

CLAWSON SITE

Wade Ardrey Road
Charlotte, NC



Vicinity Map
Not to Scale



RECEIVED

By Michael Cataldo at 3:03 pm, May 01, 2012



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Prepared: April 17, 2012



Pulte Group
11121 Carmel Commons Boulevard, Suite 450
Charlotte, North Carolina 28226

Date	Revision
04-23-12	Initial Submittal to CMPC.

Petition 2012-____
"For Public Hearing"

List of Adjacent Property Owners:

1. DAMIAN W ROCK
9726 WADE ARDREY ROAD
CHARLOTTE, NC 28277
PIN: 22902101
ZONING: R-3

2. BEVERLY S. WILLIAMS
726 WALNUT POINT DRIVE
MATTHEWS, NC 28108
PIN: 22902312
ZONING: MX-2

3. AN-MINGHWANG &
LI-PINGH WANG
13601 YELLOW POPLAR DR
CENTREVILLE, VA 201202
PIN: 2902311
ZONING: MX-2

4. HOLLY K RADLOFF
9116 ROYAL HIGHLANDS CT
CHARLOTTE, NC 28277
PIN: 22902310
ZONING: MX-2

5. DOROTHY T/II/D/T SUSMAN
& DAVID F/T ZUBERBERG
218 MEADOW VISTA WAY
ENCINITAS, CA 92024
PIN: 22902309
ZONING: MX-2

6. NICHOLAS HEATH &
MONICA HEATH
9124 ROYAL HIGHLANDS CT
CHARLOTT, NC 28277
PIN: 22902308
ZONING: MX-2

7. MARK C LOFIN
9128 ROYAL HIGHLANDS CT
CHARLOTTE, NC 28277
PIN: 22902307
ZONING: MX-2

8. ROYAL HIGHLAND PROPERTIES
PO BOX 49114
CHARLOTTE, NC 28277
PIN: 22902306
ZONING: MX-2

9. FRANK KELLY & JANICE G KELLY
9200 ROYAL HIGHLANDS CT
CHARLOTTE, NC 28277
PIN: 22902305
ZONING: MX-2

10. NICOLE REITMAN
2385 ROSCOMARE RD #F6
LOS ANGELES, CA 90077
PIN: 22902304
ZONING: MX-2

11. JOSHUA D HENDERSON
7806 WATERFORD TIDE LOOP #3317
CHARLOTTE, NC 28226
PIN: 22902303
ZONING: MX-2

12. STEVEN E HANDELMAN &
GEORGE J FINN
5249 MILTON RD
CARLSBAD, CA 92008
PIN: 22902302
ZONING: MX-2

13. DERRICK PARKER &
AKIYO U. PARKER
9214 ROYAL HIGHLANDS CT
CHARLOTTE, NC 28277
PIN: 22902301
ZONING: MX-2

14. SUSAN L. GREENE
9123 ROYAL HIGHLANDS CT
CHARLOTTE, NC 28277
PIN: 22902226
ZONING: MX-2

15. CRYSTAL TURNER
9127 ROYAL HIGHLANDS CT
CHARLOTTE, NC 28277
PIN: 22902227
ZONING: MX-2

16. PHILIP PAUL KUTEMIS
9205 ROYAL HIGHLANDS CT
CHARLOTTE, NC 28277
PIN: 22902201
ZONING: MX-2

17. STEPHEN M ROSSON
& CHESTER W ROSSON
1307 CROWN RIDGE DRIVE
FORT MILL, SC 29708
PIN: 22902202
ZONING: MX-2

18. MALCOLM RIMMER &
DONNA RIMMER
9724 WHEATFIELD RD
CHARLOTTE, NC 28277
PIN: 22957202
ZONING: MX-2
19. PATRICK KELTER
9720 WHEATFIELD ROAD
CHARLOTTE, NC 28277PIN: 22957203
ZONING: MX-2

20. MERRIBETH BAHAKEL CROUCH
& JOHN DAVID CROUCH
9734 WHITE FROST RD
CHARLOTTE, NC 28277
PIN: 22957149
ZONING: MX-2

21. LYNWOOD E SPENCE
& SUZANNE J SPENCE
9730 WHITE FROST RD
CHARLOTTE, NC28277
PIN: 22957150
ZONING: MX-2

22. JOHN M PINNIX &
CHARLENE H PINNIX
9726 WHITE FROST RD
CHARLOTTE, NC 28277
PIN: 22957151
ZONING: MX-2

23. KURT R VOORHIES
9722 WHITE FROST RD
CHARLOTTE, NC 28277
PIN: 22957152
ZONING: MX-2

24. ARDREY OWNERS
ASSOCIATION INC
& HENDERSON PROPERTIES
919 NORLAND RD
CHARLOTTE, NC 28205
PIN: 22943301
ZONING: R-3

25. ERIC N DIBBLE &
DIANE K DIBBLE
9438 GINHOUSE LN
CHARLOTTE, NC 28277
PIN: 22943202
ZONING: R-3

26. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943328
ZONING: R-3

27. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943329
ZONING: R-3

28. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943330
ZONING: R-3

29. GORDON HURST &
MARY HURST
17406 CAPTAIN ARDREY RD
CHARLOTTE, NC 28277
PIN: 22943331
ZONING: R-3

30. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943332
ZONING: R-3

31. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943324
ZONING: R-3

32. KENNETH C DEDRICK &
MARGARET KAREN DEDRICK
9528 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943323
ZONING: R-3

33. HARRY G BUNTYN &
KATHLEEN BUNTYN
9532 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943322
ZONING: R-3

34. RONALD L EZELL &
DIANNE NEZELL
9536 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943321
ZONING: R-3

35. ARDREY OWNERS ASSOCIATION
& HENDERSON PROPERTIES
919 NORLAND RD
CHARLOTTE, NC 28205
PIN: 22943320
ZONING: R-3

36. KRISTIN A PERROTTA
9527 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943354
ZONING: R-3
37. ROSLYN L STANLEY
9531 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943355
ZONING: R-3

38. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943356
ZONING: R-3

39. ARDREY OWNERS
ASSOCIATION INC
& HENDERSON PROPERTIES
919 NORLAND RD
CHARLOTTE, NC 28205
PIN: 22943357
ZONING: R-3

40. DEBRA A MORRIS
9913 GRASSY CROPS RD
CHARLOTTE, NC 28277
PIN: 22943335
ZONING: R-3

41. DAVID J SMITH &
KIMBERLY SMITH
9909 GRASSY CROPS
CHARLOTTE, NC 28277
PIN: 22943334
ZONING: R-3

42. PETER M CASSIDY &
LORI L CASSIDY
9905 GRASSY CROPS RD
CHARLOTTE, NC 28277
PIN: 22943333
ZONING: R-3

43. ARDREY OWNERS
ASSOCIATION
& HENDERSON PROPERTIES
919 NORLAND RD
CHARLOTTE, NC 28205
PIN: 22943358
ZONING: R-3

44. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943319
ZONING: R-3

45. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22943318
ZONING: R-3

46. MARCO NOWLAN &
JILLIAN L NOWLAN
9632 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943317
ZONING: R-3

47. JOHN W WEILER &
LAURIE T WEILER
9636 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943316
ZONING: R-3

48. MARK A LUDWICK &
KELLY LUDWICK
9702 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943315
ZONING: R-3

49. JAMES P REGISTER &
WIN PERRY REGISTER
9706 COTTON STAND RD
CHARLOTTE, NC 28277
PIN: 22943314
ZONING: R-3

50. ARDREY OWNERS
ASSOCIATIONS
& HENDERSON PROPERTIES
919 NORLAND RD
CHARLOTTE, NC 28205
PIN: 22943101
ZONING: R-3

51. CROSLAND ARDREY CREST LLC
& CROSLAND INC
227 WEST TRADE ST, SUITE 800
CHARLOTTE, NC 28202
PIN: 22903204
ZONING: MX2 (INNOV)

52. BARRY ERIC MILLER &
DANIELLE M MILLER
10023 ELIZABETH CREST LN
CHARLOTTE, NC 28277
PIN: 22903206
ZONING: MX2 (INNOV)

53. MICHAEL KAESER &
GAIL KAESER
10019 ELIZABETH CREST LN
CHARLOTTE, NC 28277
PIN: 22903205
ZONING: MX2 (INNOV)

54. CROSLAND ARDREY CREST LLC
& CROSLAND INC
227 WEST TRADE ST, SUITE 800
CHARLOTTE, NC 28202
PIN: 22903204
ZONING: MX2 (INNOV)
55. CROSLAND ARDREY CREST LLC
& CROSLAND INC
227 WEST TRADE ST, SUITE 800
CHARLOTTE, NC 28202
PIN: 22903203
ZONING: MX2 (INNOV)

56. CROSLAND ARDREY CREST LLC
& CROSLAND INC
227 WEST TRADE ST, SUITE 800
CHARLOTTE, NC 28202
PIN: 22903202
ZONING: MX2 (INNOV)

57. CROSLAND ARDREY CREST LLC
& CROSLAND INC
227 WEST TRADE ST, SUITE 800
CHARLOTTE, NC 28202
PIN: 22903201
ZONING: MX2 (INNOV)

58. CROSLAND ARDREY CREST LLC
& CROSLAND INC
227 WEST TRADE ST, SUITE 800
CHARLOTTE, NC 28202
PIN: 22903203
ZONING: MX2 (INNOV)

59. DAVID WHITEMAN &
JACQUELINE WILLIAMS
9714 WHEATFIELD ROAD
CHARLOTTE, NC 28277
PIN: 22957204
ZONING: MX-2

60. JOHN BLAIR &
WHITNEY BLAIR
9710 WHEATFIELD ROAD
CHARLOTTE, NC 28277
PIN: 22957205
ZONING: MX-2

61. LISA DAVID &
JOHN GARLE
9711 WHEATFIELD ROAD
CHARLOTTE, NC 28277
PIN: 22957171
ZONING: MX-2

62. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957172
ZONING: MX-2

63. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957173
ZONING: MX-2

64. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957148
ZONING: MX-2

65. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957147
ZONING: MX-2

66. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957146
ZONING: MX-2

67. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957145
ZONING: MX-2

68. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957144
ZONING: MX-2

69. CUNNANE LAND LLC
14825 BALLANTYNE VILLAGE WAY
SUITE 275
CHARLOTTE, NC 28277
PIN: 22957177
ZONING: MX2

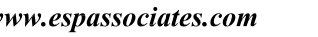
70. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957138
ZONING: MX-2

71. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957137
ZONING: MX-2

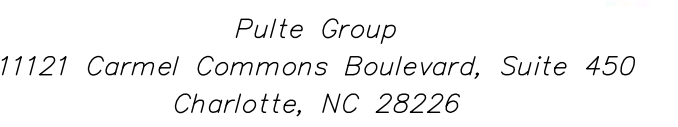
72. CUNNANE LAND LLC
3430 TORDINGDON WY #107
CHARLOTTE, NC 28277
PIN: 22957176
ZONING: MX-2



ESP Job: ZJ28.100



CLIENT



PROJECT

SHEET 11

PROJECT LOCATION CHARLOTTE, NC

(IN FEET)
inch = 40 ft.

_____ OF _____ SHT



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 6.92 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 30 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.

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 either vinyl siding, brick, stone, shake, hardi-plank, or cementious siding material.

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) 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 adopted by the Charlotte City Council on November 26, 2007. 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, single family lot areas or required setbacks.

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.

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.



ESP Associates, P.A.

engineering • surveying • planning

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CLIENT



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

PROJECT

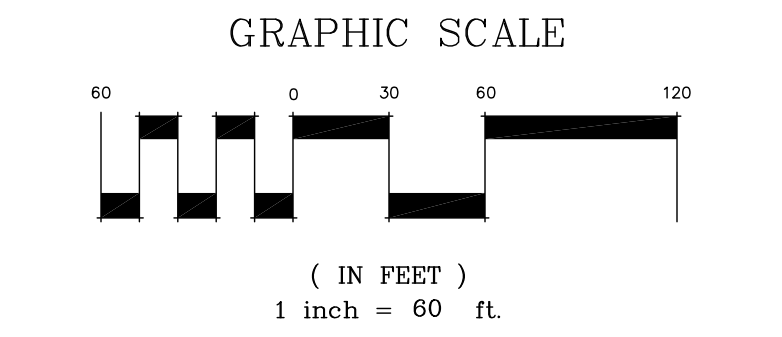
Clawson Tract

SHEET TITLE

Technical Data Sheet

Petition 2012-____
"For Public Hearing"

PROJECT LOCATION CHARLOTTE, NC



PROJECT NO		ZJ28.100	
DRAWING		ZJ28--Conceptual Site Plan.dwg	
DATE		04-13-2012	
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.