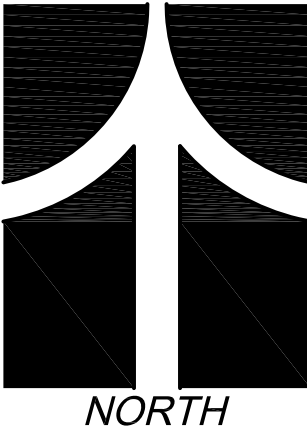


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18. PIN: 22957202 ZONING: MX-2	36. PIN: 22943354 ZONING: R-3	54. PIN: 22903204 ZONING: MX2 (INNOV)	72. PIN: 22957176 ZONING: MX-2



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 approximately 6.96-acre site located along Wade Andrey 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 which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Conceptual Site Plan or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

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

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.

- (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 either vinyl siding, brick, stone, shake, hard-plank, or cementitious siding 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. No more than two single family homes shall be allowed side by side which have garages that extend beyond ten (10) feet from the main entry façade.

- 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.

Petitioner shall comply with the Post Construction Controls Ordinance. Water quality areas, rain gardens and/or detention facilities along with any associated grading required to develop these facilities to satisfy requirements in the Post Construction Controls Ordinance may be co-located within required open space, reverse frontage common open space areas, buffer areas, or required setbacks.

Signage shall comply with the requirements of the Ordinance.

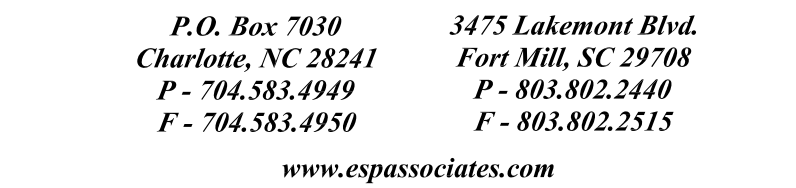
- a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty five (25) feet in height.
- b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed
- c) Wall-pak lighting will be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

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 not 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.

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.

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.

- (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 addressed 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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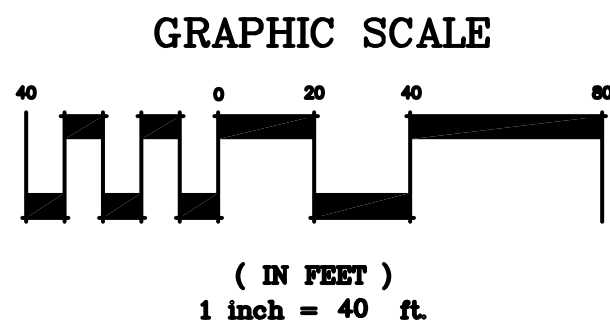


SHEET TITLE

Petition 2012-070

"For Public Hearing

PROJECT LOCATION	CHARLOTTE, NC
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PROJECT NO		ZJ28.100
DRAWING		ZJ28--MAST REZONING.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	ML Initial Submittal to CMPC
2	12/20/12	MM Revised submittal per Staff Comments.

ESP Associates, P.A.

engineering • surveying • planning

P.O. Box 7030 *3475 Lakemont Blvd.*

Charlotte, NC 28241 Fort Mill, SC 29708
P = 704.583.4949 P = 803.802.2440

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ESP Associates, P.A.

CLIENT



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

PROJECT

Clawson Tract

SHEET TITLE

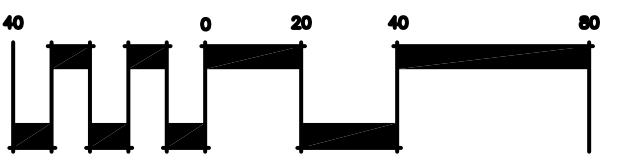
CONCEPTUAL SITE PLAN

Petition 2012-070

"For Public Hearing"

PROJECT LOCATION **CHARLOTTE, NC**

GRAPHIC SCALE



(IN FEET)
inch = 40 ft.

PROJECT NO **ZJ28.100**

DRAWING **ZJ28-Conceptual Site Plan.dwg**

DATE 04-18-2012

DRAWN BY **MM**

CHECKED BY **ML**

ESP / CLIENT REVISION

NO.	DATE	BY	REVISION
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AGENCY / SUBMITTAL REVISION			

NO.	DATE	BY	REVISION
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1	4/23/12	ML	Initial Submitted to CMPC
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2	12/20/12	MM	Revised submittal per Staff
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