

Attachment "B"

Sweetwater PUD Amendment

Proposed Rezoning Changes

June 28, 2023

(Limited to PINs 0722-44-1499 & 0722-44-1386)

The PUD will retain all of the conditions from rezoning #16CZ21, #17CZ21, and #18CZ01 except:

I. Revision to Section 5:

Section 5: Permitted Uses

Table 1 (below) presents a list of permitted uses for Sweetwater. The list of uses will provide the opportunity for the proposed development to have flexibility in the ultimate build out of the project.

- Uses are subject to general and specific regulations
- Some of the uses include specific regulations that can be found in the UDO permitted use Table and Section 4.4, Supplemental Standards.

Table 1	Residential	Non-Residential/Mixed-Use Areas	PINs 0722-44-1499 0722-44-1386
Residential Uses			
Accessory Apartment	P	P	P
Single-Family	P		
Townhouse	P		
Apartment (2 nd Story and above only)		P	
Public & Civic Uses			
Assembly Hall, Nonprofit		P	
Church or Place of Worship		P/S	
Daycare Facility		P	P
Drop-in or Short-Term Daycare		P	P
Government Service		P	
School, Public or Private		P	
Veterinary Clinic or Hospital		P	P
Vocational School		P	
Utilities			
Utility, Minor		P	
Recreational Uses			
Entertainment, Indoor		P	
Greenway	P	P	P
Park, Active	P	P	P
Park, Passive	P	P	P
Recreation Facility, Private	P	P	P

Food & Beverage Service			
Restaurant, Drive-Through		P	
Restaurant, General		P	P
Office & Research			
Dispatching Office		P	P
Medical or Dental Office or Clinic		P	P
Medical or Dental Laboratory		P	P
Office, Business or Professional		P	P
Publishing Office		P	P
Research Facility		P	P
Public Accommodation			
Hotel or Motel		P	
Retail, Sales & Service			
Barber & Beauty Shop		P	P
Bookstore		P	P
Building Supplies, Retail		P	
Convenience Store		P	
Convenience Store with Gas Sales		P	
Dry Cleaners & Laundry Service		P	P
Farmer's Market		P	P
Financial Institution		P	
Floral Shop		P	P
Funeral Home		P	
Gas & Fuel, Retail		P	
Greenhouse or Nursery, Retail		P	
Grocery, Retail		P	
Grocery, Specialty		P	
Health/Fitness Center or Spa		P	
Kennel, Indoor		P	P
Laundromat		P	
Newsstand or Gift Shop		P	
Personal Service		P	P
Pharmacy		P	
Printing & Copying Service		P	P
Real Estate Sales		P	P
Repair Service, Limited		P	
Retail Sales, Bulky Goods		P	
Retail Sales, General		P	P

Studio for Art		P	P
Tailor Shop		P	P
Theater		P	
Pet Services		P	P
Vehicle Repair or Service			
Automotive Parts		P	
Car Wash or Auto Detailing		P	
Vehicle Inspection Center		P	
Industrial Uses/Industrial Service			
Laboratory, Industrial Research		P	
Production			
Microbrewery		P	P

P = Permitted Use

S = Special Use

II. Revision to Section 6:

Section 6: Design Controls

NONRESIDENTIAL/MIXED-USE AREAS:

Building Height:

Maximum Height: 62 Feet (5 Story)

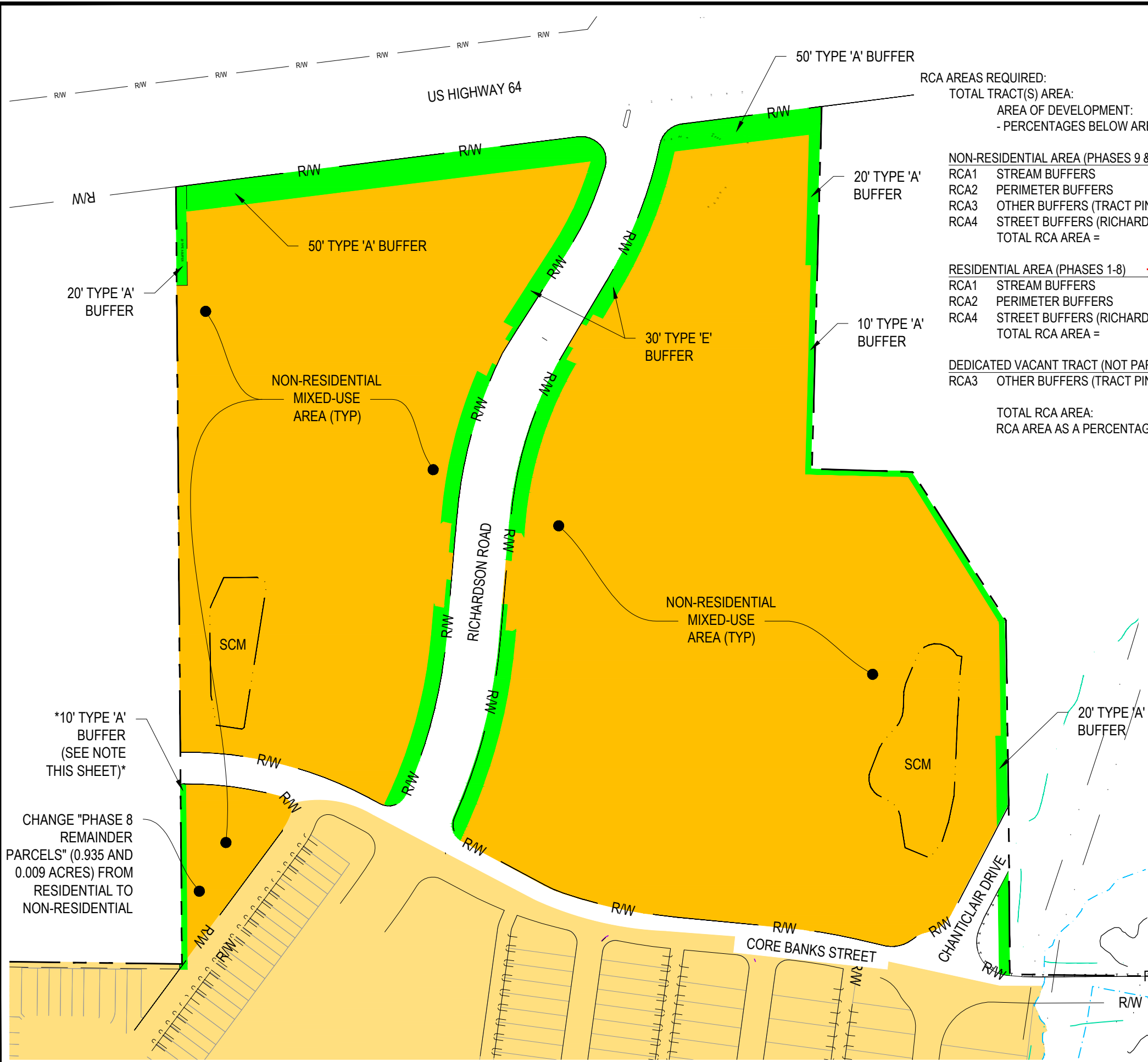
39 Feet (2 Story) – PINs 0722-44-1499 & 0722-44-1386

Buffers (Refer to PUD Amendment Exhibit):

Perimeter Buffers

Adjacent to Vacant Property:

10-foot Type A buffer: If a buffer is required by UDO Section 8.2.6, it shall not exceed 10' in width.

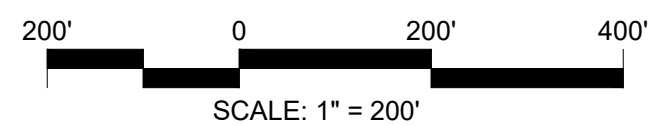


RCA AREAS REQUIRED:

TOTAL TRACT(S) AREA:	164.79 AC
AREA OF DEVELOPMENT:	164.79 AC
- PERCENTAGES BELOW ARE OF DEVELOPED AREA RCA BUFFERS	
NON-RESIDENTIAL AREA (PHASES 9 & 10)	
RCA1 STREAM BUFFERS	0.00 AC
RCA2 PERIMETER BUFFERS	1.90 AC
RCA3 OTHER BUFFERS (TRACT PIN 0722730032)	0.00 AC
RCA4 STREET BUFFERS (RICHARDSON RD)	1.70 AC
TOTAL RCA AREA =	3.60 AC (2.18%)
RESIDENTIAL AREA (PHASES 1-8)	
RCA1 STREAM BUFFERS	26.41 AC
RCA2 PERIMETER BUFFERS	1.34 AC - 1.26 AC
RCA4 STREET BUFFERS (RICHARDSON RD)	1.88 AC
TOTAL RCA AREA =	29.63 AC (17.98%) 29.55 AC (17.93%)
DEDICATED VACANT TRACT (NOT PART OF DEVELOPED AREA)	
RCA3 OTHER BUFFERS (TRACT PIN 0722730032)	13.20 AC
TOTAL RCA AREA:	46.43 AC 46.35 AC
RCA AREA AS A PERCENTAGE OF DEVELOPED AREA:	28.18% 28.13%

RESIDENTIAL	
MIXED USE	
RCA - (CURRENT) 46.35 AC. (28.13%)	

*NOTE: 10' TYPE 'A' BUFFER: IF A BUFFER IS REQUIRED BY THE UDO, IT SHALL NOT EXCEED 10' IN WIDTH. IF THE ADJACENT PROPERTY DEVELOPS AS COMMERCIAL BEFORE THIS ONE, THEN NO BUFFER WILL BE REQUIRED. IF THE ADJACENT PROPERTY DEVELOPS AS MULTI-FAMILY OR IS STILL VACANT, THEN ONLY A 10' BUFFER WILL BE REQUIRED.



10' TYPE 'A' BUFFER (SEE NOTE THIS SHEET)

CHANGE "PHASE 8 REMAINDER PARCELS" (0.935 AND 0.009 ACRES) FROM RESIDENTIAL TO NON-RESIDENTIAL



CE GROUP

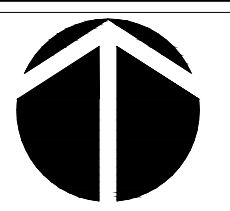
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SWEETWATER
PUD AMENDMENT
LAYOUT PLAN

06/22/2023



NORTH