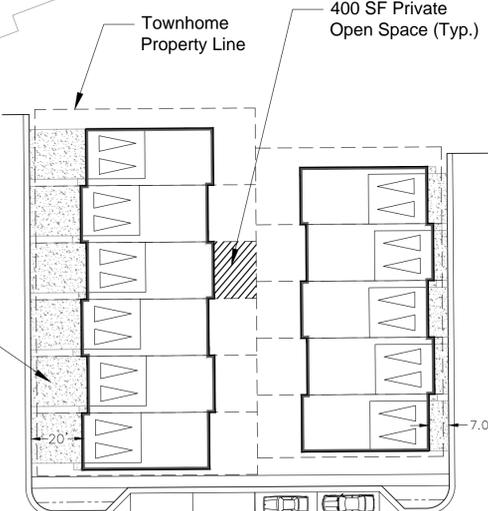


Vicinity Map
NTS



1.0 Private Open Space & Driveway Detail
NTS

Site Development Data:

Tax Parcel: 15708103, 15708104
 Site Area: ± 3.70 ac.
 Existing Zoning: R-3 and UR-2(CD) (by Rezoning Petition No. 2008-019)
 Proposed Zoning: UR-2 (CD) and UR-2(CD)SPA
 Existing Uses: Vacant and one single-family home
 Proposed Uses: Up to 63 dwelling units (which will be constructed as either attached dwelling units or condominiums) together with accessory uses, as allowed in the UR-2 zoning district. Non-residential uses allowed in the UR-2 district are not permitted. As required by the Ordinance (Garage spaces count toward the minimum required spaces but not toward the maximum allowed number of parking spaces.) Driveways shall either be less than 7' in length or 20' minimum in length.
 Parking: _____
 Maximum Building Height: Not to exceed 3 stories or 40 feet, building height to be measured as defined by the Ordinance
 Open Space Provided: 1.47 ac (39.7% of Total Site)

Symbol Legend

Existing Road R/W: _____
 Tree Save Area: _____
 Existing Zoning Line: _____
 Building & Parking Envelope: _____
 Utility Easement: _____

General Notes:

General Provisions:
 a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Russell Ranson to accommodate development of a for sale townhome community on an approximately 3.70 acre site located at 3786 and 3800 Wendwood Lane (the "Site").
 b. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district classification shall govern development taking place on the Site.
 c. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 d. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 19. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.
2. Permitted Uses & Development Area Limitation:
 a. The Site may be developed with up to 63 dwellings units together with accessory uses allowed in the UR-2 zoning district. The proposed units will be constructed as either attached dwellings units or as condominiums. In either case the units will be for sale. Non-residential uses as allowed in the UR-2 district will not be allowed.
 b. Surface parking areas will not be allowed between Wendwood Lane and the buildings that abut Wendwood Lane.
3. Access Notes:
 a. Access to the Site will be from Wendwood Lane as generally depicted on the Rezoning Plan. Vehicular access to the Site from Randolph Road will not be allowed.
 b. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 50 feet of right-of-way from the center line of Randolph Road. This right-of-way dedication will occur as part of the approval and recordation of the final plat for the attached dwelling units or prior to the issuance of the first certificate of occupancy for the first building completed on the Site.
 c. The placement and configuration of the vehicular access point is subject to any minor modifications as approved by CDOT, required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
 d. 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 published standards. However, the Petitioner will not be allowed to modify the internal vehicular circulation in such a way that allows an internal drive or alley to run parallel along the property line of the Sterling Magnolia Apartments (Tax Parcel # 157-081-02), except to the extent required by the Fire Marshall to provide fire access as discussed in Section 9.4 below.
4. Architectural Standards:
 a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hard-plank), stucco, decorative block and/or wood. At least 65% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, precast stone, decorative block or stucco. Vinyl (or aluminum as a building material) shall not be used on windows, doors and garage doors. EIFS or similar synthetic type stucco may not be used as an exterior building material.
 b. The ends of the buildings abutting the Wendover Heights neighborhood (tax parcel # 157-08C-98) and the Sterling Magnolia Apartments (tax parcel # 157-081-02), exclusive of windows, doors and columns will be constructed using masonry materials (brick, stone, synthetic stone or precast stone), these masonry materials will extend to at least the soffits on the end of the buildings.
 c. The roofs on the buildings will be constructed utilizing dark colored architectural shingles (e.g. brown, black charcoal etc.).
 d. Garage doors will utilize carriage style hardware.
 e. The buildings located along Wendwood Lane will be designed so that the building elevations that face Wendwood Lane are the "front" elevation of the buildings and units.
 f. Meter banks will be screened.
 g. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 h. The Site will utilize a private contractor to provide roll out trash service. If a dumpster is installed in the future by the Home Owners Association it may not be located within 50 feet of the property lines of the adjacent properties (Tax Parcel #s 157-08C-98 and 157-081-02) (Wendover Heights and the Sterling Magnolia Apartments). Dumpster areas and recycling areas if provided will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the buildings.
5. Streetscape and Landscaping:
 a. Along Wendwood Lane a 14 foot setback measured from the back of curb will be provided. Along Randolph Road the Petitioner will provide a 40 foot building and parking setback as measured from the right-of-way of Randolph Road. Side and rear yards will be provided as required by the Ordinance.
 b. The Petitioner will provide a six (6) foot sidewalk and a planting strip as required by the Tree Ordinance along the Site's frontage on Wendwood Lane as generally depicted on the Rezoning Plan.
 c. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links the buildings on the Site with one another and links the buildings to the sidewalk along Wendwood Lane. The minimum width for this internal sidewalk will be five (5) feet.
 d. The Petitioner will install between the end of each building and the northern and southern property boundaries a minimum of two (2) large maturing trees and 10 shrubs. The trees will be a minimum of 4" inch caliber for deciduous trees or eight (8) feet minimum height for evergreen trees. Shrubs may be evergreen or deciduous with a minimum height of 24 inches at installation. These trees will be in addition to any required tree ordinances as shown on the site plan.
 e. Due to the topography on the Site the Petitioner reserves the right to request a variance to not provide a sidewalk connection from the Site to Randolph Road as required by Section 12.529 of the Ordinance.
 f. Screening requirements of the Ordinance will be met.
 g. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
6. Environmental Features:
 a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Controls Ordinance. Open detention facilities may not be located between the northern property line and the proposed buildings (rain gardens will not be considered open detention facilities).
 b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan but may be relocated to other portions of the Site during the design development and construction phases.
7. Signage:
 a. Signage as allowed by the Ordinance will be provided.
8. Lighting:
 a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 b. Detached lighting on the Site will be limited to 15 feet in height. Detached lighting fixtures must be located a minimum of 40 feet from the northern and southern property boundaries.
 c. No "wall pack" type lighting will be allowed, however, architectural lighting on building facades and on site lighting will be permitted. Floodlights on the end of the buildings adjacent to Sterling Magnolia and Wendover Heights will not be allowed. Lighting fixtures, other than floodlights, may be located on the end of the buildings adjacent to Sterling Magnolia (tax parcel # 157-081-02) and Wendover Heights (tax parcel # 157-08C-98) if they are placed more than seven (7) feet above the average grade of the end of the building.
9. Emergency Access Easement:
 a. An access easement reflected on Map Book 42 at Page 867 presently exists to provide the Fire Department access to Building No. 3630 located on tax parcel 157-081-02. The Petitioner will work with the Fire Department and the owner of the Sterling Magnolia Apartments to revise the location of the emergency access easement to Building No. 3630. The revised emergency access easement will be filed on the subdivision plans submitted for approval; this revised access easement once approved by the Fire Department and the owner of Sterling Magnolia Apartments will replace the existing access easement. Fences and/or walls may not be placed between the access easement and building No. 3630 of Sterling Magnolia.
10. Amendments to the Rezoning Plan:
 a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
11. Binding Effect of the Rezoning Application:
 a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Petitioner: Russell Ranson

DESIGN BY:	DATE:						
SRT	07/16/13	SRT	07/16/13	SRT	07/16/13	SRT	07/16/13
DRAWN BY:	KAC	01/28/13	KAC	01/28/13	KAC	01/28/13	KAC
CHECKED BY:	ONE/XXX	NM/DD/AR	ONE/XXX	NM/DD/AR	ONE/XXX	NM/DD/AR	ONE/XXX
APPROVED BY:	APP/XXX	NM/DD/AR	APP/XXX	NM/DD/AR	APP/XXX	NM/DD/AR	APP/XXX
REVISIONS:							
1	Revision	04/19/13	SRT	SRT	SRT	SRT	SRT
2	Revision	04/15/13	SRT	SRT	SRT	SRT	SRT

Wendwood Townhomes
Rezoning Plan

JOB NO: 65117560
 DATE: 04/19/13
 SHEET 1.0