

1. PIN: 22902101 ZONING: R-3	19. PIN: 22957203 ZONING: MX-2	37. PIN: 22943355 ZONING: R-3	55. PIN: 22903203 ZONING: MX-2 (INNOV)
2. PIN: 22902312 ZONING: MX-2	20. PIN: 22957149 ZONING: MX-2	38. PIN: 22943356 ZONING: R-3	56. PIN: 22903202 ZONING: MX2 (INNOV)
3. PIN: 22902311 ZONING: MX-2	21. PIN: 22957150 ZONING: MX-2	39. PIN: 22943357 ZONING: R-3	57. PIN: 22903201 ZONING: MX2 (INNOV)
4. PIN: 22902310 ZONING: MX-2	22. PIN: 22957151 ZONING: MX-2	40. PIN: 22943355 ZONING: R-3	58. PIN: 22903293 ZONING: MX2 (INNOV)
5. PIN: 22902309 ZONING: MX-2	23. PIN: 22957152 ZONING: MX-2	41. PIN: 22943334 ZONING: R-3	59. PIN: 22957204 ZONING: MX-2
6. PIN: 22902308 ZONING: MX-2	24. PIN: 22943201 ZONING: R-3	42. PIN: 22943333 ZONING: R-3	60. PIN: 22957205 ZONING: MX-2
7. PIN: 22902307 ZONING: MX-2	25. PIN: 22943202 ZONING: R-3	43. PIN: 22943358 ZONING: R-3	61. PIN: 22957171 ZONING: MX-2
8. PIN: 22902306 ZONING: MX-2	26. PIN: 22943328 ZONING: R-3	44. PIN: 22943319 ZONING: R-3	62. PIN: 22957172 ZONING: MX-2
9. PIN: 22902305 ZONING: MX-2	27. PIN: 22943229 ZONING: R-3	45. PIN: 22943318 ZONING: R-3	63. PIN: 22957173 ZONING: MX-2
10. PIN: 22902304 ZONING: MX-2	28. PIN: 22943330 ZONING: R-3	46. PIN: 22943317 ZONING: R-3	64. PIN: 22957148 ZONING: MX-2
11. PIN: 22902303 ZONING: MX-2	29. PIN: 22943331 ZONING: R-3	47. PIN: 22943316 ZONING: R-3	65. PIN: 22957147 ZONING: MX-2
12. PIN: 22902302 ZONING: MX-2	30. PIN: 22943332 ZONING: R-3	48. PIN: 22943315 ZONING: R-3	66. PIN: 22957146 ZONING: MX-2
13. PIN: 22902301 ZONING: MX-2	31. PIN: 22943324 ZONING: R-3	49. PIN: 22943314 ZONING: R-3	67. PIN: 22957145 ZONING: MX-2
14. PIN: 22902226 ZONING: MX-2	32. PIN: 22943323 ZONING: R-3	50. PIN: 22943301 ZONING: R-3	68. PIN: 22957144 ZONING: MX-2
15. PIN: 22902227 ZONING: MX-2	33. PIN: 22943322 ZONING: R-3	51. PIN: 22903199 ZONING: MX2 (INNOV)	69. PIN: 22957177 ZONING: MX2
16. PIN: 22902201 ZONING: R-3	34. PIN: 22943321 ZONING: R-3	52. PIN: 22903206 ZONING: MX2 (INNOV)	70. PIN: 22957138 ZONING: MX-2
17. PIN: 22902202 ZONING: R-3	35. PIN: 22943320 ZONING: R-3	53. PIN: 22903205 ZONING: MX2 (INNOV)	71. PIN: 22957137 ZONING: MX-2
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 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.

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 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.

- 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.

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.

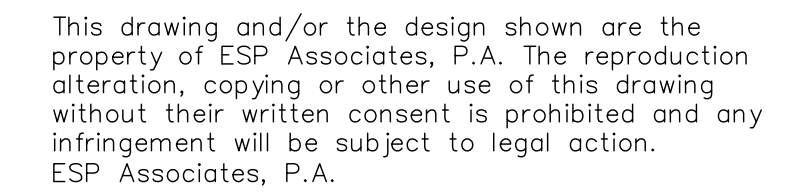
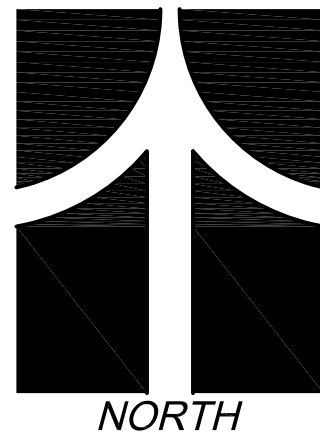
Proposed Tree Save areas (required minimum 10%) have been preliminarily identified on the Conceptual Site Plan. Existing vegetation will be preserved and protected during construction, except as otherwise referenced in these development standards. Petitioner/Developer may utilize areas within proposed single family lots to satisfy required 10% tree save area requirements. Proposed tree save areas(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.

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.

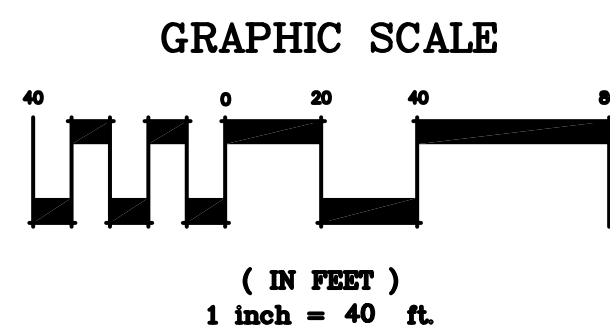
Pursuant to GS 1060A-385.1 of the North Carolina General Statutes and Section 11110 of the Ordinance, the Petitioner requests a 5 year vested rights as a result of the proposed development and market conditions.

- (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 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.

By mcataldo at 1:56 pm, Feb 21, 2013



Petition 2012-070
"For Public Hearing"



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
ESP / 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



PROJECT

SHEET TITLE

PROJECT LOCATION CHARLOTTE, NC

(IN FEET)
1 inch = 40 ft.

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	2/22/2013	MM	Revised Submittal per Staff Comments

05

but





Conceptual Architectural Elevations



Conceptual Architectural Elevations



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

CONCEPTUAL ARCHITECTURAL ELEVATIONS

Petition 2012-070
"For Public Hearing"

PROJECT LOCATION CHARLOTTE, NC

PROJECT NO		ZJ28.100	
DRAWING		ZJ28-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

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