

General Provisions.

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Short Development Group, LLC (the "Petitioner") to accommodate a residential development on an approximate 2.52-acre site located south of North Wendover Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 15707315, 15707362, 15707363, 15707337, and 15707311 located in the City of Charlotte.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A Zoning District shall govern all development taking place on the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and green area requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Proposed N2-A(CD) rezoning does not align with the 2040 Policy Map designation for the Neighborhood Place Type.

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 (40) Multi-Family Attached residential dwelling units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

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 NCDOT and CDOT 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 Encroachment 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 encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT 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. CDOT requests rights-of-way set 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 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 CDOT 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 CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that 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 increased from 24' measured from existing back of curb to 35' measured from existing back of curb as depicted on the Site Plan. 2

Architectural and Design Standards.

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 facade 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. 2
 - d) All HVAC and mechanical shall be screened to public right of way.
 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. Garage doors proposed along public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane 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 two (2) units per building 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. 2

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 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 improved, but not limited to, a minimum of two of the following elements: enhanced plantings in excess of minimum required code planting standards, specialty paving materials and hardscape, shading elements, public gathering spaces including chairs/tables, outdoor grilling areas, dog run, pedestrian softscape 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 between proposed residential units and the South property line, supplemental overstory tree plantings shall be provided at a rate of 1 tree planting per 1,000sqft of bamboo area removed. At the time of planting, trees shall be a minimum of 2.5" DBH and 12' in height. 2

Open Space.

Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components:

1. Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.).
 - A. Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
 - i. Note: when this element is utilized, the standards shall be prescribed by the petitioner and should outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise).
2. Specialty paving materials (not including standard finished concrete or asphalt), primary or accent building materials may be used as specialty paver options.
 - A. The details in which the specialty paving materials are utilized to satisfy the requirements of this note shall include details/technical notes on solid materials and the location in which they will be placed.
 - B. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable, the treatment used shall include details/technical notes on the finish and the location in which they will be placed.
3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
 - A. Note: when element is used, details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) should be provided.
4. Seating options that include moveable tables and chairs, other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
 - A. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space, seating shall be a mixture of moveable and fixed.
 - B. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included on the rezoning plan.
5. Have a minimum dimension of 50 feet or more measured in all directions.
6. Public art/sculpture.
 - A. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided, details around the artist, actual artwork are not required.
 - B. The petitioner may use the city of Charlotte's creative artist pool to utilize for implementing any public art. If interested in the creative pool coordinate with the city's urban design center for the creative pool list.
7. Interactive elements that users the enjoyment of sensory stimulation, these elements should include but not be limited to music, water, and light and play.
 - A. Note: when this element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of installation.
8. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
 - A. Note: when this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation.
9. At least one common 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. Multiple common open space areas may be needed to meet this requirement.

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 study will be required due to lots subject to flooding.

Lighting:

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:

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. 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.

Binding Effect of the Rezoning Documents and Definitions:

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.



1213 W. Morehead St. Ste 450
Charlotte, NC 28208
P 704.334.3303
urbandesignpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
05/21/2026

Short Development Group, LLC

513 Mammouth Oaks Drive
Charlotte, NC 28270

N Wendover Townes

Rezoning Site Plan

600 N Wendover Road Charlotte, NC 28211

NO. DATE: BY: REVISIONS:
01 05/21/2025 UPE Revision 01
02 05/21/2026 UPE Revision 02

Project No: 25-CLT-141
Date: 06.16.2025
Sheet No:

REZONING PETITION #2025-077

RZ-2.0