



CONCEPTUAL BUILDING ELEVATION



1. Development Data Table
- | | |
|----|---|
| a. | Site Area: 1,874 acres |
| b. | Tax Parcels: 18106112, 18106113, 18106114, 18106115, & 18106116 |
| c. | Existing Zoning: R-3 |
| d. | Proposed Zoning: UR-2 (CD) |
| e. | Existing User: Residential |
| f. | Proposed Use: Single family attached for-sale |
| g. | Proposed Number of Units: 13 |
| h. | Proposed Density: 6.9 units/acre |
| i. | Maximum Building Height: As allowed by the ordinance |

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Selwyn Property Group, Inc. (the "Petitioner") to accommodate the development of a residential community on that approximately 1,771.874 acre site located on the northeast corner of the intersection of Providence Road and South Wendover Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 181-061-12, 181-061-13, 181-061-14, 181-061-15 and 181-061-16.
2. The development and use 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. There are 4 separate buildings depicted on the Rezoning Plan. At the option of Petitioner, the 4 buildings may be combined into a total of 3 buildings or combined into a total of 2 buildings.
6. 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.

B. Permitted Uses/Development Limitations

1. The Site may be devoted only to a residential community containing a maximum of 13 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

2. A minimum 20 foot side yard shall be provided along the eastern boundary line of the Site as depicted on the Rezoning Plan.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
2. As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
3. Each single family attached dwelling unit shall have a minimum 2 carol 2 parking spaces that are located either in a garage or on a parking pad that is accessed from an internal private drive.
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
5. Petitioner shall improve the accessible ramp located immediately adjacent to the Site at the northeast corner of the intersection of Providence Road and South Wenderow Road.
6. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to the North Carolina Department of Transportation (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Providence Road and South Wenderow Road that are necessary to extend the existing right of way for these streets to that point that is located 2 feet behind the 6 foot wide sidewalks to be installed along the Site's frontages on these streets where feasible. If it is not feasible to extend the right of way to that point that is located 2 feet behind the 6 foot wide sidewalks to be installed along the Site's frontages on Providence Road and South Wenderow Road, then the 6 foot wide sidewalk (or portions thereof) may be located in a sidewalk utility easement. It will not be considered to be feasible to extend the right of way to that point that is located 2 feet behind the 6 foot wide sidewalks to be installed along the Site's frontages on Providence Road and South Wenderow Road if the extension of the right of way would require any relocation of the buildings located on the Site from the locations depicted on the Rezoning Plan.
7. The transportation improvements set out in this Section C of the Development Standards shall be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

D. Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be constructed on the Site shall be 3 stories.
2. The maximum height in feet of the single family attached dwelling units to be constructed on the Site shall be governed by 48 feet as measured under the Ordinance.
3. The single family attached dwelling units to be constructed on the Site shall front South Wendover Road as depicted on the Rezoning Plan.
4. The actual widths of the single family attached dwelling units may vary from the widths depicted on the Rezoning Plan.
5. Attached to the Rezoning Plan are conceptual architectural renderings of the front elevations of the single family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the front elevations. Notwithstanding the foregoing, the front elevations of the single family attached dwelling units to be constructed on the Site shall be designed and constructed so that these front elevations are substantially similar in appearance to the attached conceptual architectural renderings with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted. Additionally, the buildings may contain less than the 6 units depicted on the conceptual architectural renderings.
6. Stairs, stoops, one-story open air and covered porches and architectural features such as eaves and roof overhangs may be located between the building facades and the sidewalk that runs parallel to the buildings and provides pedestrian connectivity to the sidewalks adjacent to Providence Road and South Wendover Road.
7. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
8. Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

E. Streetscape and Landscaping

1. A minimum 15 foot wide landscape area that meets the tree and shrub requirements of a Class B buffer shall be established 20 foot side yard shall be provided along the eastern boundary line of the Site as depicted on the Rezoning Plan. Within this 20 foot side yard, a minimum 10 foot wide landscaped area shall be established as depicted on the Rezoning Plan. This 10 foot wide landscaped area shall meet the tree and shrub requirements of a Class B buffer.
2. A minimum 16 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on South Wenderover Road as generally depicted on the Rezoning Plan. The width of the planting strip and/or the sidewalk may be reduced as necessary to tie into the existing sidewalk located to the east of the Site on South Wenderover Road.
3. A minimum 16 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Providence Road as generally depicted on the Rezoning Plan. The width of the planting strip and/or the sidewalk may be reduced and the sidewalk may be extended as necessary to work around existing utilities and to tie into the existing sidewalk located to the north of the Site on Providence Road.

F. Lighting

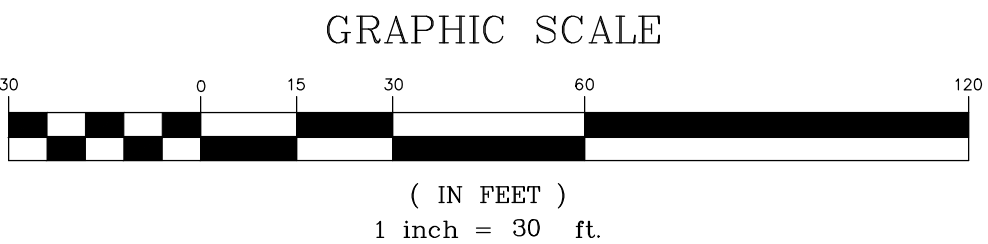
1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

G. Environmental Features

1. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. Development of the Site shall comply with the Tree Ordinance.

H. Binding Effect of the Rezoning Documents and Definitions

1. 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.
2. 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.
3. 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.



SCHEMATIC SITE PLAN

PETITION #2018-000

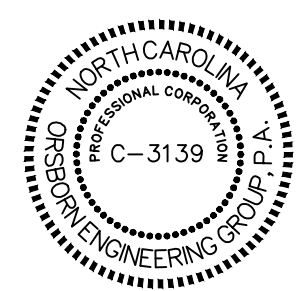
FOR

WENDOVER TOWNHOME
CHARLOTTE, NORTH CAROLINA

SELWYN PROPERTY
GROUP, INC.

4310 PARK ROAD

SUITE 101
CHARLOTTE, NC 28209

[illegible]

JOB #	18026
DATE:	08/17/18
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1