

## COMMUNITY MEETING FORM

Date of original contact: December 21, 2005

Persons and Organizations contacted with date and explanation of how contacted:  
City supplied list was used to contact interested parties via first class US mail. 50 letters were mailed (see attached mailing list).

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Date, time and location of meeting: January 3, 2006 at 7:00 p.m.  
Meeting was held at Harrison United Methodist Church located at 15008 Lancaster Highway

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Invitation letter attached

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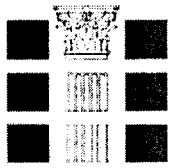
Persons in attendance at meeting: Attendance was taken with 8 persons signing the Sign-in Sheet (see attached).

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Summary of issues discussed and changes made as a result of the meeting:

The meeting began with a brief explanation of the zoning process and key dates for the rezoning petition by Walter Fields. Some history of recent rezonings in the area were also discussed, including the adjacent neighborhood shopping center to the subject property. As of the meeting, the petitioner had only received comments from CDOT, so there would also be staff comments to address during their revisions. The 37 acre site and its location were described and the request was for a total of 224 townhomes. There was also an explanation of why the MX-2 (Innovative) zoning district was being requested. After a brief overview of the project and layout, there was discussion including the funding improvements to widen Ardrey Kell Rd. through the City's CIP project, edge relationships including buffer distances, lighting, future road connections the City was asking and what was being proposed, tree save areas, property values, surrounding land uses, and the development would not be gated. There were also elevations shown of a typical building unit. The site would also be maintained by a Homeowners' Association.

Several residents of the Evermay development discussed the conditions along the western property line and there was a follow-up property walk held with several of these property owners to evaluate the existing conditions and develop a landscape plan to address their concerns. The residents on this edge of the property expressed they did not want the cul-de-sac shown on the plan to be connected. There was also discussion that led to a slight reconfigured northern cul-de-sac that adjusted some lot locations.



**THE WALTER FIELDS GROUP, INC.**

Consultants for Planning, Zoning & Land Development

December 21, 2005

Dear Neighbors and Neighborhood Leaders:

We invite you to attend a public meeting to receive a presentation on a rezoning petition for the property located near the intersection of Ardrey Kell Road and Lancaster Highway, adjacent to the recently approved neighborhood shopping center site. You may recall that Pulte Homes had previously filed a rezoning for this site, but decided to withdraw the petition early this year in order to more fully consider what the best option was for the property. After much review and analysis, this proposal includes a planned community for higher-end townhomes. For your convenience, we have attached a map of the area proposed to be rezoned and a copy of the submitted site plan. For more information on this petition, you may also go to the Charlotte-Mecklenburg Planning Commission website at the link below:

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-024.htm>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. The Petitioner, Pulte Homes, would like to take this opportunity to present this proposal to you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The meeting will be held on Tuesday, January 3, 2006 at 7:00 p.m. The meeting will be located at Harrison United Methodist Church in the Sanctuary. Harrison United Methodist Church is located at 15008 Lancaster Highway at the intersection of Lancaster Highway and Providence Road West.

If you have any questions about the meeting, please feel free to call The Walter Fields Group at 704-372-7855.

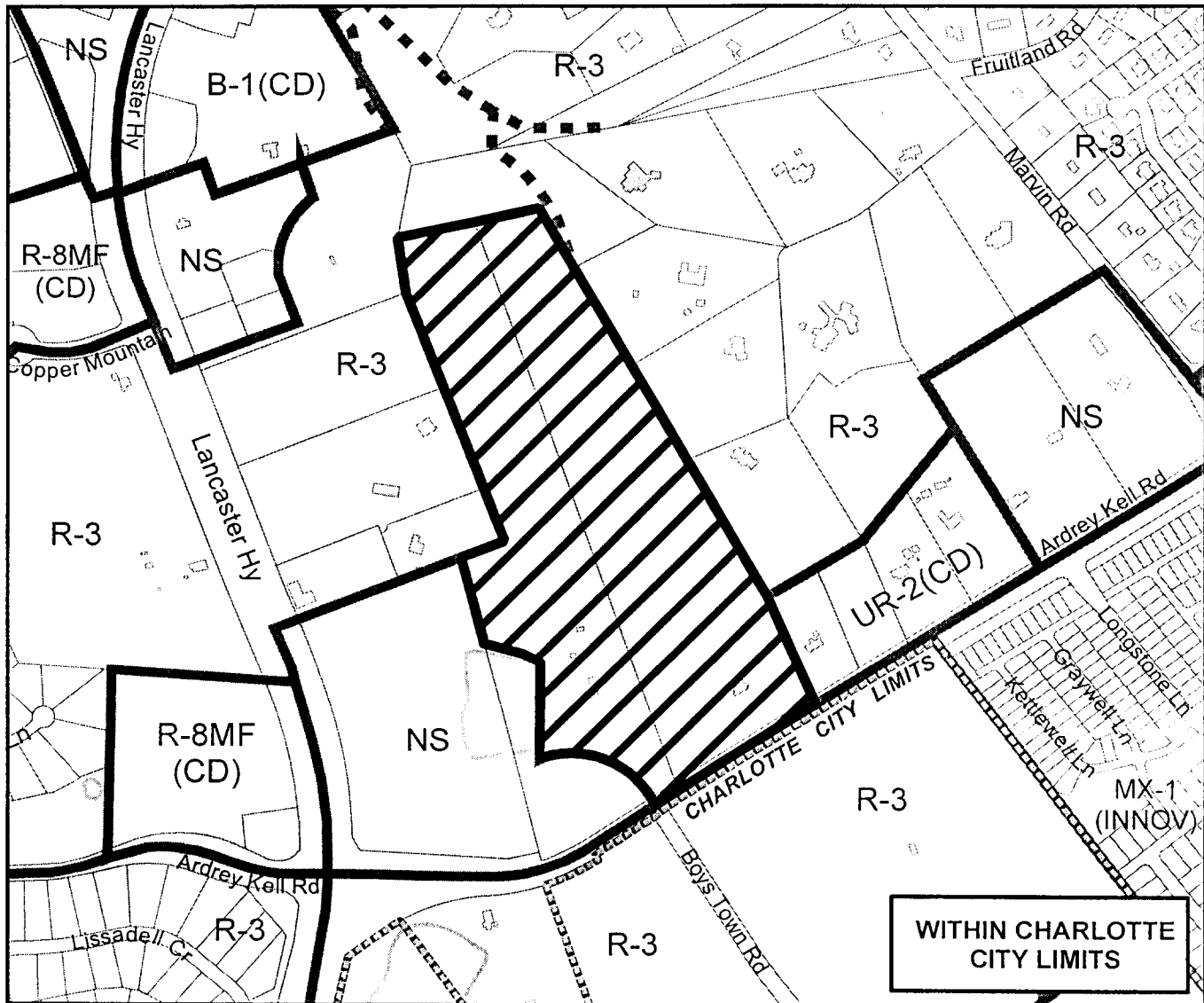
Petition #: **2006-024**

Petitioner: Pulte Homes

Zoning Classification (Existing): R-3  
(Single-family Residential, up to 3 dwelling units per acre)

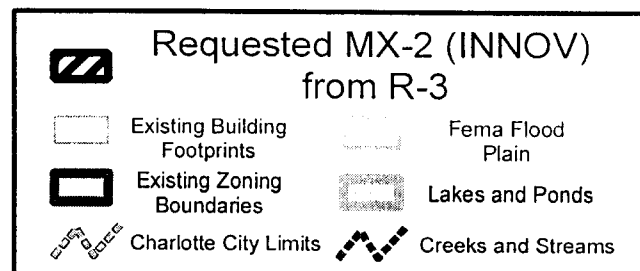
Zoning Classification (Requested): MX-2 (INNOV)  
(Mixed-Use Residential, Conditional, Innovative Design Standards)

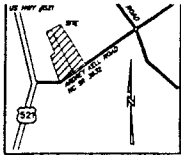
Acreage & Location : Approximately 37.46 acres north of  
Ardrey Kell Rd and east of Lancaster Hy.



Zoning Map #(s) **154**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
11-28-2005





Vicinity Map - NTS

#### Development Standards

Development of this site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development identified on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and use of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope lines as shown on the plan per Section 4.2 of the Zoning Ordinance.

The use of the principal portion of the site will be for the construction of single-family attached housing along with related accessory uses under the PUD-1 district standards. The site will be limited to a density maximum of 6 dwelling units per acre.

Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlight to be higher.

Signage will be permitted in accordance with applicable Zoning standards.

Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

Access will be provided by street connections to Ardrey Kell Rd. and by future connections to other properties.

#### Modifications to the following standards:

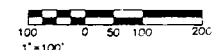
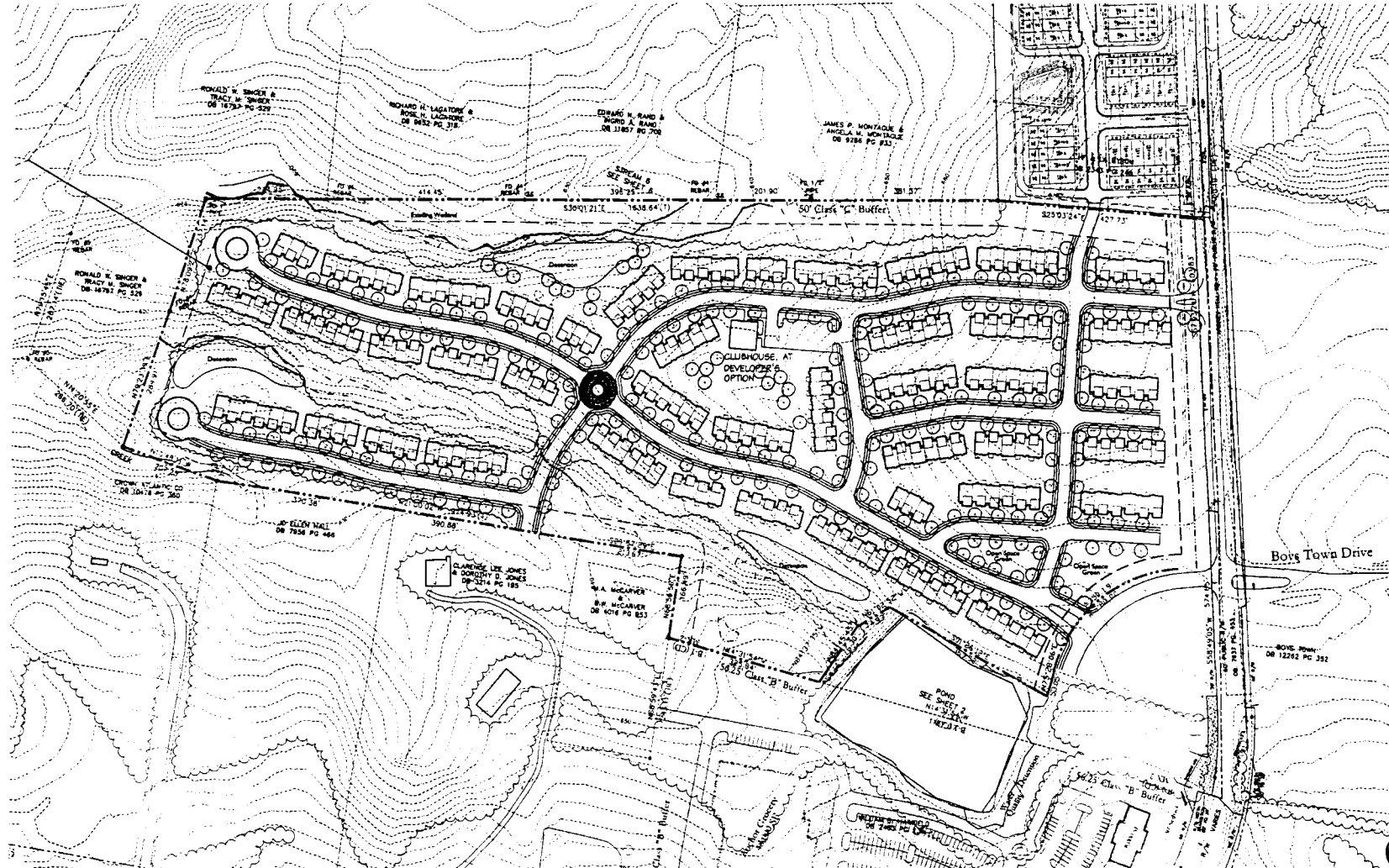
Street right-of-way widths,  
Street type, dimensions, and construction standards,  
Setbacks

The Postmaster acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and the development of the site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.

Throughout the following Preamble, the terms "Owner", "Owner's", "Postmaster" or "Postmaster's", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission, November 22, 2005

Tax Pin	223-081-04 & 223-081-05
Gross Acreage	37.46 AC
Existing Zoning	R-3
Proposed Zoning	MX-2
Maximum Density	6 Units/AC
Maximum Number of Units	224
Proposed Number of Units	224
Proposed Density	6 Units/AC



**Hawfield Property**  
Pulte Homes  
Charlotte, North Carolina

Project No: 2714  
Drawn By: P. Carter  
Designed By: P. Carter  
Checked By: P. Carter  
Date: 11/22/05  
Revisions:

Sheet Title:  
Schematic  
Site Plan

Sheet No:  
**RZ-2**

**Attendance at Neighborhood Meeting    Zoning Petition    # 2006-24**  
**January 3, 2006                      Sign-In Sheet**

[illegible]