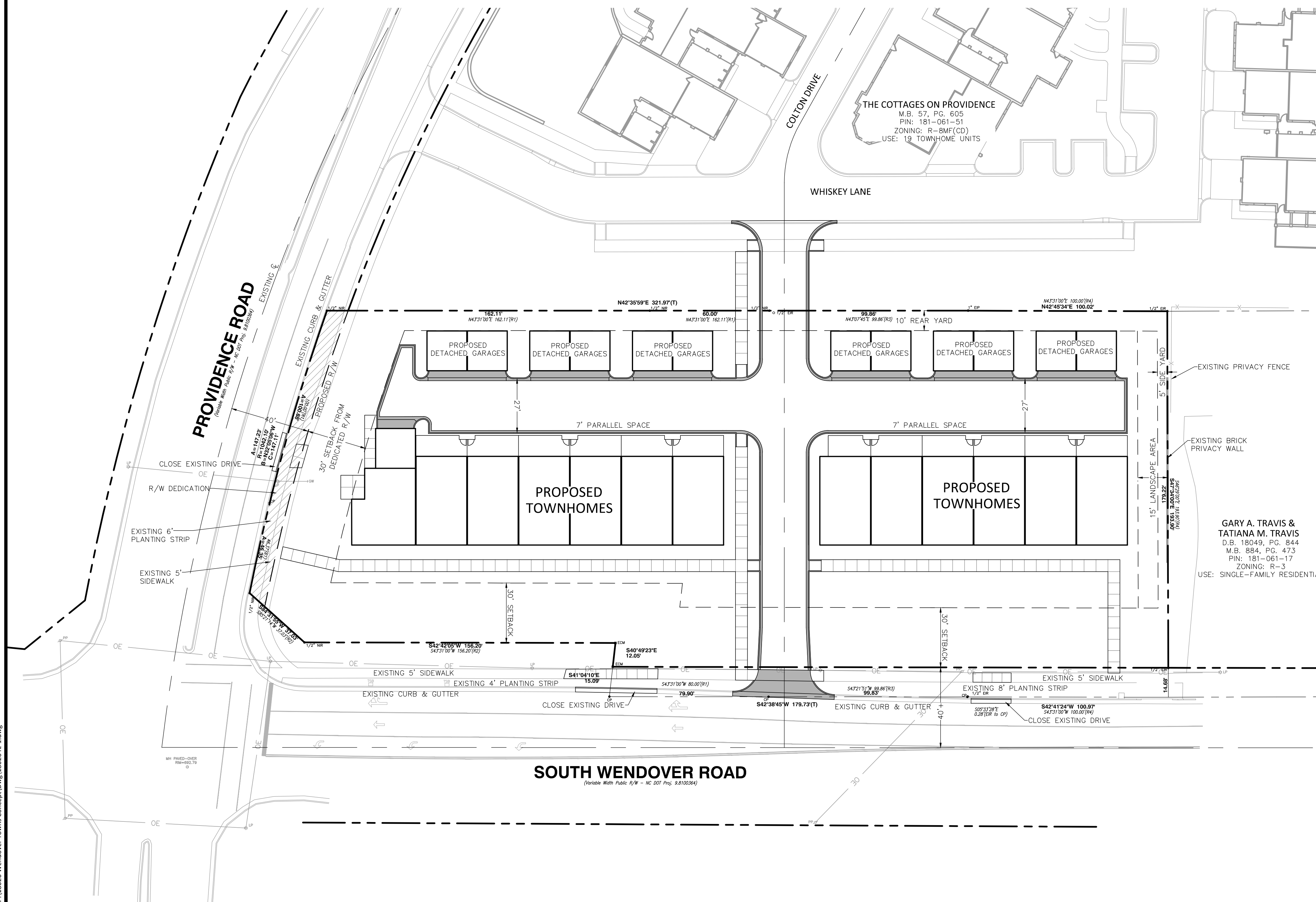


**VICINITY MAP**  
NOT TO SCALE



**Development Standards**

**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 Use: 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 1.77 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. 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.

**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 car garage 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.

**D. Architectural Standards**

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. The maximum height in feet of the single family attached dwelling units to be located on the Site shall be governed by the Ordinance.
3. The actual widths of the single family attached dwelling units may vary from the widths depicted on the Rezoning Plan.

**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 along the eastern boundary line of the Site as depicted on the Rezoning Plan.

**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 copped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

**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**

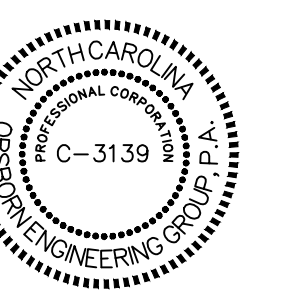
1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current 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.



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P) 704-749-1432 • F) 704-749-1433

**SCHEMATIC SITE PLAN**  
**PETITION #2018-000**  
FOR  
**WENDOVER TOWNHOMES**  
CHARLOTTE, NORTH CAROLINA

**SELWYN PROPERTY GROUP, INC.**  
4310 PARK ROAD  
SUITE 101  
CHARLOTTE, NC 28209



REVISIONS	DATE

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

August 15, 2018 - 12:28pm Rev. 1/18/18  
PJ18026\_SelwynTownHomeConcept(Dwg)18026-rz-1.dwg