

List of Adjacent Parcels & Zoning:

1. PIN: 22902101	19. PIN: 22957203	37. PIN: 22943355	55. PIN: 22903203
ZONING: R-3	ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNO
2. PIN: 22902312	20. PIN: 22957149	38. PIN: 22943356	56, PIN: 22903202
ZONING: MX-2	ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNO
3. PIN: 2902311	21. PIN: 22957150	39. PIN: 22943357	57. PIN: 22903201
ZONING: MX-2	ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNO
4. PIN: 22902310	22. PIN: 22957151	40. PIN: 22943335	58. PIN: 22903293
ZONING: MX-2	ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNO
5. PIN: 22902309	23. PIN: 22957152	41. PIN: 22943334	59. PIN: 22957204
ZONING: MX-2	ZONING: MX-2	ZONING: R-3	ZONING: MX-2
6. PIN: 22902308	24. PIN: 22943201	42. PIN: 22943333	60. PIN: 22957205
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
7. PIN: 22902307	25. PIN: 22943202	43. PIN: 22943358	61. PIN: 22957171
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
8. PIN: 22902306	26. PIN: 22943328	44. PIN: 22943319	62. PIN: 22957172
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
9. PIN: 22902305	27. PIN: 22943329	45. PIN: 22943318	63. PIN: 22957173
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
10. PIN: 22902304	28. PIN: 22943330	46. PIN: 22943317	64. PIN: 22957148
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
11. PIN: 22902303	29. PIN: 22943331	47. PIN: 22943316	65. PIN: 22957147
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
12. PIN: 22902302	30. PIN: 22943332	48. PIN: 22943315	66. PIN: 22957146
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
13. PIN: 22902301	31. PIN: 22943324	49. PIN: 22943314	67. PIN: 22957145
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
14. PIN: 22902226	32. PIN: 22943323	50. PIN: 22943101	68. PIN: 22957144
ZONING: MX-2	ZONING: R-3	ZONING: R-3	ZONING: MX-2
15. PIN: 22902227	33. PIN: 22943322	51, PIN: 22903199	69. PIN: 22957177
ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNOV)	ZONING: MX2
16. PIN: 22902201	34. PIN: 22943321	52, PIN: 22903206	70. PIN: 22957138
ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNOV)	ZONING: MX-2
17. PIN: 22902202	35. PIN: 22943320	53. PIN: 22903205	71. PIN: 22957137
ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNOV)	ZONING: MX-2
18. PIN:22957202	36. PIN: 22943354	54. PIN: 22903204	72. PIN: 22957176
ZONING: MX-2	ZONING: R-3	ZONING: MX2 (INNOV)	ZONING: MX-2



Development Standards:

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Pulte Home Corporation, to rezone an approximat (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

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.

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, hardi-plank or cementious 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
- c) Streetscape treatment along Wade Ardrey Road project frontage to inleude 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.

(A) Environmental Features

Petitioner shall comply with the Post Construction Controls Ordinance.

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. Varianti de la constanti de la

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
- (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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11121 Carmel Commons Boulevard, Suite 450 Charlotte, NC 28226

Clawson **Tract**

TECHNICAL DATA SHEET

Petition 2012-070 "For Public Hearing"

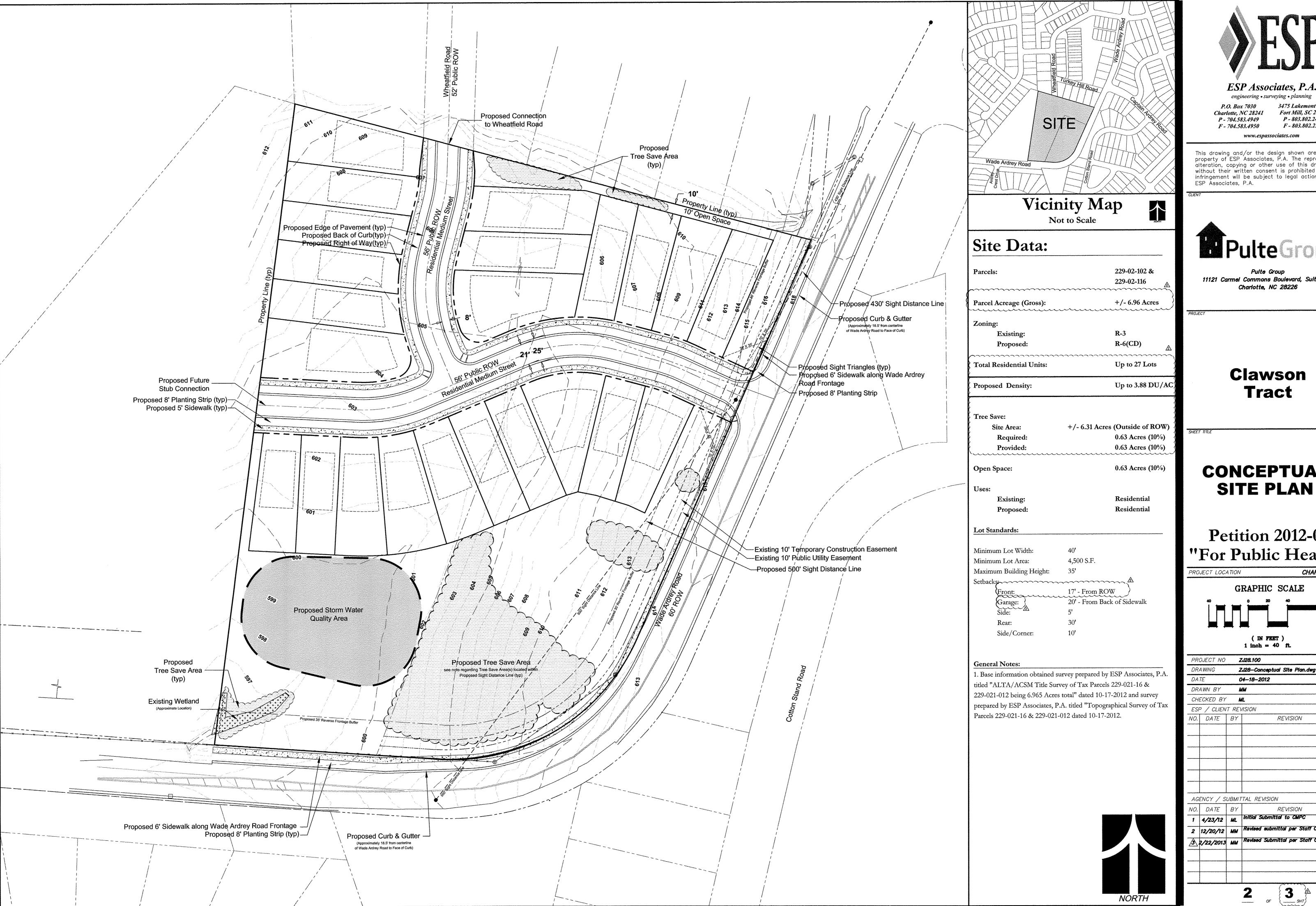
PROJECT LOCATION

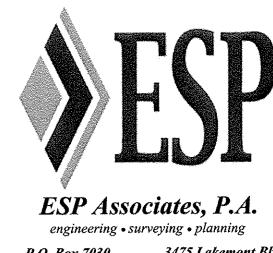
GRAPHIC SCALE

			1 inch = 40 ft.	
PRO	DJECT NO	ZJ	28.100	
DRA	4 WING	ZJ	28-MAST REZONING.dwg	
DA	TE	04	l-18-2012	
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CHI	CKED BY	ML		
ESF	/ CLIEN	T REVI	SION	
NO.	DATE	BY	REVISION	
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AGENCY / SUBMITTAL REVISION

NORTH





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CONCEPTUAL

Petition 2012-070 "For Public Hearing"

CHARLOTTE, NC

GRAPHIC SCALE

PR	OJECT NO	2	ZJ28.100
DR	AWING	2	7.J28—Conceptual Site Plan.dwg
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AG	ENCY / SU	JBMI	TTAL REVISION
NO.	DATE	BY	REVISION
1	4/23/12	ML.	Initial Submittal to CMPC
2	12/20/12	ММ	Revised submittal per Staff Comments
4	2/22/2013	ММ	Revised Submittal per Staff Comments