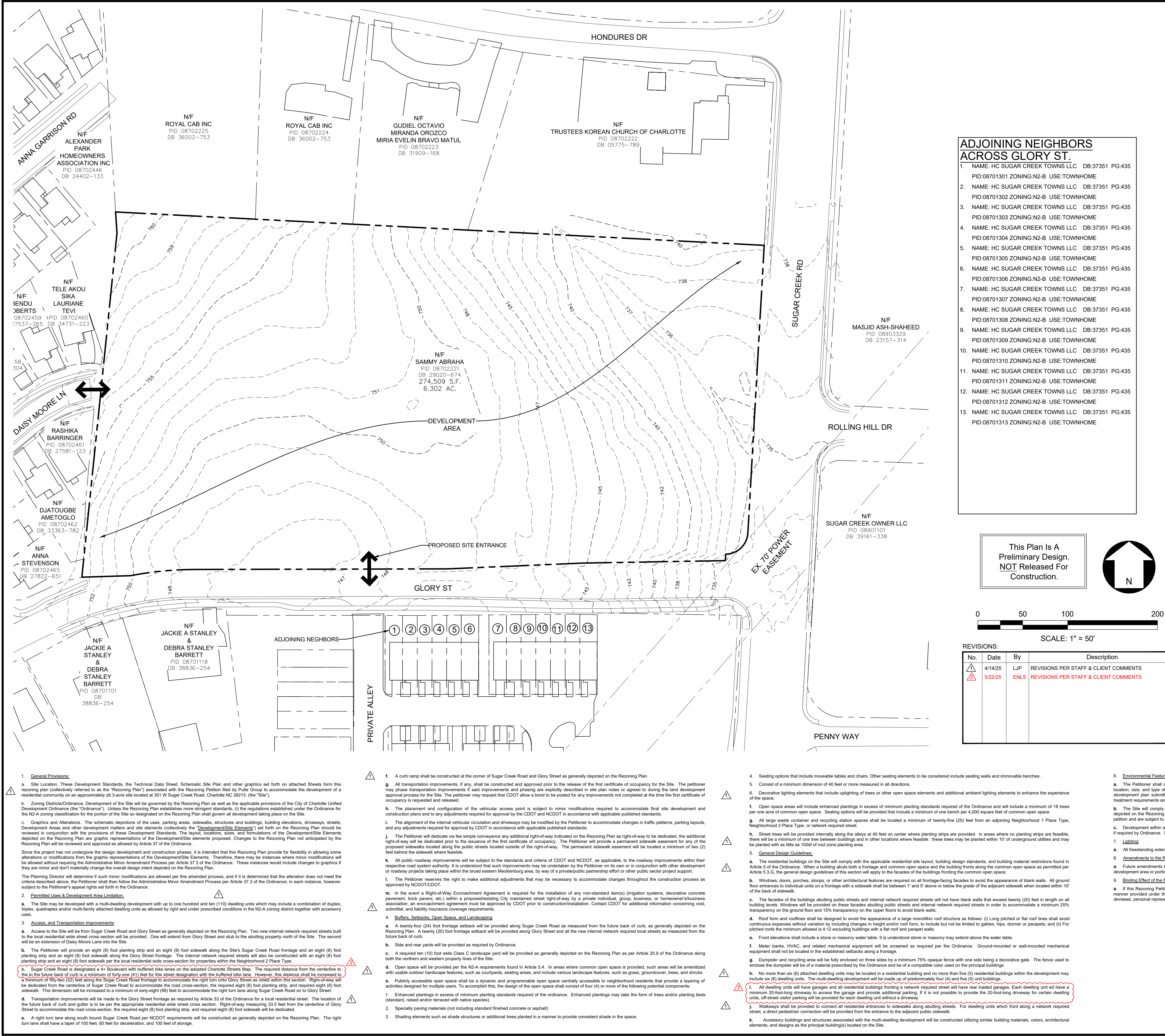


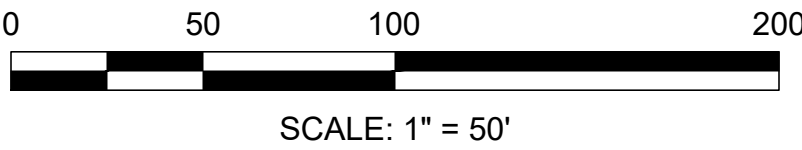
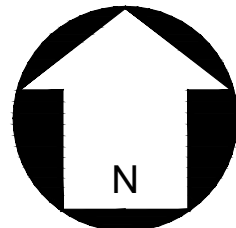
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ADJOINING NEIGHBORS
ACROSS GLORY ST.

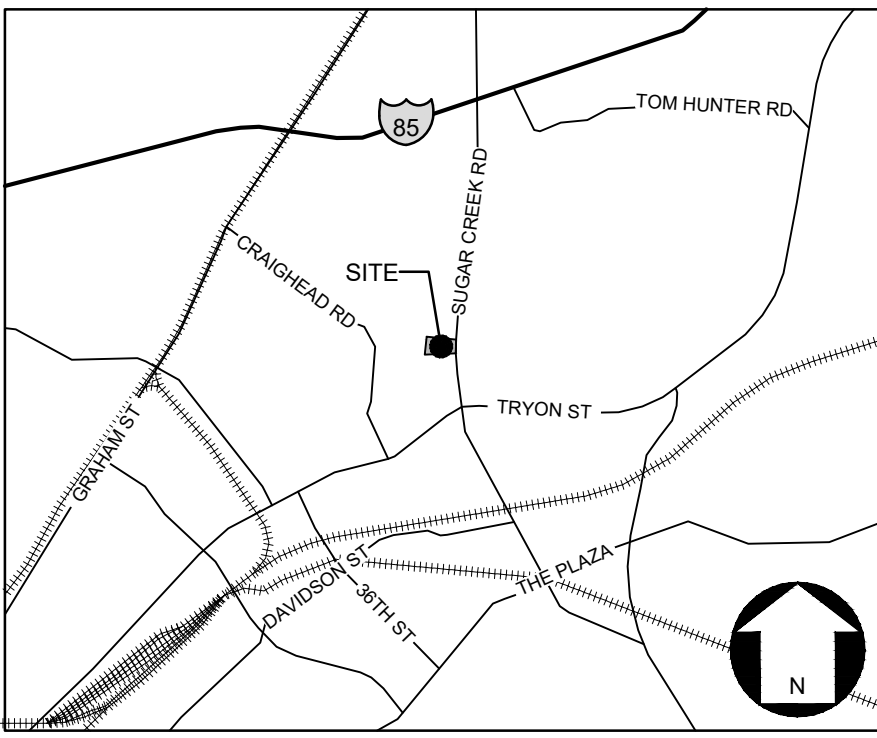
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This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description
4/14/25	LJP		REVISIONS PER STAFF & CLIENT COMMENTS
5/22/25	ENLS		REVISIONS PER STAFF & CLIENT COMMENTS



VICINITY MAP

NOT TO SCALE

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING BUILDING TO BE REMOVED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED TREE SAVE AREA
- PROPOSED OPEN SPACE
- PROPOSED WATER QUALITY
- PROPOSED TREE
- EXISTING TREE
- PROPOSED SITE ENTRY

1. General Provisions:

- a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Pulte Group to accommodate the development of a residential community on an approximately 48.3-acre site located at 301 W Sugar Creek Road, Charlotte NC 28213, (the "Site").
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the N2-A zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.

Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with a multi-dwelling development with up to one hundred and ten (110) dwelling units which may include a combination of duplex, triplex, quadruplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses.
- b. The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk along the Site's Sugar Creek Road frontage and an eight (8) foot planting strip and an eight (8) foot sidewalk along the Glory Street frontage. The internal network required streets will also be constructed with an eight (8) foot planting strip and an eight (8) foot sidewalk per the local residential wide street cross-section for properties within the Neighborhood 2 Place Type.
- c. Sugar Creek Road is designated a 4+ Boulevard with buffered bike lanes on the adopted Charlotte Streets Map. The required distance from the centerline to the future back of curb is a minimum of forty-one (41) feet for this street designation with the buffered bike lane. However, this distance shall be increased to a minimum of fifty-two (52) feet along the Sugar Creek Road frontage to accommodate the right turn onto Glory Street as noted within this section. Right-of-way will be dedicated from the centerline of Sugar Creek Road to the road cross-section, the required eight (8) foot planting strip, and required eight (8) foot sidewalk. This dimension will be increased to a minimum of sixty-eight (68) feet to accommodate the right turn lane along Sugar Creek Road on to Glory Street.
- d. Transportation improvements will be made to the Glory Street frontage as required by Article 33 of the Ordinance for a local residential street. The location of the future back of curb and gutter is to be per the appropriate residential wide street cross-section. Right-of-way measuring 33.5 feet from the centerline of Glory Street to accommodate the road cross-section, the required eight (8) foot planting strip, and required eight (8) foot sidewalk will be dedicated.
- e. A right turn lane along south bound Sugar Creek Road per NCDOT requirements will be constructed as generally depicted on the Rezoning Plan. The right turn lane shall have a taper of 100 feet, 50 feet for deceleration, and 100 feet of storage.

f. A curb ramp shall be constructed at the corner of Sugar Creek Road and Glory Street as generally depicted on the Rezoning Plan.

- g. All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time the first certificate of occupancy is requested and released.
- h. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- i. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards.
- j. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- k. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- l. The Petitioner reserves the right to make additional adjustments that may be necessary to accommodate changes throughout the construction process as approved by NCDOT/CDOT.
- m. In the event a Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing City maintained street right-of-way by a private individual, group, business, or homeowner/business association, an encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
4. Buffers, Setbacks, Open Space, and Landscaping:
 - a. A twenty-four (24) foot frontage setback will be provided along Sugar Creek Road as measured from the future back of curb, as generally depicted on the Rezoning Plan. A twenty (20) foot frontage setback will be provided along Glory Street and all the new internal network required local streets as measured from the future back of curb.
 - b. Side and rear yards will be provided as required by Ordinance.
 - c. A required ten (10) foot wide Class C landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance along both the northern and western property lines of the Site.
 - d. Open space will be provided per the N2-A requirements found in Article 5.4. In areas where common open space is provided, such areas will be amenitized with usable outdoor hardscape features, such as courtyards, seating areas, and include various landscape features, such as grass, groundcover, trees, and shrubs.
 - e. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components:
 1. Enhanced plantings in excess of minimum planting standards required of the ordinance. Enhanced plantings may take the form of trees and/or planting beds (containing, raised and/or terraced with native species).
 2. Specialty paving materials (not including standard finished concrete or asphalt).
 3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.

4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches.

- g. Consist of a minimum dimension of 40 feet or more measured in all directions.
6. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
- f. Open space areas will include enhanced plantings in excess of minimum planting standards required of the Ordinance and will include a minimum of 18 trees per one acre of common open space. Seating options will be provided that include a minimum of one bench per 4,000 square feet of common open space.
- g. All large waste container and recycling station spaces shall be located a minimum of twenty-five (25) feet from an adjoining Neighborhood 1 Place Type, Neighborhood 2 Place Type, or network required street.
- h. Street trees will be provided internally along the alleys at 40 feet on center where planting strips are provided. In areas where no planting strips are feasible, there will be a minimum of one tree between buildings and in other locations where feasible. These trees may be planted within 10' of underground utilities and may be planted with as little as 100sf of root zone planting area.
5. General Design Guidelines:
 - a. The residential buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. When a building abuts both a frontage and common open space and the building fronts along the common open space as permitted per Article 5.3.G, the general design guidelines of this section will apply to the facades of the buildings fronting the common open space.
 - b. Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk.
 - c. The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.
 - d. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure as follows: (i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormer or parapets; and (ii) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - e. Front entrances shall include a stone or masonry water table. It is understood stone or masonry may extend above the water table.
 - f. Meter banks, HVAC, and related mechanical equipment will be screened as required per the Ordinance. Ground-mounted or wall-mounted mechanical equipment shall not be located in the established setbacks along a frontage.
 - g. Dumpster and recycling area will be fully enclosed on three sides by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.
 - h. No more than six (6) attached dwelling units may be located in a residential building and no more than five (5) residential buildings within the development may include six (6) dwelling units. The multi-dwelling development will be made up of predominantly four (4) and five (5) unit buildings.
 - i. All dwelling units will have garages and all residential buildings fronting a network required street will have rear loaded garages. Each dwelling unit will have a minimum 20-foot-long driveway to access the garage and provide additional parking. If it is not possible to provide the 20-foot-long driveway for certain dwelling units, off-street visitor parking will be provided for each dwelling unit without a driveway.
 - j. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.
 - k. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

