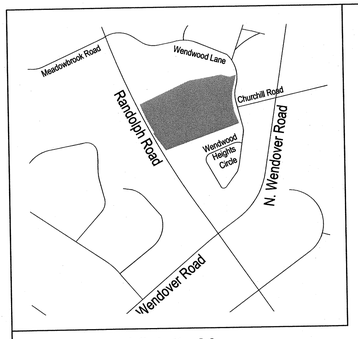

Vicinity Map

NTS

Site Development Data:

Tax Parcel:	15708103, 15708104
Site Area:	± 3.70 ac.
Existing Zoning:	UR-2(CD) SPA (by Rezoning Petition No. 2008-019), R-3
Proposed Zoning:	UR-2 (CD) SPA
Existing Uses:	Vacant and one single-family home
Proposed Uses:	Maximum of 63 attatched dwellings
Parking:	As required by the Ordinance (Garage spaces count toward the minimum required spaces but not the maximum allowed spaces.)
Maximum Building Height:	Not to exceed 3 stories (building height to be measured as defined by the Ordinance)

General Notes:

1. 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 as well as any schematic building elevations 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 attached dwelling units together with accessory uses allowed in the UR-2 zoning district. The proposed units will be for sale. Non-residential uses 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 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.

4. Architectural Standards:

a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementatious siding (such as hardi-plank), stucco, and/or wood. At least 35% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, or precast stone. Vinyl as a building material may only be used on windows and soffits.

b. 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.

c. Meter banks will be will be screened.

d. HVAC and related mechanical equipment will be screened from public view at grade.

e. Dumpster areas and recycling areas 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 50 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 an eight (8) foot planting strip and a six (6) foot sidewalk 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. Due to the topography on the Site a sidewalk connection to Randolph Road will not be required.

d. Screening requirements of the Ordinance will be met.

e. 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 for tax parcel # 157-081-04, the Petitioner will adhere to the vested provisions for tax parcel # 157-081-03. Provided, however, placement of treatment measures may be located on either or both parcels as needed.

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.

c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

9. Other:

a. RESERVED

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.

RECEIVED
By mcataldo at 10:23 am, Jan 29, 2013

MERRICK & COMPANY
1901 MORRIS FIELD DRIVE, SUITE 530
CHARLOTTE, NC 28208 PHONE: 704.529.6500
NC ENGINEERING FIRM F-0908

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Petitioner: Russell Ranson

Petition No. 2013-000

REV.	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:

REVISIONS:

		DATE:
DESIGN BY:	SRT	01/28/13
DRAWN BY:	KAC	01/28/13
CHECKED BY:	CheckXXX	MM/DD/YR
APPROVED BY:	AppXXX	MM/DD/YR

Wendwood Towhomes

Rezoning Plan

JOB NO: 65117560

DATE: 01/28/13

SHEET 1