

COMMUNITY MEETING REPORT
Petitioner: PULTE HOMES CORPORATION
Rezoning Petition No. 2012-070

“Clawson Tract”

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on December 17, 2012. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, January 3, 2013 at 6:00 p.m. at South Charlotte Banquett Center located at 9009 Bryant Farms Road, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Cisco Garcia and Brett Manery of Pulte Homes Corporation (Pulte). The Petitioner’s agent, Matthew Levesque, Danis Simmons and Matthew Mandle with ESP Associates PA (“ESP”), also attended on behalf of the Petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

Attendees were welcomed by members of the team at the door as they arrived and signed in. Various display boards for the project located on easels were located in the main room allowing attendees to view as others arrived. Representatives from Pulte and ESP explained that the purpose of the meeting was to discuss the rezoning request, conditional site plan and respond to questions and concerns from nearby residents and property owners. We reviewed key dates related to the rezoning process and those locations.

The boards used for the presentation and discussion throughout the meeting, are attached as Exhibit D.

We displayed aerial photographs of the Site and explained its orientation to surrounding neighborhoods. We then explained the Site’s proposed R-6(CD) zoning and showed copies of the proposed site plans and conditions related to the proposed zoning. We explained the type of

housing and number of units that could be developed under the existing zoning and how it compared to what was being proposed.

We then discussed the proposed site plan and conceptual layout of the single family development. We stated that we believed that Pulte's proposed site plan was the same single family use which could occur by-right under the existing R-3 zoning although what was being proposed had some advantages to the current zoning and the density and lot size proposed was consistent with what has been built on adjacent properties. Specifically, we pointed the following highlights as well as benefits of the proposed development:

- Minimal increase in density from 3 units acre to 3.88 units per acre. R-3 zoning allows 21 units and 27 units are being proposed.
- Additional standards and commitments on variation of architectural design included in the conditions
- Single-family use density and lot size consistent with surrounding neighborhoods
- Larger Tree Save and community open space proposed as part of rezoning since tree save areas are included in Common Open Space areas rather than lots and the Common Open Space.
- Preserving open space along highly visible curve in Wade Ardrey Road
- Curb and gutter, sidewalk and street trees to be installed along Wade Ardrey Road.
- This is a conditional district rezoning so the plan is attached to the zoning approval for the property, so the plan being presented is what would be built. In order for the plan to be changed in the future the petitioner would have to go back through the public process.

An attendee asked if the landscaping along Wade Ardrey Road would match what is existing along the road frontage in adjacent neighborhoods. We responded that the landscaping would be per city of Charlotte requirements so it could be similar although would not be an exact match of what is there.

An attendee asked what the price point of the homes would be as well as the architecture. They wanted to know if it would look like Charleston Homes.

Brett Manery explained that the architecture for this community is still in the early stages and being developed by their team so those decisions were still to be determined. He did explain that they did commit to multiple types of architectural elements in the façade of the home as well as limited use of the number of the garages that extend beyond the front façade of the home and removing the possibility of two homes with extended garages being side by side. Also, that when a garage does extend beyond the front of the home it must have a second floor building façade that is recessed no more than 7 feet.

An attendee asked if Pulte Homes intended to build multifamily housing on the site since that was in a previous proposal on the site by a different petitioner many years ago.

Matt Levesque explained that single family use is the only use proposed in the current rezoning petition and this is a conditional district rezoning so the plan will go with the zoning and the

property, so the plan being presented is what would be built. In order for the plan to be changed to a different use in the future the petitioner would have to go back through the public rezoning process.

An attendee stated they were glad to see the tree save in such a large area of open space towards the southern end of the property where the site had the most visibility from vehicular traffic and adjacent neighborhoods.

An attendee stated that they wanted to know if they would be able to see the side of the homes from the entrance at Wade Ardrey Road or would the landscaping and community signs would block the view.

Brett Manery stated that Pulte intends to install entrance monumentation at the entrance to the community on Wade Ardrey Road as well as landscaping so the view would be minimized to a certain extent.

An attendee asked when the public hearing was and the location of the meeting.

Matt Levesque stated that the project is currently scheduled for a January 22nd public hearing at 6:00 PM in the City of Charlotte council Chambers and the Zoning Committee work session is scheduled for January 30th at 4:30 PM. With a City Council final decision scheduled for February 18th at 6:00 PM.

An attendee asked if there would be a fence around the stormwater pond proposed on the site.

Danis Simmons stated that it is still to be determined and once the stormwater pond is designed and reviewed by the appropriate agencies it will be determined based on the size and depth of the facility whether or not a fence will be installed around the stormwater pond.

An attendee stated that they were looking forward to the vehicular connectivity options for surrounding neighbors and thought it would help traffic.

An attendee stated that he appreciated Pulte's effort to meet with the neighbors and didn't see anything that would cause concern with them.

In summary, there were not any requests from the neighbors for revisions to the plans or rezoning request. The main discussion was answering questions that the neighbors had on the project and some further details on what is being proposed.

As a follow up we also are going to send an attendee, Diane Ezelle, a copy of the Development Standards / Screening section of the City of Charlotte Zoning Ordinance to help her understand what the typical landscape requirements are for single family communities.

We individually thanked the attendees for their time and invited them to contact us if they had additional questions.

Respectfully submitted, this 10th day of January, 2013.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department
Ms. Clair Lytte Graham, Charlotte-Mecklenburg Planning Department
Mr. Michael Cataldo, Charlotte-Mecklenburg Planning Department
The Honorable Warren Cooksey, Charlotte City Council
Clerk to Charlotte City Council

Clawson Tract
NEIGHBORHOOD MEETING

Exhibit C

Petition #2012-070
Thursday January 3, 2013
6 P.M. - 7 P.M.

SIGN-IN SHEET

Name: <u>ESP ASSOCIATES - Matt Levisque</u>	Name: <u>Polte Group - Cisco Garcia</u>
Address: <u>3475 LAFAYETTE BLVD</u>	Address: _____
Phone: <u>FORT MILL</u>	Phone: <u>(704) 564-5300</u>
Email: <u>mlevisque@espassociates.com</u>	Email: <u>cisco.garcia@poltegroup.com</u>
Name: <u>ESP ASSOCIATES - DAVIS SIMMONS</u>	Name: <u>Polte Group - Brett Manely</u>
Address: _____	Address: _____
Phone: _____	Phone: <u>(980) 521-9086</u>
Email: <u>dsimmons@espassociates.com</u>	Email: <u>brett.manely@poltegroup.com</u>
Name: <u>Barbara Esposito</u>	Name: _____
Address: <u>9624 Cotton Strand Rd.</u>	Address: _____
Phone: <u>704-564-4268</u>	Phone: _____
Email: <u>bseussespo@carolina.rr.com</u>	Email: _____
Name: <u>John Wiele</u>	Name: _____
Address: <u>9636 Cotton Strand Rd</u>	Address: _____
Phone: <u>704-953-0705</u>	Phone: _____
Email: <u>john.wiele@qsmwaypoint.com</u>	Email: _____
Name: <u>ESP ASSOCIATES - Matt Manole</u>	Name: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Email: <u>mmandle@espassociates.com</u>	Email: _____
Name: _____	Name: _____
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Clawson Tract
NEIGHBORHOOD MEETING

Petition #2012-070
Thursday January 3, 2013
6 P.M. – 7 P.M.

SIGN-IN SHEET

Name: Dianne Gzell

Address: 9536 Cotton Stand

Phone: 704-544-2465

Email: Gigiezell@gmail.com

Name: Jim Esposito

Address: 9624 Cotton Stand Rd.

Phone: 704-661-3809

Email: jim.esposito@gmail.com

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Clawson Tract
NEIGHBORHOOD MEETING

Petition #2012-070
Thursday January 3, 2013

6 P.M. – 7 P.M.

SIGN-IN SHEET

Name: Don E. Smith
Address: 9236 Lottor St NW
Phone: 704-975-8598
Email: _____

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Phone: _____
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