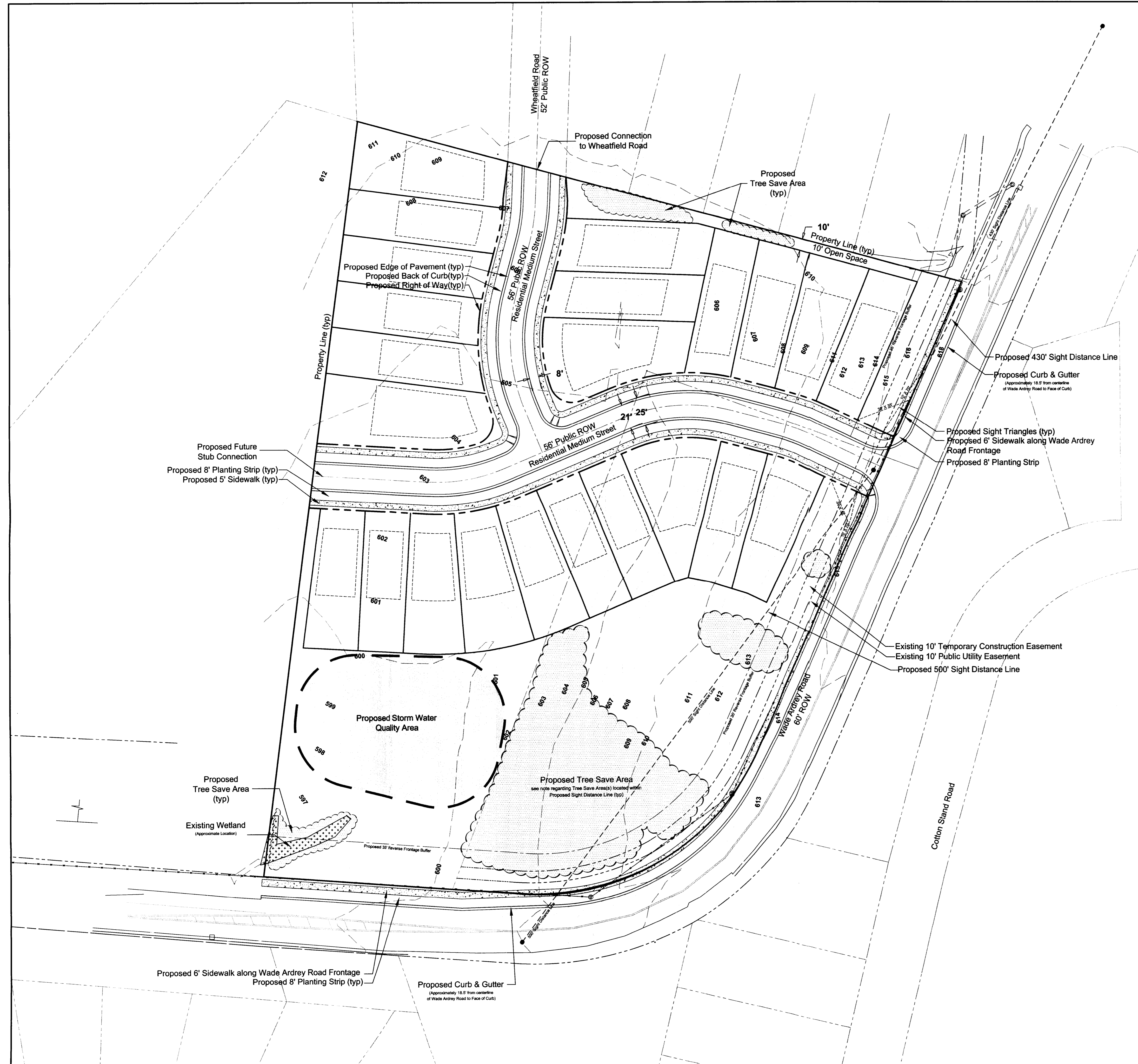
Lot Standards:

Minimum Lot Width: 40'
 Minimum Lot Area: 4,500 S.F.
 Maximum Building Height: 35'

Serbacks: Front: 17' - From ROW
 Garage: 20' - From Back of Sidewalk
 Side: 5'
 Rear: 30'
 Side/Corner: 10'

General Notes:

1. Base information obtained survey prepared by ESP Associates, P.A. titled "ALTA/ACSM Title Survey of Tax Parcels 229-021-16 & 229-021-012 being 6.965 Acres total" dated 10-17-2012 and survey prepared by ESP Associates, P.A. titled "Topographical Survey of Tax Parcels 229-021-16 & 229-021-012 dated 10-17-2012."





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PROJECT

Clawson Tract

SHEET TITLE

CONCEPTUAL ARCHITECTURAL ELEVATIONS

Petition 2012-070
"For Public Hearing"

PROJECT LOCATION CHARLOTTE, NC

APPROVED BY CITY COUNCIL

APR 15 2013



Conceptual Architectural Elevations



Conceptual Architectural Elevations

Note: Conceptual Schematic Architectural Renderings intended to depict the general conceptual architectural style, character, and elements of the buildings.

PROJECT NO. Z128.100

DRAWING Z128-Conceptual Site Plan.dwg

DATE 02-22-2013

DRAWN BY MM

CHECKED BY ML

ESP / CLIENT REVISION

NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION

2/22/13 MM Added Architectural Elevations

NO.	DATE	BY	REVISION