



	RZP-2025-077	13707337,
TOTAL SITE AREA:		2.52 AC (10

PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	36 MULTI-FAMILY ATTACHED DWELLINGS
VEHICULAR PARKING: REQUIRED: PROPOSED:	54 SPACES (1.5/UNIT) PER ORDINANCE
GREEN AREA: REQUIRED: PROPOSED:	16,457 SF (15% OF SITE AREA) PER ORDINANCE
OPEN SPACE: REQUIRED: PROPOSED:	10,000 SF (250 SF/ UNIT) PER ORDINANCE

	PROPOSED CURB AND GUTTER		TREE SAVE
	PROPERTY BOUNDARY LINE		COMMON OPEN SPACE
	RIGHT OF WAY LINE		PROPOSED BUILDING
	SETBACK LINE		EXISTING TREE
	EASEMENT LINE		
	FUTURE BACK OF CURB LINE		



0 15 30 60 120

(IN FEET)

1 inch = 30 ft.



nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

08/17/2026

513 Mammoth Oaks Drive
 Cl... I... NC 28070

Rezoning Site Plan

600 N Wendover Road Charlotte, NC 28211

	NO.	DATE:	BY:	REVISIONS:
01	02.05.2026	UDP		Revision 01
02	05.21.2026	UDP		Revision 02
03	06.04.2026	UDP		Revision 03
04	07.27.2026	UDP		Revision 04
05	08.17.2026	UDP		Revision 05

Sheet No:

RZ-1.0



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PERMITTED USES:

1. USES ALLOWED WITHIN THE REZONING AREA INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED WITHIN THE N2-A ZONING DISTRICT, INCLUDING A MAXIMUM OF (36) MULTI-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS ALONG WITH ANY INCIDENTAL AND ACCESSORY USES RELATING TO AND ALLOWABLE WITHIN THE ASSOCIATED ZONING DISTRICT.
2. INCLUDED WITHIN THE DEVELOPMENT SIX (6) RESIDENTIAL DWELLING UNITS ON SITE WILL BE OFFERED FOR SALE OR LEASE TO HOUSEHOLDS EARNING UP TO 80% AREA MEDIAN INCOME (AMI), AS OUTLINED IN THE UDO ADMINISTRATION MANUAL, FOR A PERIOD OF NO LESS THAN 15 YEARS.

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- TRANSPORTATION:
1. VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS, PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO MINOR MODIFICATION REQUIRED TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLAN ADJUSTMENTS AS REQUIRED BY CDDOT FOR CDDOT FOR APPROVAL.
 2. THE SITE SHALL BE SERVED BY PRIVATE ALLEYS AS DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS OF THESE DRIVES ARE SUBJECT TO MINOR MODIFICATIONS AND ADJUSTMENTS TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLANS AS REQUIRED TO OBTAIN FINAL APPROVAL.
 3. A RIGHT-OF-WAY ENROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENROACHMENT AGREEMENT MUST BE APPROVED BY CDDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 4. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDDOT REQUESTS RIGHTS-OF-WAY SET BACK AT 2' BEHIND SIDEWALK WHERE FEASIBLE.
 5. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
 6. THE PETITIONER SHALL DEDICATE 55' OF RIGHT OF WAY MEASURED FROM THE CENTERLINE OF N WENDOVER ROAD AS GENERALLY SHOWN ON THE SITE PLAN.
 7. THE PETITIONER NEEDS TO COMPLETE AND SUBMIT THE RIGHT OF WAY ABANDONMENT PETITION FORM TO CDDOT FOR REVIEW. THE RIGHT OF WAY ABANDONMENT PROCESS IS CONTROLLED BY NORTH CAROLINA GENERAL STATUTES AND IS INDEPENDENT OF THIS REZONING PROCESS.
 8. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM. THE CITY OF WILSON IS NOT RESPONSIBLE FOR WHAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
 9. THIS DEVELOPMENT WILL FOLLOW ALL APPLICABLE SIGHT DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE SIGHT DISTANCE POLICY.
 10. THE PETITIONER SHALL PROVIDE A 12' SHARED-USE PATH ALONG THE SITES FRONTAGE ADJACENT N. WENDOVER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN.
 11. THE FRONTAGE SETBACK LINE ADJACENT N. WENDOVER ROAD SHALL BE 28' MEASURED FROM FUTURE BACK OF CURB AND 35' MEASURED FROM EXISTING BACK OF CURB AS DEPICTED ON THE SITE PLAN.

1. IN ADDITION TO DESIGN PROVISIONS CONTAINED WITHIN ARTICLE 5 & 18 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE N2-A DISTRICT, THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE FOLLOWING PROVISIONS AND STANDARDS PRODUCED BY THE PETITIONER AND WHICH WILL BE BINDING ON THE DEVELOPMENT OF THE SITE.
2. VINYL SHALL BE PROHIBITED AS A PRIMARY BUILDING MATERIAL, BUT WILL BE ALLOWED ON WINDOWS, SOFFITS, AND TRIM FEATURES.
3. BUILDING PLACEMENT AND SITE DESIGN OF THE MULTI-FAMILY ATTACHED UNITS ON SITE SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT WHEN LOCATED ADJACENT PUBLIC STREETS THROUGH THE FOLLOWING:
 - a) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL PUBLIC STREETS.
 - b) DIRECT PEDESTRIAN CONNECTIONS SHALL BE PROVIDED FROM RESIDENTIAL UNITS TO ADJACENT PUBLIC STREETS.
 - c) HEIGHT OF RESIDENTIAL STRUCTURES ON SITE SHALL BE LIMITED TO 40 FEET. BUILDING HEIGHT SHALL BE MEASURED ON SITE AS DESCRIBED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE.
 - d) ALL HVAC AND MECHANICAL SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY VIEW.
4. MULTI-FAMILY ATTACHED BUILDINGS SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) RESIDENTIAL UNITS WHEN FRONTING PUBLIC RIGHTS-OF-WAY.
5. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
6. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
7. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
8. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
9. GARAGES LOCATED ALONG PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
10. RESIDENTIAL BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 4 INDIVIDUAL UNITS OR FEWER.
11. RESIDENTIAL BUILDINGS DIRECTLY ADJACENT TO THE SITES WESTERN PROPERTY BOUNDARY SHALL BE LIMITED TO DUPLEX OR TRIPLEX BUILDINGS AS GENERALLY DEPICTED ON THE SITE PLAN. IN ADDITION, THE REQUIRED SIDE YARD ALONG THE WESTERN PROPERTY BOUNDARY SHALL BE INCREASED TO 15' AS ILLUSTRATED ON THE SITE PLAN.
12. RESIDENTIAL UNIT ROOF TOP TERRACES/PATIOS SHALL NOT BE A PERMITTED ARCHITECTURAL FEATURE WITHIN THE RESIDENTIAL DEVELOPMENT.
13. THE PROPOSED WALL LOCATED TO THE SOUTH OF THE PRIVATE ALLEY ADJACENT THE SOUTHERN PROPERTY BOUNDARY SHALL BE LIMITED TO A MAXIMUM HEIGHT OF FIVE (5) FEET, MEASURED VERTICALLY FROM FINISHED GRADE AS THE BASE OF THE WALL. IF TERRACED OR TIRED RETAINING WALLS ARE UTILIZED ALONG THE SOUTHERN PROPERTY BOUNDARY, THE COMBINED VERTICAL HEIGHT OF TERRACED WALLS SHALL BE LIMITED TO FIVE (5) FEET. THE LOWEST WALL TO THE TOP OF THE UPPERMOST WALL, NO MORE THAN ONE RETAINING WALL OR TERRACED WALL AS DESCRIBED ABOVE, SHALL BE UTILIZED ALONG THE SOUTHERN PROPERTY BOUNDARY.

- AMENITIES, STREETSCAPE AND LANDSCAPING:
1. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE SUBLOTS WITHIN THE SITE.
 2. AT LEAST ONE OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL LOTS IN THE RESIDENTIAL DEVELOPMENT WITHIN A 1,000 FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THIS RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE LOT LINE, WITHOUT REGARD FOR STREET, SIDEWALK OR TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. AT LEAST ONE BENCH OR SEATING AREA PER 4,000 SQFT OF OPEN SPACE SHALL BE PROVIDED. BENCH AND SEATING AREAS MAY BE LOCATED IN CLOSE PROXIMITY WITHIN OPEN SPACE AREAS TO CREATE COHESIVE COMMUNAL GATHERING SPACES AND DO NOT NEED TO BE QUANTIFIED THROUGHOUT THE SITE.

1. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE SLOTS WITHIN THE SITE.
2. AT LEAST ONE OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL LOTS IN THE RESIDENTIAL DEVELOPMENT WITHIN A 1,000 FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THIS RADIUS IS MEASURED FROM A STRAIGHT LINE TO THE SIDEWALK OR TRAIL CONNECTIONS TO THE NEAREST POINT OF THE OPEN SPACE. AT LEAST ONE BENCH OR SEATING AREA SHALL BE PROVIDED FOR EVERY 4,000 SQ. FT. OF OPEN SPACE IS REQUIRED. BENCH AND SEATING AREAS MAY BE LOCATED IN CLOSE PROXIMITY WITHIN OPEN SPACE AREAS TO CREATE COHESIVE COMMUNAL GATHERING SPACES AND DO NOT NEED TO BE EVENLY DISTRIBUTED THROUGHOUT THE SITE.
3. EACH PROPOSED OPEN SPACE AREA ILLUSTRATED ON THE SITE PLAN SHALL BE PROVIDED, BUT NOT LIMITED TO, A MINIMUM OF TWO OF THE FOLLOWING ELEMENTS: ENHANCED PLANTINGS IN EXCESS OF MINIMUM REQUIRED CODE PLANTING STANDARDS, SPECIALLY PAVING MATERIALS AND HARDSCAPE, SEATING ELEMENTS PUBLIC GATHERING SPACES INCLUDING CHAIRS/TABLES, OUTDOOR GRILLING AREAS, DOOR RUN, PEDESTRIAN SCULPTURE TRAILS, ARTISTIC ELEMENTS AND SCULPTURE.
4. DURING THE LAND DEVELOPMENT PERMIT PROCESS, EXISTING BAMBOO AREAS SHALL BE IDENTIFIED TO BE REMOVED FROM THE SITE DURING CONSTRUCTION. FOR ALL BAMBOO AREAS ON SITE TO BE REMOVED LOCATED WITHIN THE PROPOSED OPEN SPACE AREAS, THE PETITIONER SHALL PROVIDE REPLACEMENT TREES. REPLACEMENT TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PLANTING PER 1,000 SQ. FT. OF BAMBOO AREA REMOVED. AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF 2.5" DBH AND 12" IN HEIGHT.

- ENVIRONMENTAL FEATURES:
1. THE PETITIONER SHALL COMPLY WITH PART IX OF THE UNIFIED DEVELOPMENT ORDINANCE.
 2. 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.
 3. DEVELOPMENT WITHIN ANY SWM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
 4. 100+1 FLOOD DESIGN WILL BE REQUIRED DURING PERMITTING DUE TO LOTS SUBJECT TO FLOODING.

1. ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ARCHITECTURAL AND LANDSCAPE ACCENT LIGHTING SHALL BE PERMITTED.
2. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-ONE (21') FEET IN HEIGHT.

- AMENDMENTS TO REZONING PLAN:
1. FUTURE AMENDMENTS TO THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.
 2. FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED SITE PLAN OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE, AS APPLICABLE.

1. IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, 'PETITIONER' AND 'OWNER' AND 'OWNERS' SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

- 
- URBAN
DESIGN
PARTNERS

nc firm no: P-0418 sc coa no: C-0304

08/17/2026

Group, LLC

513 Mammoth Oaks Drive
Charlotte, NC 28270

Rezoning Site Plan

600 N Wendover Road Charlotte, NC 28211

NO.	DATE:	BY:	REVISIONS:
01	02.05.2024	UDP	Revision 01
02	05.21.2024	UDP	Revision 02
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