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3475 Lakemont Blvd. Fort Mill, SC 29708 SC - 803.802.2440

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Pulte Group

11121 Carmel Commons Boulevard Charlotte, NC 28226

Grier Property Conditional District Rezoning -**NS & R17-MF(CD)**

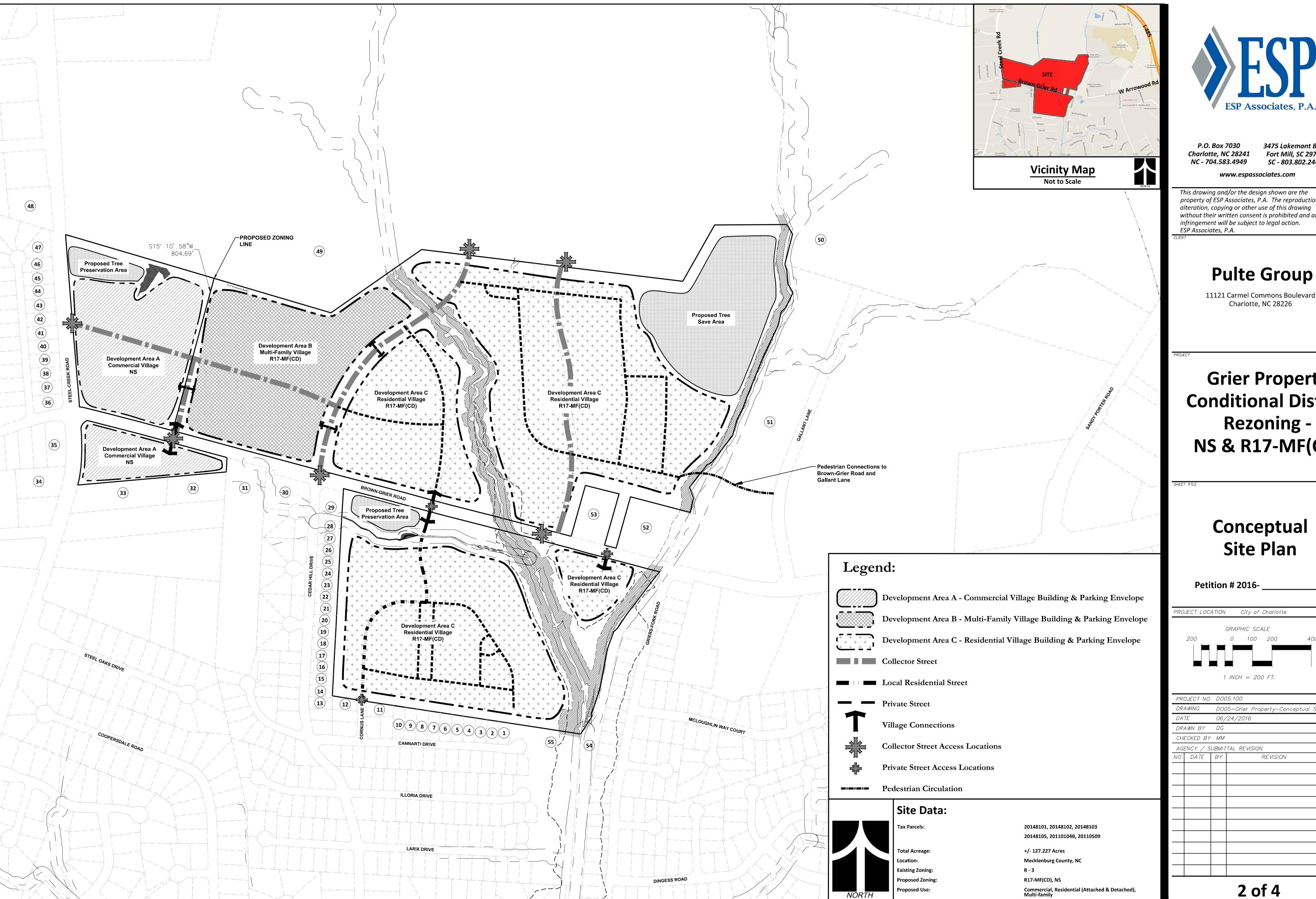
Proposed Zoning

Petition # 2016-

PROJECT LOCATION City of Charlotte GRAPHIC SCALE 100 200 $1 \ INCH = 200 \ FT.$

| PROJECT NO | D005.100 | | | | | |
|--------------|--|--|--|--|--|--|
| DRAWING | D005-Grier Property-Proposed Zoning.dw | | | | | |
| DATE | 06/24/2016 | | | | | |
| DRAWN BY | DG | | | | | |
| CHECKED BY | MM | | | | | |
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11121 Carmel Commons Boulevard

Grier Property Conditional District Rezoning -NS & R17-MF(CD)

Conceptual

| PROJECT NO | D005.100 | |
|------------|----------------------------------|----------|
| DRAWING | D005-Grier Property-Conceptual S | Site Pla |
| DATE | 06/24/2016 | |
| DRAWN BY | DG | |
| CHECKED B | MM | |
| AGENCY / S | JBMITTAL REVISION | |
| NO. DATE | BY REVISION | , |
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Grier Property-Petition #2016-____ Conditional District Rezoning- Development Standards

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan (comprised of the Proposed Zoning Sheet, Conceptual Site Plan, Technical Data Sheet and Master Plan) associated with the Rezoning Petition filed by Pulte Home Corp. (the "Petitioner") to accommodate a multi-use development on an approximately 127.227 acre site located on the north and south sides of Brown-Grier Road between Steele Creek Road and Gallant Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of those parcels of land designated as Tax Parcel Nos. 201-481-01, 201-481-02, 201-481-03, 201-481-05, 201-105-09 and 201-101-04A & B.
- B. For entitlement purposes, the Site is divided into three separate development areas that are designated as Development Area A, Development Area B and Development Area C on the Rezoning Plan. Any reference herein to the Site shall be deemed to include Development Area A, Development Area B and Development Area C unless otherwise noted.
- C. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the Neighborhood Services ("NS") zoning district shall govern the development and use of those portions of the Site designated as Development Area A on the Rezoning Plan and (ii) the regulations established under the Ordinance for the R-17 MF (CD) zoning district shall govern the development and use of those portions of the Site designated as Development Area B and Development Area C on the Rezoning Plan.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other elements located on the Site. Furthermore, the Petitioner and/or the owner(s) of the Site reserve the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard and buffer requirements with respect to the exterior boundaries of the Site.
- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. Development Area A

(1) Subject to the development limitations set out below, those portions of the Site that are designated as Development Area A on the Rezoning Plan may be devoted to any non-residential use or uses allowed by right or under prescribed conditions in the NS zoning district (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district.

(2) The buildings located on Development Area A may have drive-through service lanes/windows as an accessory use in accordance with the requirements of Section 12.413 of the Ordinance.

(3) A maximum of 80,000 square feet of gross floor area may be developed on Development Area A.

(4) The number of principal buildings and accessory structures that may be located on Development Area A shall be governed by the applicable provisions of the Ordinance, provided, however, that any such buildings and accessory structures must be located within the building/parking envelope on Development Area A.

(5) For purposes of these development limitations and the development standards in general, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface parking areas, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas. Parking for outdoor dining areas will be provided as required by the Ordinance.

B. Development Area B

(1) Subject to the development limitations set out below, that portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to multi-family dwelling units, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the R-17 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse and swimming pool.

(2) A maximum of 292 multi-family dwelling units may be located on Development Area B.

C. Development Area C

(1) Subject to the development limitations set out below, that portion of the Site designated as Development Area C on the Rezoning Plan may only be devoted to for sale single family attached dwelling units, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the R-17 MF zoning district. Incidental and accessory uses may include, without limitation, amenities such as a clubhouse and a swimming pool.

(2) A maximum of 550 for sale single family attached dwelling units may be located on Development Area C.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. As depicted on the Rezoning Plan, the Site will be served by internal private alleys, internal private streets, internal public streets and internal driveways.
- C. The alignment of the internal private alleys, the private and public streets, the vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

4. ARCHITECTURAL STANDARDS

A. Development Area A

(1) The maximum height of any building located on Development Area A shall be 45 feet.

B. Development Area B

(1) The maximum height in stories of any building located on Development Area B shall be 3 stories.

(2) The maximum height in feet of any building located on Development Area B shall be 60 feet.

(3) The portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, garage doors, architectural accents and signage) shall be composed of a combination of brick, stone and similar masonry products and cementitious siding. Vinyl, EIFS or masonite may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, soffits, trim, railings, doors and garage doors.

C. Development Area C

(1) The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 2 stories.

(2) The maximum height in feet of each building containing single family attached dwelling units shall be 40 feet as measured from the average grade at the base of the building.

(3) The primary exterior building materials for the single family attached dwelling units to be located on the Site shall be face brick, cementitious siding, manufactured stone and stucco. Vinyl, EIFS or masonite may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, soffits, trim, railings, doors and garage doors.

5. STREETSCAPE/LANDSCAPING/BUFFERS

- A. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- B. A 37.5 foot Class C buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of these Class C buffer areas has been reduced from 50 feet to 37.5 feet pursuant to Section 12.308(8) of the Ordinance by virtue of the installation of the fence depicted on the Rezoning Plan.
- C. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- D. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontages on Brown-Grier Road.
- E. Sidewalk connections to the adjoining public streets shall be provided as required by the Ordinance.
- F. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- G. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

6. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

7. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding street lights, landscape lighting and lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. The maximum height of any freestanding lighting fixtures installed on the Site shall be 25 feet.
- B. Any lighting fixtures attached to the buildings to be located on Development Area A and Development Area B shall be decorative, capped and downwardly directed.

8. BINDING EFFECT OF THE REZONING DOCUMENTS, DEFINITIONS AND VESTED RIGHTS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner 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.
- D. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions



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Pulte Group

11121 Carmel Commons Boulevard Charlotte, NC 28226

PROJECT

Grier Property Conditional District Rezoning NS & R17-MF(CD)

SHEET TITLE

Technical Data Sheet

Petition # 2016-_

| PROJECT LOCATION | ON C | City of Ch | arlotte | |
|------------------|--------|------------|-------------|-----|
| | GRAPH | IIC SCALE | - | |
| 200 | 0 | 100 2 | 200 | 400 |
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| | 1 INCH | = 200 F | - <i>T.</i> | |

| PROJECT NO | D005.100 | | | |
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| DRAWING | D005-Grier Property-Technical Data.dv | | | |
| DATE | 06/24/2016 | | | |
| DRAWN BY | DG | | | |
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PROJECT

Grier Property
Conditional District
Rezoning NS & R17-MF(CD)

SHEET TITE

Master Plan

Petition # 2016-

PROJECT LOCATION City of Charlotte

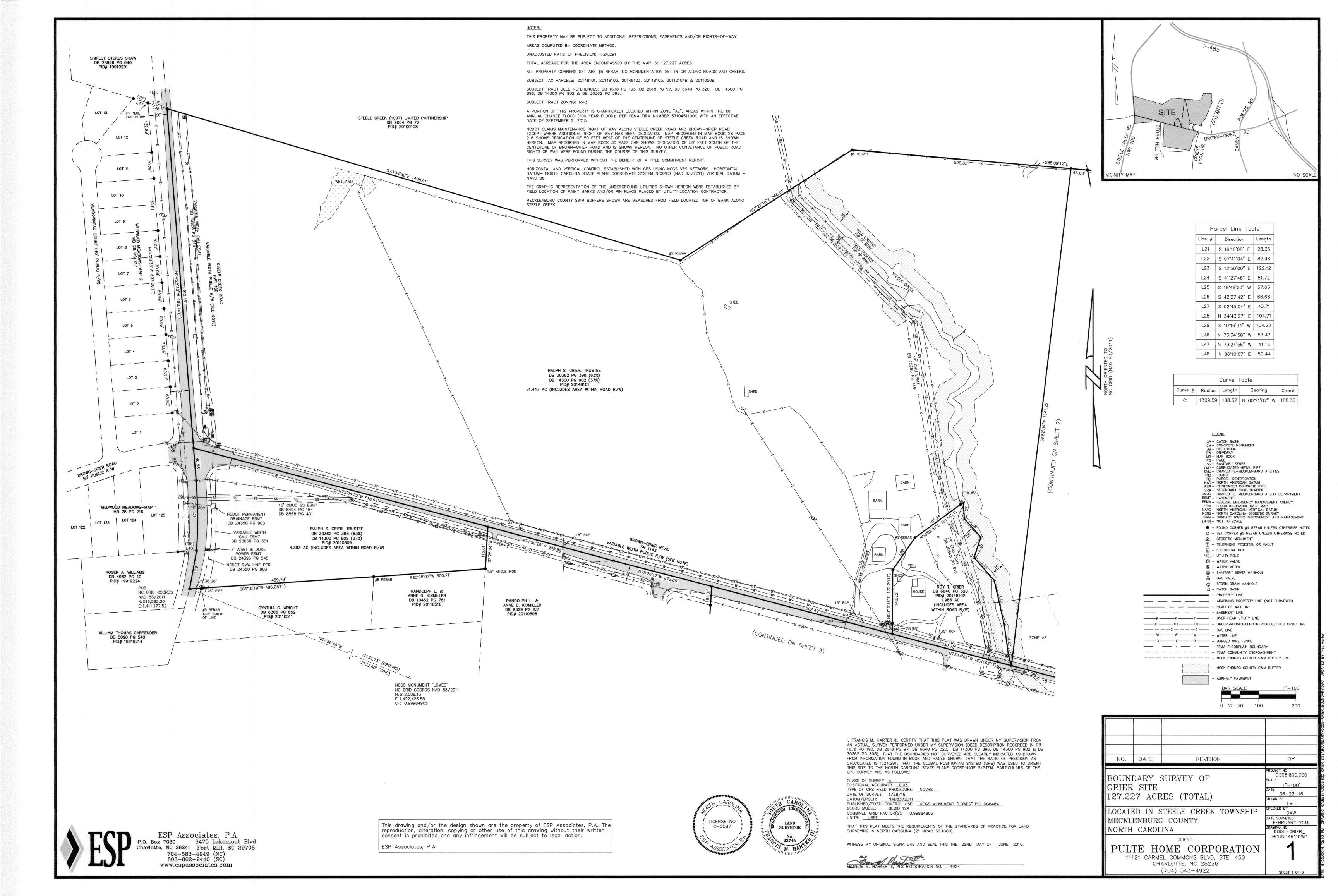
GRAPHIC SCALE

200 0 100 200 400

 $1 \ INCH = 200 \ FT.$

| PR | OJECT NO | D005.100 | | | | | |
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| DR, | 4 WING | DOC | D005-Grier Property-Master Plan.dwg | | | | |
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THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY. AREAS COMPUTED BY COORDINATE METHOD. UNADJUSTED RATIO OF PRECISION: 1:24,291 S89°36'23"E 374.88'(T) TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS: 127.227 ACRES ALL PROPERTY CORNERS SET ARE #5 REBAR. NO MONUMENTATION SET IN OR ALONG ROADS AND CREEKS. SUBJECT TAX PARCELS: 20148101, 20148102, 20148103, 20148105, 20110104B & 20110509 STEELE CREEK (1997) LIMITED PARTNERSHIP DB 9064 PG 72 PID# 20109108 SUBJECT TRACT DEED REFERENCES: DB 1678 PG 193, DB 2618 PG 97, DB 6640 PG 320, DB 14300 PG 896, DB 14300 PG 902 & DB 30362 PG 398. MECKLENBURG COUNTY DB 28693 PG 164 PID# 20108105 A PORTION OF THIS PROPERTY IS GRAPHICALLY LOCATED WITHIN ZONE "AE", AREAS WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD); PER FEMA FIRM NUMBER 3710451100K WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015. NCDOT CLAIMS MAINTENANCE RIGHT OF WAY ALONG STEELE CREEK ROAD AND BROWN-GRIER ROAD EXCEPT WHERE ADDITIONAL RIGHT OF WAY HAS BEEN DEDICATED. MAP RECORDED IN MAP BOOK 28 PAGE 216 SHOWS DEDICATION OF 50 FEET WEST OF THE CENTERLINE OF STEELE CREEK ROAD AND IS SHOWN HEREON. MAP RECORDED IN MAP BOOK 30 PAGE 549 SHOWS DEDICATION OF 50' FEET SOUTH OF THE CENTERLINE OF BROWN-GRIER ROAD AND IS SHOWN HEREON. NO OTHER CONVEYANCE OF PUBLIC ROAD RIGHTS OF WAY WERE FOUND DURING THE COURSE OF THIS SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS NETWORK. HORIZONTAL DATUM- NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NCSPCS (NAD 83/2011) VERTICAL DATUM -THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR. MECKLENBURG COUNTY SWIM BUFFERS SHOWN ARE MEASURED FROM FIELD LOCATED TOP OF BANK ALONG Parcel Line Table Line # | Direction | Length L1 S 21°52'56" E 77.95 L2 S 21°22'58" W 48.93 L3 | S 08°22'08" W | 133.82 L4 S 13°53'06" E 24.75 L5 | S 17°54'05" E | 26.00 L6 S 06°38'45" E 74.00 L7 | S 30°06'12" E | 48.00 L8 S 25°15'25" W 84.00 L9 S 47°36'46" W 32.00 L10 S 11'49'15" W 72.00 L11 S 25°28'53" W 167.50 L12 | S 21°45'08" W | 227.00 L13 S 20°14'15" W 65.00 L14 S 26°32'22" W 67.00 L15 S 15°07'33" W 83.00 L16 S 37°49'06" W 170.00 L17 S 58*44'21" W 30.00 ROBERT RALPH GRIER, JR. DB 2618 PG 97 L18 | S 37'41'25" W | 144.00 | PID# 20148105 28.361 AC (INCLUDES AREA OF POTENTIAL L19 | S 19°47'46" E | 60.00 OVERLAP AND AREA WITHIN ROAD R/W) L20 S 12*00'38" W 59.24 L21 S 16*16'08" E 28.35 L22 | S 07°41'04" E | 82.98 L30 S 33°58'54" W 28.22 MECKLENBURG COUNTY CMP - CORRUGATED METAL PIPE
CMU - CHARLOTTE-MECKLENBURG UTILITIES
FND - FOUND
PID - PARCEL IDENTIFICATION
NAD - NORTH AMERICAN DATUM
RCP - REINFORCED CONCRETE PIPE
SR# - SECONDARY ROAD NUMBER
CMUD - CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
ESMT - EASEMENT
FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM - FLOOD INSURANCE RATE MAP
NAVD - NORTH AMERICAN VERTICAL DATUM
NCGS - NORTH CAROLINA GEODETIC SURVEY
SWIM - SURFACE WATER IMPROVEMENT AND MANAGEMENT
\$NTS\$ - NOT TO SCALE DB 12746 PG 818 PID# 20147201 L31 | S 42°36'42" W | 26.50 RALPH S. GRIER DB 14300 PG 896 PID# 20148103 L32 S 42°36'42" W 41.92 7.674 AC (INCLUDES L45 S 73°59'57" E 15.29 AREA WITHIN ROAD R/W) ● - FOUND CORNER #4 REBAR UNLESS OTHERWISE NOTED O - SET CORNER #5 REBAR UNLESS OTHERWISE NOTED ▲ - GEODETIC MONUMENT T - TELEPHONE PEDESTAL OR VAULT E - ELECTRICAL BOX UTILITY POLE -🛱 – WATER VALVE W - WATER METER AREA OF POTENTIAL OVERLAP S - SANITARY SEWER MANHOLE 0.413 ACRE ₩ - GAS VALVE (D) - STORM DRAIN MANHOLE □ - CATCH BASIN - PROPERTY LINE - ADJOINING PROPERTY LINE (NOT SURVEYED) _____ - EASEMENT LINE ____E ____E ____ - OVER HEAD UTILITY LINE KEVIN LOFTIN DB 29818 PG 241 PID# 20148104 -----W------WATER LINE ---- - FEMA FLOODPLAIN BOUNDARY 7/7//// - MECKLENBURG COUNTY SWIM BUFFER RANDY B. & LU ANN SHULTZ DB 30247 PG 261 - ASPHALT PAVEMENT I, <u>FRANCIS M. HARTER III</u>, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 1678 PG 193, DB 2618 PG 97, DB 6640 PG 320, DB 14300 PG 896, DB 14300 PG 902 & DB 30362 PG 398); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:24,291; THAT THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO ORIENT THIS SITE TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM. PARTICULARS OF THE GPS SLIRVEY ARE AS FOLLOWS: NO. DATE BY REVISION GPS SURVEY ARE AS FOLLOWS: BOUNDARY SURVEY OF CLASS OF SURVEY A
POSITIONAL ACCURACY 0.03
TYPE OF GPS FIELD PROCEDURE: NCVRS GRIER SITE 05-16-16 DRAWN BY DATE OF SURVEY: 1/28/16 127.227 ACRES (TOTAL) DATUM/EPOCH: ___NAD83/2011 ___
PUBLISHED/FIXED-CONTROL USE: __NCGS_MONUMENT_"LOWES" PID_DG6484 GEORD_MODEL: ___GEOID_12A ___
COMBINED_FACTOR(S): __0.99984805 ___ FMH LOCATED IN STEELE CREEK TOWNSHIP DAW

DATE SURVEYED
FEBRUARY 2016

DRAWING NO UNITS: USFT MECKLENBURG COUNTY LICENSE NO. This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. LAND C-0587 THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYOR NORTH CAROLINA SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). D005-GRIER_ ESP Associates. P.A. BOUNDARY.DWG 2.0. Box 7030 3475 Lakemont Blvd. harlotte, NC 28241 Fort Mill, SC 29708 P.O. Box 7030 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 22ND DAY OF JUNE 2016. ESP Associates, P.A. PULTE HOME CORPORATION 704-583-4949 (NC) 803-802-2440 (SC) 11121 CARMEL COMMONS BLVD, STE. 450 CHARLOTTE, NC 28226 www.espassociates.com (704) 543-4922

