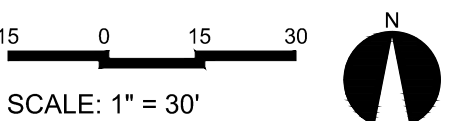


FOR PUBLIC HEARING
 2015-111

REZONING PETITION

WENDOVER TOWNS
 CHARLOTTE, NORTH CAROLINA
N. WENDOVER DEVELOPMENT, LLC
 601 S. CEDAR STREET, STE. 500
 CHARLOTTE, NC 28202

SCHEMATIC
SITE PLAN



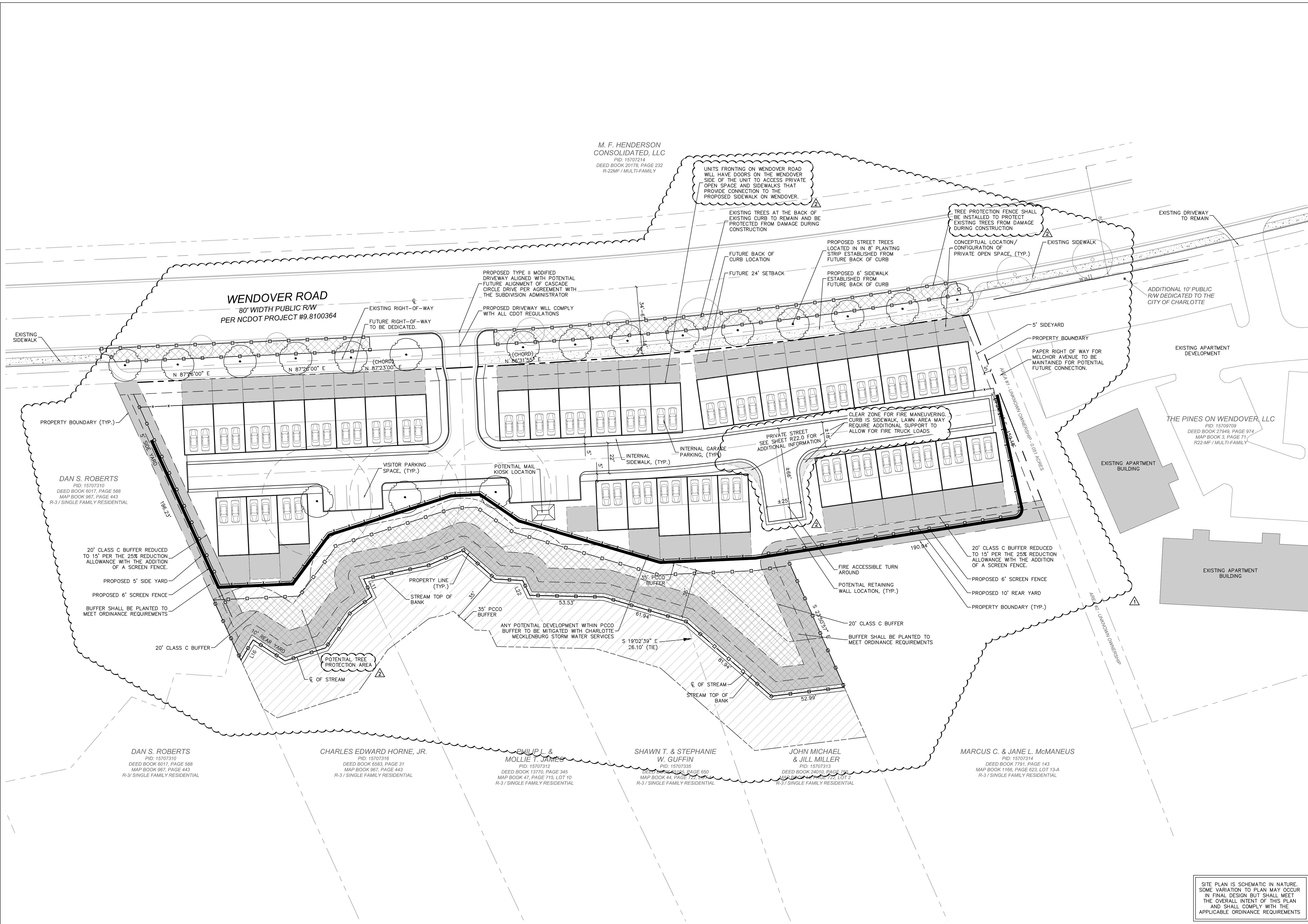
PROJECT #: 523-001
 DRAWN BY: DK
 CHECKED BY: TH

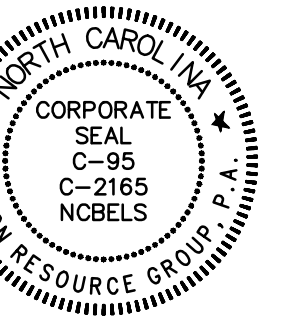
JUNE 22, 2015

REVISIONS:
 12.18.15 PER CITY REVIEW
 03.24.16 PER CITY REVIEW

SITE PLAN IS SCHEMATIC IN NATURE.
 SOME VARIATION TO PLAN MAY OCCUR
 IN FINAL DESIGN BUT SHALL MEET
 THE OVERALL INTENT OF THIS PLAN
 AND SHALL COMPLY WITH THE
 APPLICABLE ORDINANCE REQUIREMENTS

RZ1.0





FOR PUBLIC
HEARING
2015-111

REZONING PETITION

WENDOVER TOWNS
CHARLOTTE, NORTH CAROLINA
N. WENDOVER DEVELOPMENT, LLC
601 S. CEDAR STREET, STE. 500
CHARLOTTE, NC 28202

DEVELOPMENT
STANDARDS
& SECTION

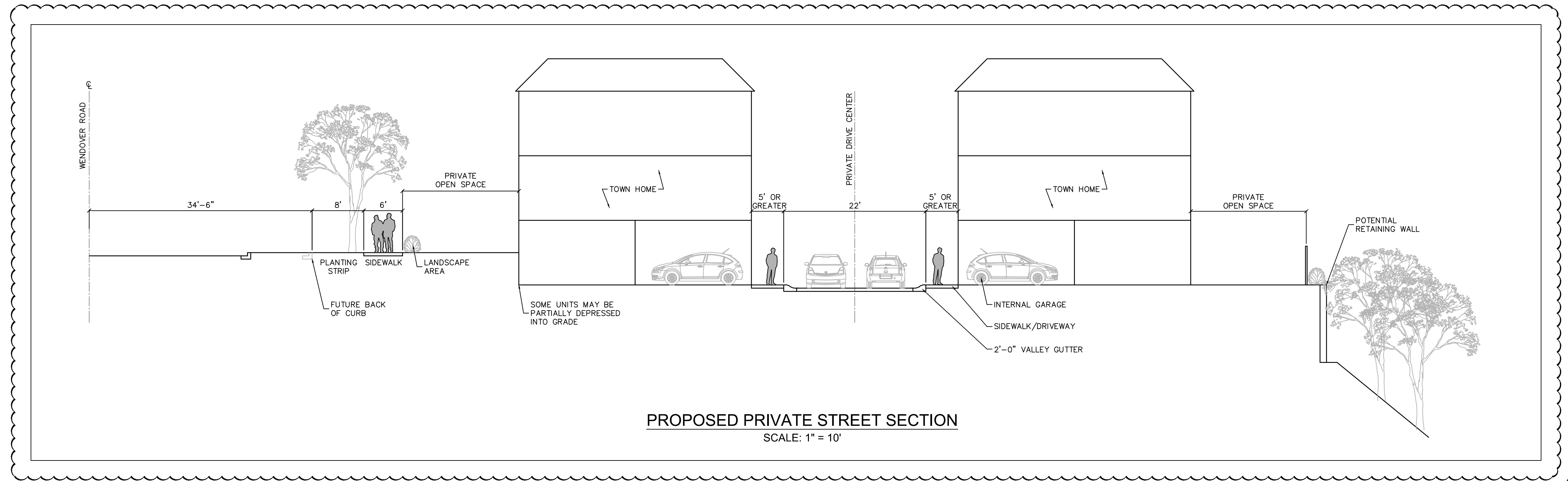
5 0 5 10
SCALE: 1" = 10'

PROJECT #: 523-001
DRAWN BY: DK
CHECKED BY: TH

JUNE 22, 2015

REVISIONS:
12.18.15 PER CITY REVIEW
03.24.16 PER CITY REVIEW

RZ2.0



PROPOSED PRIVATE STREET SECTION
SCALE: 1" = 10'

SITE DEVELOPMENT DATA:

ACREAGE: ±2.479 ACRES
TAX PARCELS #: 157-073-11, 157-073-37, 157-073-36, 157-037-15
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2(CD)
EXISTING USES: VACANT
PROPOSED USES: UP TO 38 TOWN HOME UNITS
MAXIMUM DENSITY ALLOWED: 17 UNITS PER ACRE
DENSITY PROPOSED: ±15.5 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED THREE (3) STORIES.
PARKING: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE

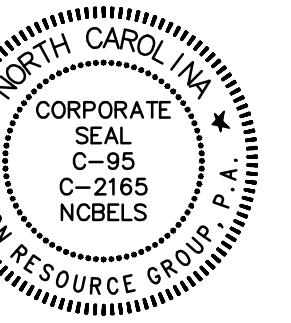
A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NORTH WENDOVER PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 2.479 ACRE SITE LOCATED ON THE SOUTH SIDE OF NORTH WENDOVER ROAD BETWEEN ELLINGTON STREET AND CHURCHILL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 157-073-15, 157-073-36, 157-073-37 AND 157-073-11.
- DEVELOPMENT 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").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- 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**
 - THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 38 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.
- C. TRANSPORTATION**
 - VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT 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.

- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE DRIVE, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE PRIVATE DRIVE SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A MINIMUM 2 CAR GARAGE.
- A MINIMUM OF 6 SURFACE PARKING SPACES SHALL BE INSTALLED ON THE SITE.
- ARCHITECTURAL STANDARDS**
 - THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 3 STORIES.
 - THE MAXIMUM HEIGHT IN FEET OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 40 FEET AS MEASURED FROM THE AVERAGE GRADE AT THE BASE OF THE STRUCTURE.
 - SET OUT ON SHEETS RZ5.0 OF THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF (I) THE FRONT OR NORTH WENDOVER ROAD FACING ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO NORTH WENDOVER ROAD, (II) THE REAR ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO NORTH WENDOVER ROAD, (III) THE FRONT OR PRIVATE DRIVE FACING ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO THE REAR BOUNDARY LINE OF THE SITE, (IV) THE REAR ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO THE REAR BOUNDARY LINE OF THE SITE, AND (V) THE END OR SIDE ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE ELEVATIONS. ACCORDINGLY, (I) THE FRONT OR NORTH WENDOVER ROAD FACING ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO NORTH WENDOVER ROAD, (II) THE REAR ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO NORTH WENDOVER ROAD, (III) THE FRONT OR PRIVATE DRIVE FACING ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO THE REAR BOUNDARY LINE OF THE SITE, (IV) THE REAR ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO THE REAR BOUNDARY LINE OF THE SITE, AND (V) THE END OR SIDE ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT SUCH ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS SET OUT ON SHEETS RZ5.0 OF THE REZONING PLAN WITH RESPECT TO ARCHITECTURAL STYLE, CHARACTER AND PRIMARY BUILDING MATERIALS. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
 - ALTHOUGH NOT DEPICTED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS, EXTERIOR DECKS MAY BE CONSTRUCTED ON THE SECOND FLOOR OF THE REAR ELEVATIONS OF THE TOWNHOME UNITS.
 - THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE BRICK VENEER AND CEMENTITIOUS SIDING. VINYL AND ALUMINUM SHALL NOT BE A PERMITTED EXTERIOR BUILDING MATERIAL PROVIDED, HOWEVER, THAT VINYL AND/OR ALUMINUM MAY BE UTILIZED ON THE SOFFITS AND TRIM, AND VINYL WINDOWS, SHUTTERS, DOORS AND GARAGE DOORS AND RAILINGS MAY BE INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS. ADDITIONALLY, IN THE EVENT THAT A DECK IS CONSTRUCTED AT THE REAR OF A SINGLE FAMILY ATTACHED DWELLING UNIT, THE DECK SHALL BE CONSTRUCTED OF PRESSURE TREATED WOOD OR A COMPOSITE MATERIAL.

- BRICK VENEER SHALL BE UTILIZED ON THOSE PORTIONS OF THE BUILDING ELEVATIONS THAT ARE DEPICTED AND DESCRIBED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL RENDERINGS.
- AS GENERALLY DEPICTED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS, A COMBINATION OF VERTICAL AND HORIZONTAL CEMENTITIOUS SIDING SHALL BE INSTALLED ON THE EXTERIOR OF THE SINGLE FAMILY ATTACHED DWELLING UNITS, AND A VARIETY OF COLORS SHALL BE UTILIZED AS WELL. THE SAME COLOR CEMENTITIOUS SIDING MAY NOT BE UTILIZED ON SINGLE FAMILY ATTACHED DWELLING UNITS THAT SHARE A COMMON BUILDING WALL. THE COLORS ACTUALLY UTILIZED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS MAY VARY FROM THE COLORS SET OUT ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS.
- GARAGES SHALL BE SETBACK LESS THAN 7 FEET OR MORE THAN 20 FEET FROM THE BACK OF CURB OR THE BACK OF SIDEWALK.
- STREETSCAPE AND LANDSCAPING**
 - A 20 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. THE WIDTH OF THE CLASS C BUFFER MAY BE REDUCED BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
 - IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
 - AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON NORTH WENDOVER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A FENCE SHALL BE INSTALLED ALONG THE WESTERN, SOUTHERN AND NORTHERN BOUNDARY LINES OF THE SITE AS DEPICTED ON THE FENCING EXHIBIT SET OUT ON SHEET RZ4.0 OF THE REZONING PLAN. THOSE PORTIONS OF THE FENCE DESIGNATED WITH A GREEN LINE SHALL HAVE A MINIMUM HEIGHT OF 4 FEET AND SHALL BE AN ALUMINUM BLACK FENCE THAT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BLACK ALUMINUM FENCE DEPICTED ON THE FENCING EXHIBIT. THOSE PORTIONS OF THE FENCE DESIGNATED WITH A PURPLE LINE SHALL HAVE A MINIMUM HEIGHT OF 6 FEET AND SHALL BE A WOOD SHADOWBOX FENCE THAT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE WOOD SHADOW BOX FENCE DEPICTED ON THE FENCING EXHIBIT.
 - AS DEPICTED ON THE REZONING PLAN, A RETAINING WALL SHALL BE CONSTRUCTED ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE EXTERIOR BUILDING MATERIALS FOR THE RETAINING WALL SHALL BE MODULAR BLOCK.
 - TO SOFTEN THE APPEARANCE OF THE RETAINING WALL AS VIEWED FROM THE ADJACENT PARCELS OF LAND LOCATED TO THE SOUTH OF THE SITE, PETITIONER SHALL PLANT JUNIPERS OR OTHER CASCADING PLANT MATERIALS ON TOP OF THE WALL THAT WILL GROW OVER AND ONTO THE SOUTHERN SIDE OF THE RETAINING WALL. A PICTURE DEPICTING THE PLANT MATERIALS AT MATURITY IS SET OUT ON THE FENCING EXHIBIT.

- ENVIRONMENTAL FEATURES**
 - PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - ALL SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE. ROLL-OUT BINS WILL BE PROVIDED FOR EACH UNIT AND LOCATED INTERNALLY WITHIN THE UNIT'S FOOTPRINT EXCEPT WHEN ROLLED OUT OF THE UNIT FOR PICK-UP.
 - PETITIONER ACKNOWLEDGES THAT WATER SERVICE IS NOT CURRENTLY AVAILABLE TO THE SITE AND THAT DEVELOPMENT ON THE SITE CANNOT OCCUR UNTIL WATER SERVICE IS AVAILABLE TO THE SITE.
 - LIGHTING**
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 15 FEET.
 - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
 - 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.
 - 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.



FOR PUBLIC
 HEARING
 2015-111

REZONING PETITION

WENDOVER TOWNS
 CHARLOTTE, NORTH CAROLINA

N. WENDOVER DEVELOPMENT, LLC
 601 S. CEDAR STREET, STE. 500
 CHARLOTTE, NC 28202

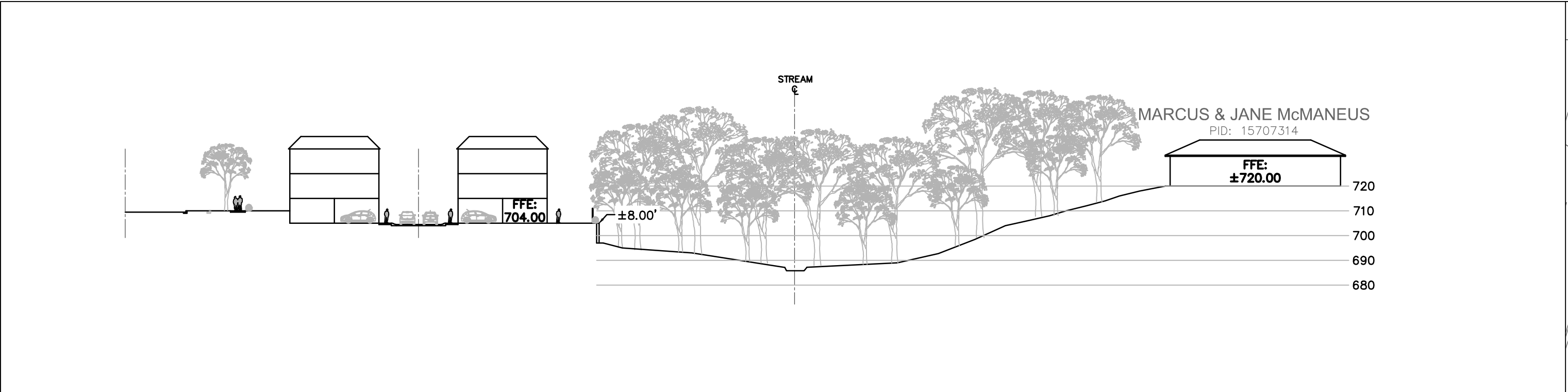
NEIGHBOR
 SECTIONS

SCALE: 1" = 40'

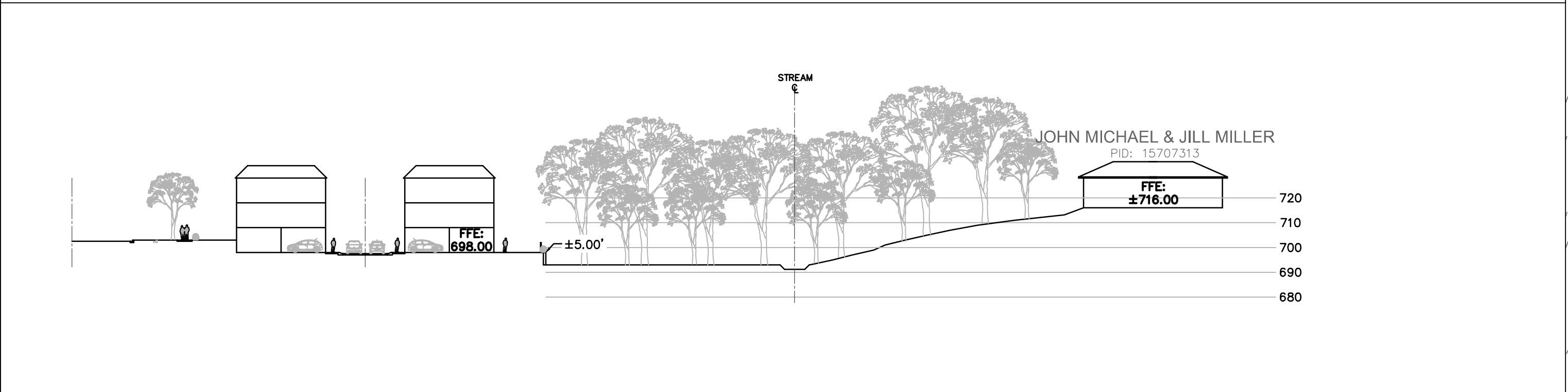
PROJECT #: 523-001
 DRAWN BY: DK
 CHECKED BY: TH

JUNE 22, 2015

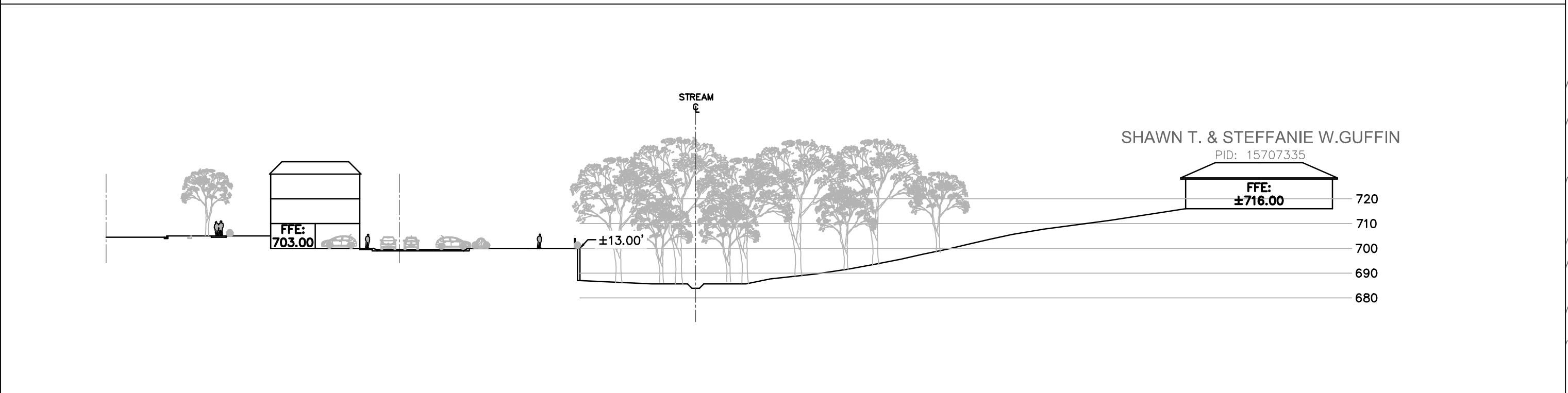
REVISIONS:
 12.18.15 PER CITY REVIEW
 03.24.16 PER CITY REVIEW



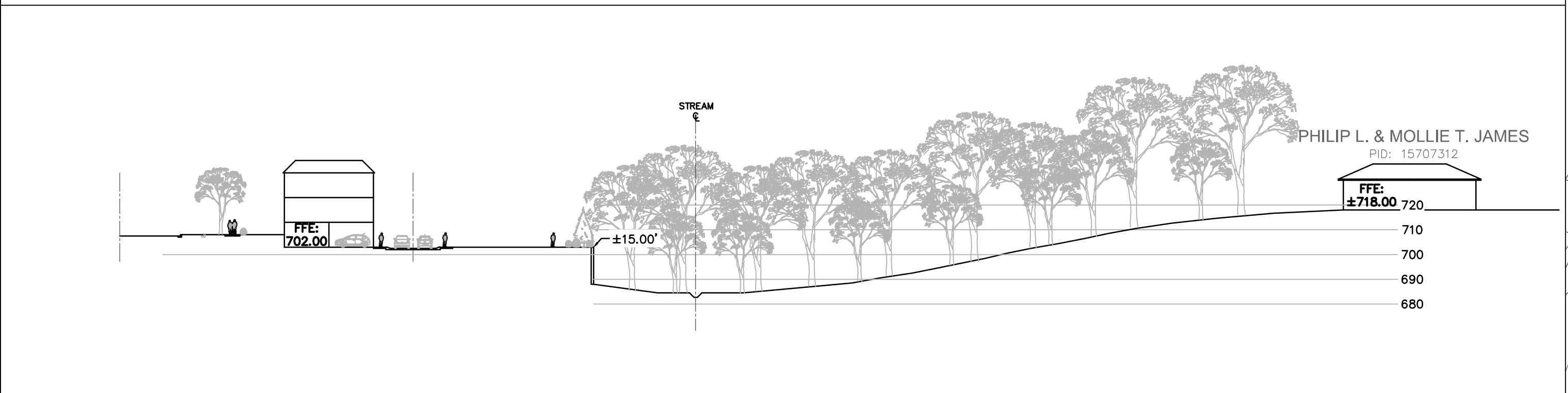
SECTION 5



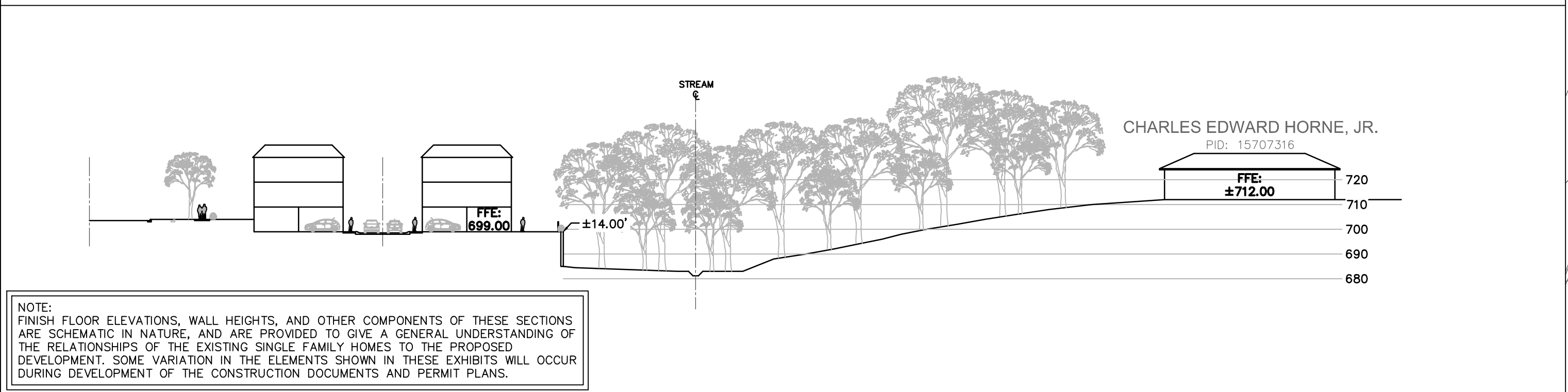
SECTION 4



SECTION 3

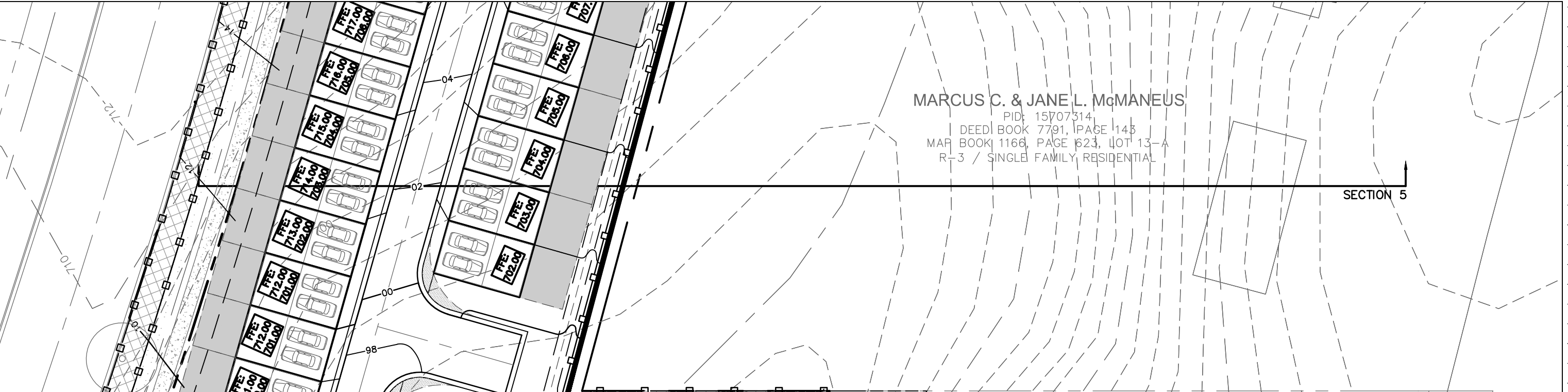


SECTION 2

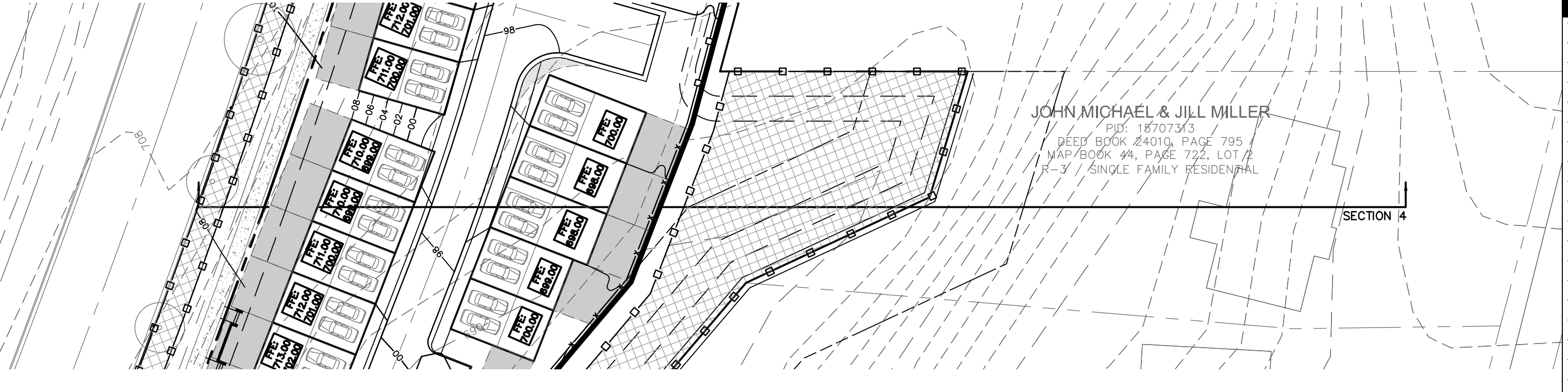


SECTION 1

NOTE:
 FINISH FLOOR ELEVATIONS, WALL HEIGHTS, AND OTHER COMPONENTS OF THESE SECTIONS
 ARE SCHEMATIC IN NATURE, AND ARE PROVIDED TO GIVE A GENERAL UNDERSTANDING OF
 THE RELATIONSHIPS OF THE EXISTING SINGLE FAMILY HOMES TO THE PROPOSED
 DEVELOPMENT. SOME VARIATION IN THE ELEMENTS SHOWN IN THESE EXHIBITS WILL OCCUR
 DURING DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS AND PERMIT PLANS.



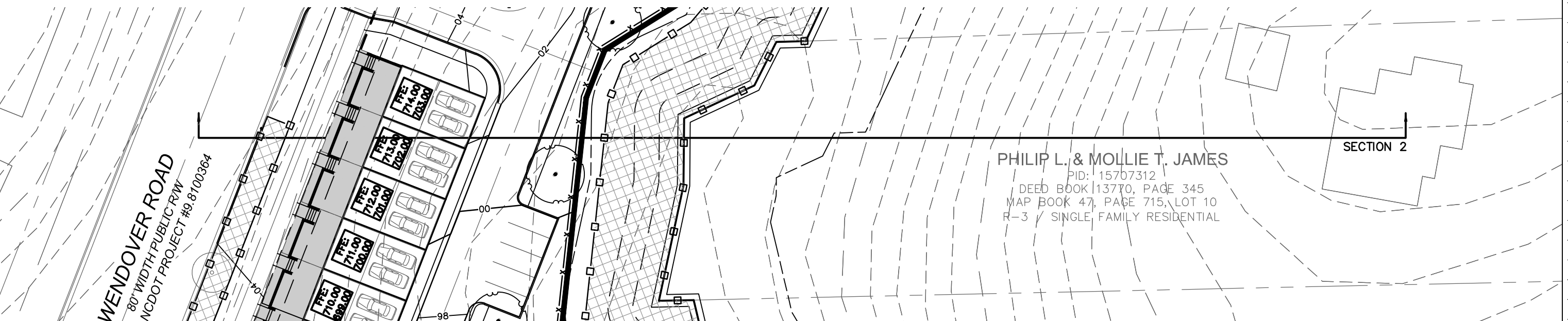
SCALE: 1" = 40'



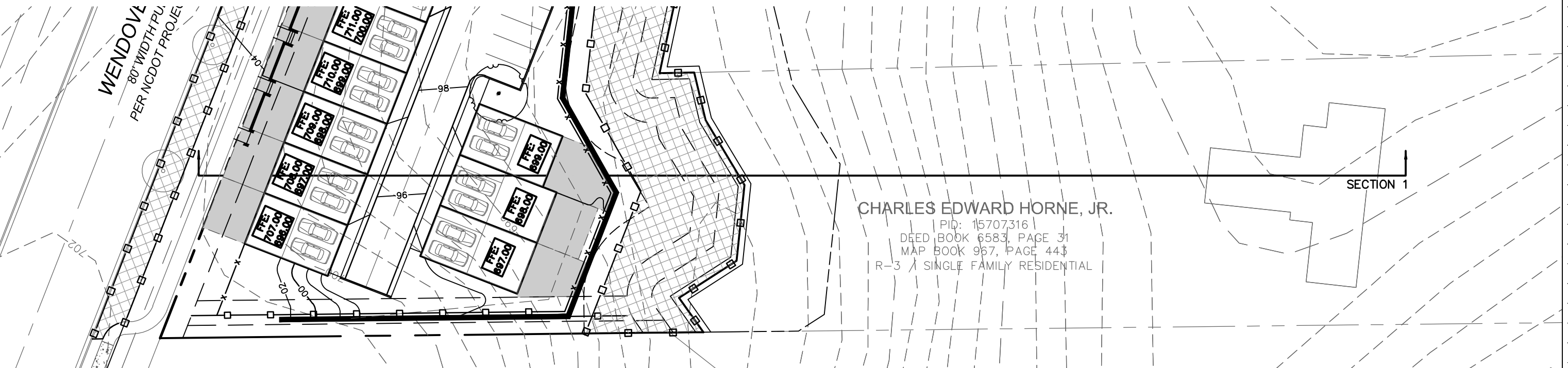
SCALE: 1" = 40'



SCALE: 1" = 40'



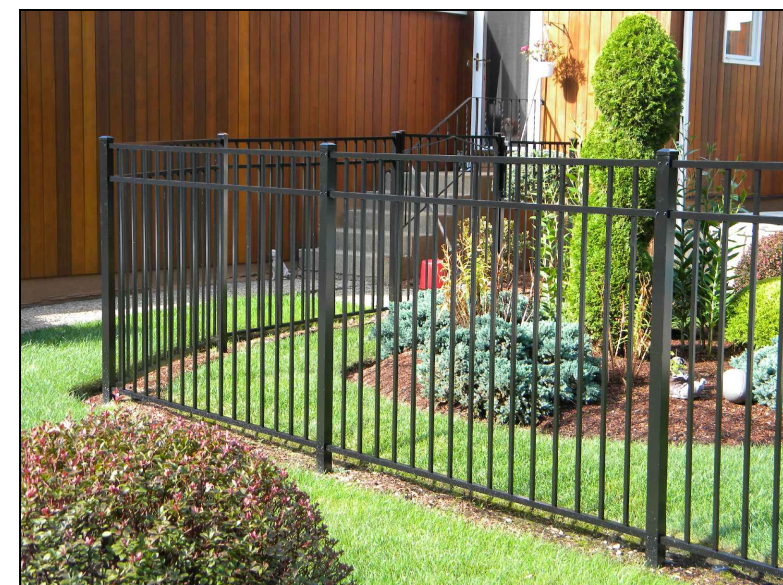
SCALE: 1" = 40'



SCALE: 1" = 40'



6' WOOD SHADOWBOX BUFFER FENCE

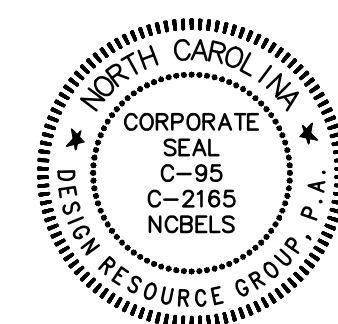


BLACK ALUMINUM 48" FENCE



POTENTIAL LOOK OF LANDSCAPE PLANTS GROWING OVER THE RETAINING WALL

M. F. HENDERSON
CONSOLIDATED, LLC
PID: 15707214
DEED BOOK 20178, PAGE 232
R-22MF / MULTI-FAMILY



FOR PUBLIC
HEARING
2015-111

REZONING PETITION

WENDOVER TOWNS
CHARLOTTE, NORTH CAROLINA
N. WENDOVER DEVELOPMENT, LLC
601 S. CEDAR STREET, STE. 500
CHARLOTTE, NC 28202

FENCE
EXHIBIT

SCALE: 1" = 30'

PROJECT #: 523-001
DRAWN BY: DK
CHECKED BY: TH

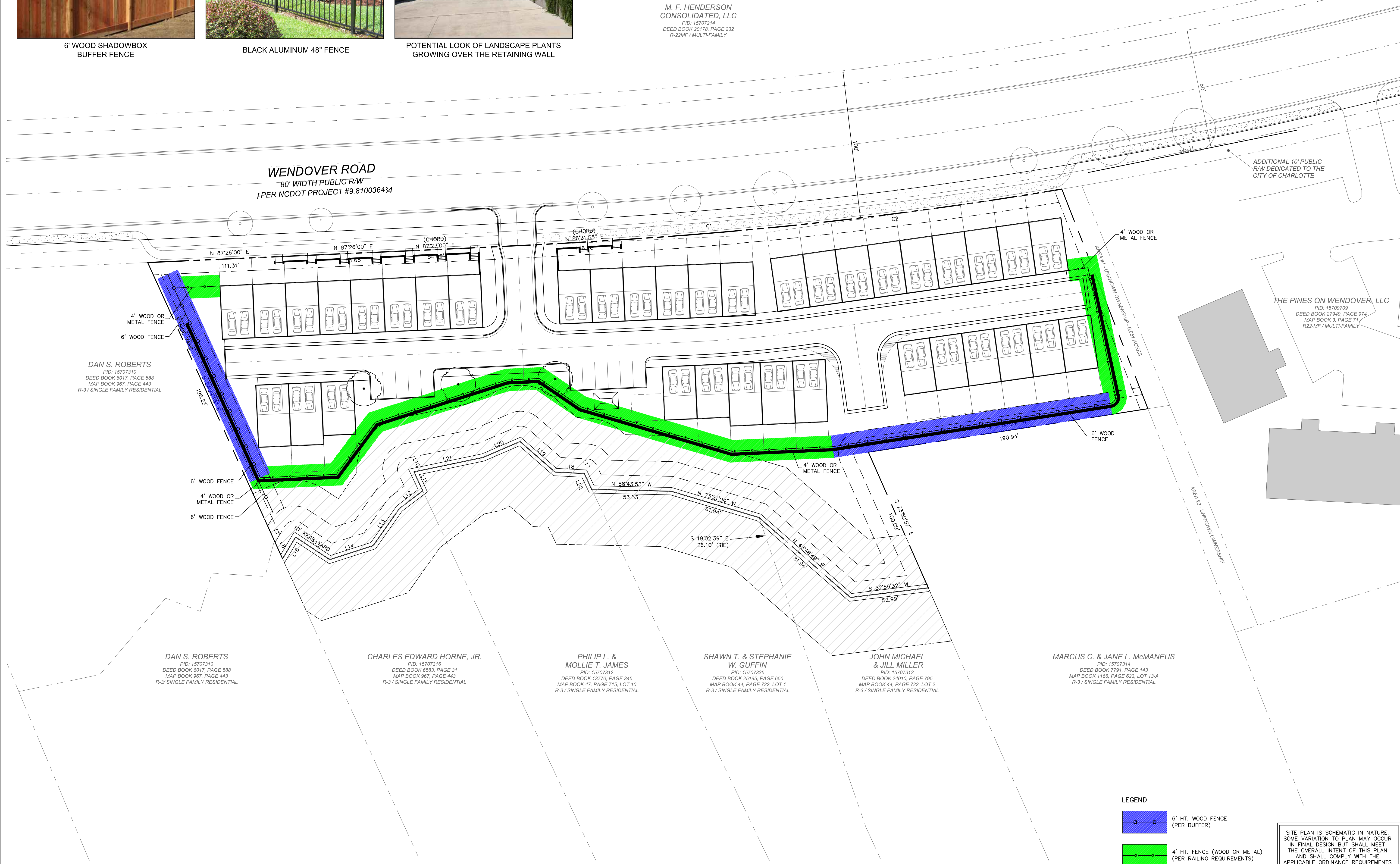
JUNE 22, 2015

REVISIONS:
12.18.15 PER CITY REVIEW
03.24.16 PER CITY REVIEW

LEGEND

- 6' HT. WOOD FENCE (PER BUFFER)
- 4' HT. FENCE (WOOD OR METAL) (PER RAILING REQUIREMENTS)

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS





GABLE END ELEVATION - TWO STORY FRONT



FRONT ELEVATIONS - UNITS ADJACENT TO WENDOVER ROAD



REAR ELEVATIONS - UNITS ADJACENT TO NORTH WENDOVER ROAD



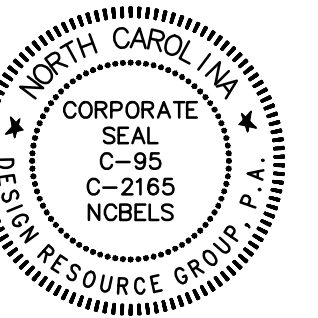
GABLE END ELEVATION - THREE STORY FRONT



FRONT ELEVATIONS - UNITS ADJACENT TO REAR BOUNDARY



REAR ELEVATIONS - UNITS ADJACENT TO REAR BOUNDARY



FOR PUBLIC HEARING
 2015-111

REZONING PETITION

WENDOVER TOWNS
 CHARLOTTE, NORTH CAROLINA
N. WENDOVER DEVELOPMENT, LLC
 601 S. CEDAR STREET, STE. 500
 CHARLOTTE, NC 28202

CONCEPTUAL ELEVATIONS

SCALE: N.T.S.

PROJECT #: 523-001
 DRAWN BY: DK
 CHECKED BY: TH

JUNE 22, 2015

REVISIONS:
 12.18.15 PER CITY REVIEW
 03.24.16 PER CITY REVIEW