

REZONING PETITION

**WENDOVER TOWNS**  
CHARLOTTE, NORTH CAROLINA

---

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

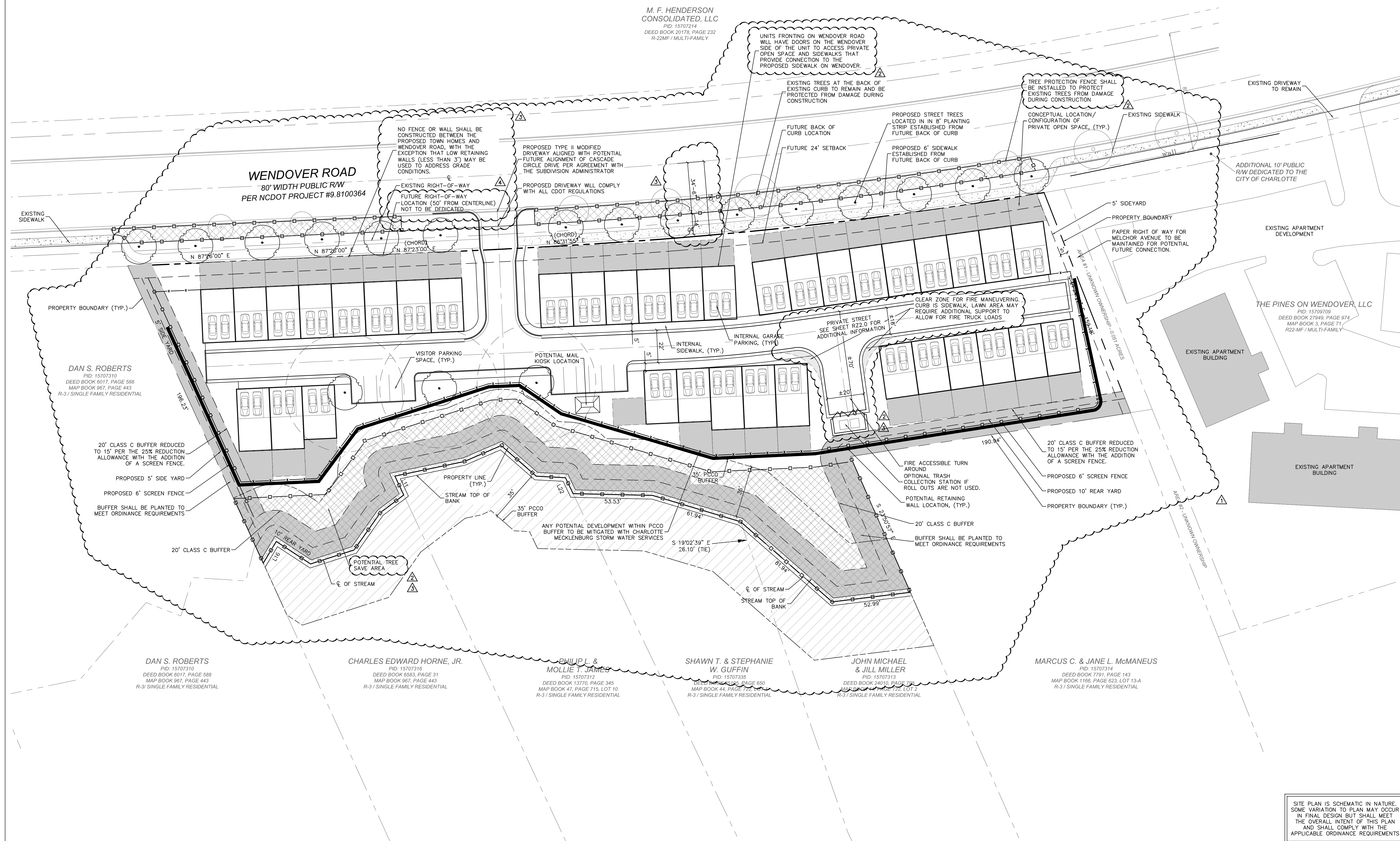
15 0 15 30

SCALE: 1" = 30'

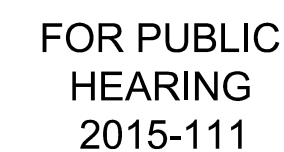
N

JUNE 22, 2015

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







**WENDOVER TOWNS**  
CHARLOTTE, NORTH CAROLINA

---

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

1. 12.18.15 PER CITY REVIEW  
2. 03.24.16 PER CITY REVIEW  
3. 03.30.16 PER CITY REVIEW  
4. 04.06.16 PER CITY REVIEW

Copyright © 2016 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.



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:	\$15.3 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

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY NORTH WENDOVER PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 479 ACRE SITE LOCATED ON THE SOUTH SIDE OF NORTH WENDOVER ROAD BETWEEN ELLINGTON AND CHURCH ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 157-073-15, 157-073-36, 157-073-37 AND 157-073-11.

2. THE CITY OF CHARLOTTE WILL BE REQUIRED TO CONSIDER THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE RESTRICTIVE STANDARDS THAN THOSE CURRENTLY ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

3. FUTURE AMENDMENTS TO THE ZONING 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. ANY ALTERATIONS TO THE ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 58 SINGLE-FAMILY 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

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE ZONING 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.

2. THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 3 STORIES.
3. THE MAXIMUM HEIGHT IN FEET OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE AS MEASURED FROM THE AVERAGE GRADE AT THE BASE OF THE STRUCTURE.
4. SET OUT ON SHEET RZ 5.0 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 THE REAR BOUNDARY LINE OF THE SITE, (III) THE FRONT OR SIDE 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 NORTH WENDOVER ROAD, (V) THE END OR SIDE ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO THE REAR BOUNDARY LINE OF THE SITE, (VI) THE END OR SIDE ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO THE REAR BOUNDARY LINE OF THE SITE, AND (VII) THE FRONT OR SIDE ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO THE REAR BOUNDARY LINE OF THE SITE. THE DESIGN OF THE BUILDINGS SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS SET OUT ON SHEET RZ 5.0 OF THE REZONING PLAN WITH RESPECT TO ARCHITECTURAL STYLE, CHARACTER AND PRIMARY BUILDING MATERIALS. NOTWITHSTANDING THE ABOVE, CHANGES OR ALTERATIONS TO THE BUILDINGS SHALL BE PERMITTED, PROVIDED THAT THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
5. ALTHOUGH NOT DEPICTED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS, EXTERIOR DECKS MAY BE CONSTRUCTED ON THE SECOND FLOOR OF THE REAR ELEVATIONS OF THE DWELLING UNITS.
6. THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE:

6. BRICK VENEER SHALL BE UTILIZED ON THOSE PORTIONS OF THE BUILDING ELEVATIONS THAT ARE DEPICTED AND DESCRIBED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL RENDERINGS.
7. AS GENERALLY DEPICTED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS, A COMBINATION OF VERTICAL AND HORIZONTAL CERAMITICUS 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 CERAMITICUS SIDING MAY NOT BE UTILIZED ON SINGLE FAMILY ATTACHED DWELLING UNITS THAT SHARE A COMMON SIDEWALK WALL. THE COLOR ACQUISITION TO BE UTILIZED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS MAY VARY FROM THE COLORS SET OUT ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS.
8. GARAGES SHALL BE SETBACK LESS THAN 7 FEET OR MORE THAN 20 FEET FROM THE BACK OF CURB OR THE BACK OF SIDEWALK.
9. STREETSCAPE AND LANDSCAPING
  1. 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, THAT THE CITY OF CUBING EXHIBIT BE REDUCED OR ELIMINATED ON THE FENCE, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
  2. 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.
10. 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.
11. 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 RZ 4.0 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 DESIGNATED WITH A RED LINE. 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 SHADOWBOX FENCE DEPICTED ON THE FENCING EXHIBIT.
12. 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 A LIGHT COLOR.
13. 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 JUNKINERS OR OTHER CASCADING PLANT MATERIALS ON TOP OF THE WALL THAT WILL BE PLANTED AND MAINTAINED BY THE PETITIONER. THE PLANTING WALL AND PLANTING DEPICTING THE PLANT MATERIALS AT MATURITY IS SET OUT ON THE FENCING EXHIBIT.

3. 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. NOTWITHSTANDING THE FOREGOING, IN THE EVENT THAT ROLL-OUT BINS ARE NOT UTILIZED, AN OPTIONAL TRASH COLLECTION STATION AREA IS DEPICTED ON THE REZONING PLAN

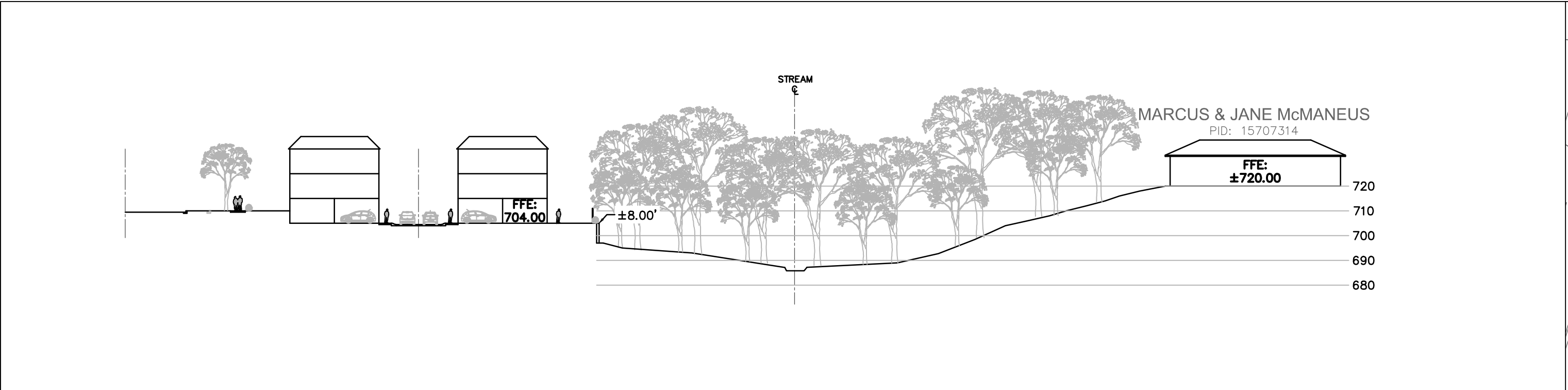
4. PETITIONER ACKNOWLEDGES THAT WATER SERVICE IS NOT CURRENTLY AVAILABLE TO THE SITE AND THAT DEVELOPMENT ON THE SITE CANNOT OCCUR UNTIL WATER SERVICE IS AVAILABLE TO THE SITE.

6. **LIGHTING**
  1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS) SHALL BE NON-GLARING, 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.
  2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 15 FEET.

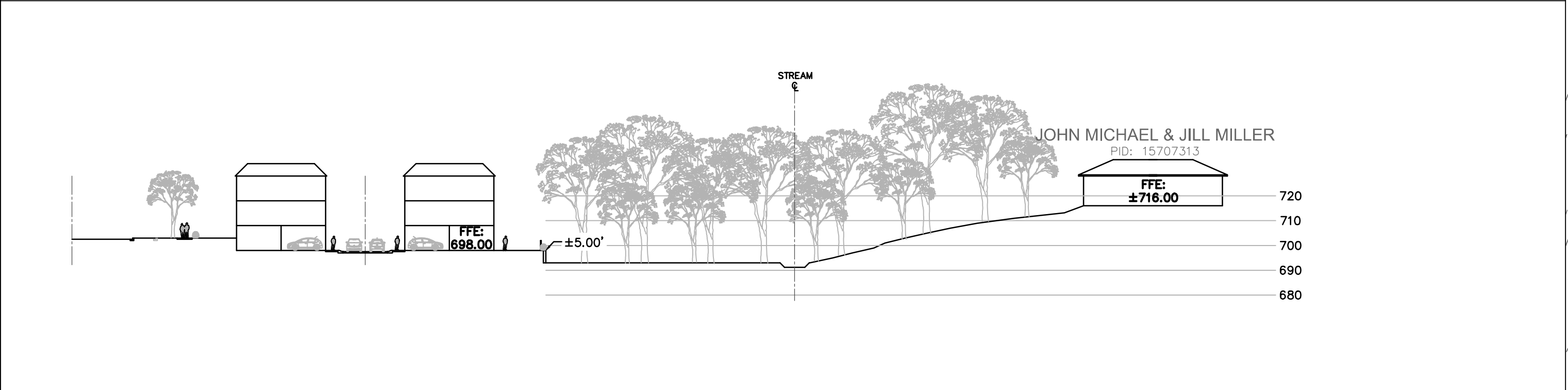
3. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

4. 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 ZONING ORDINANCE SHALL 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 ASSIGNEES.
5. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE PETITIONER. THE TERM "PETITIONER" SHALL MEAN FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

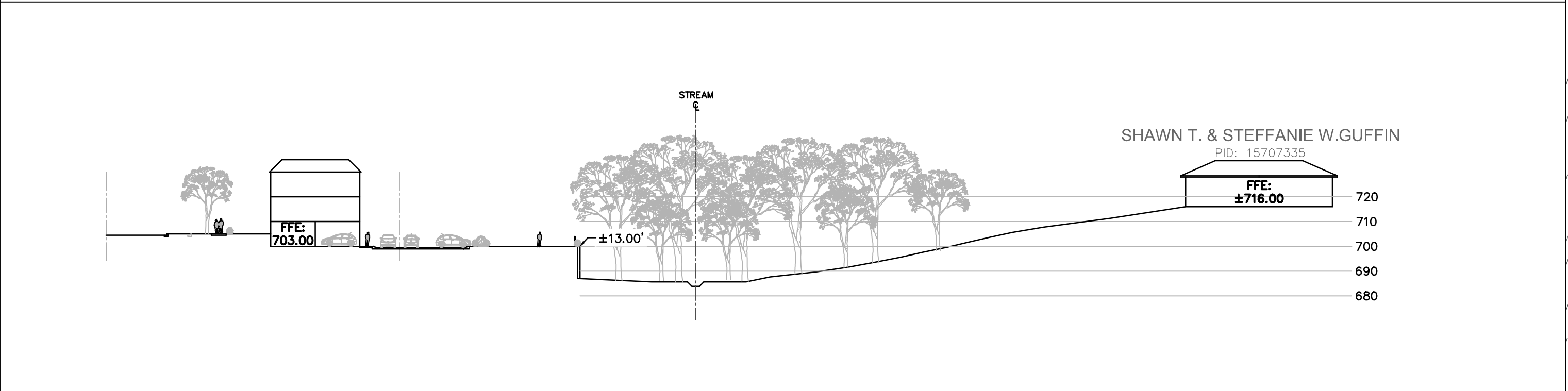




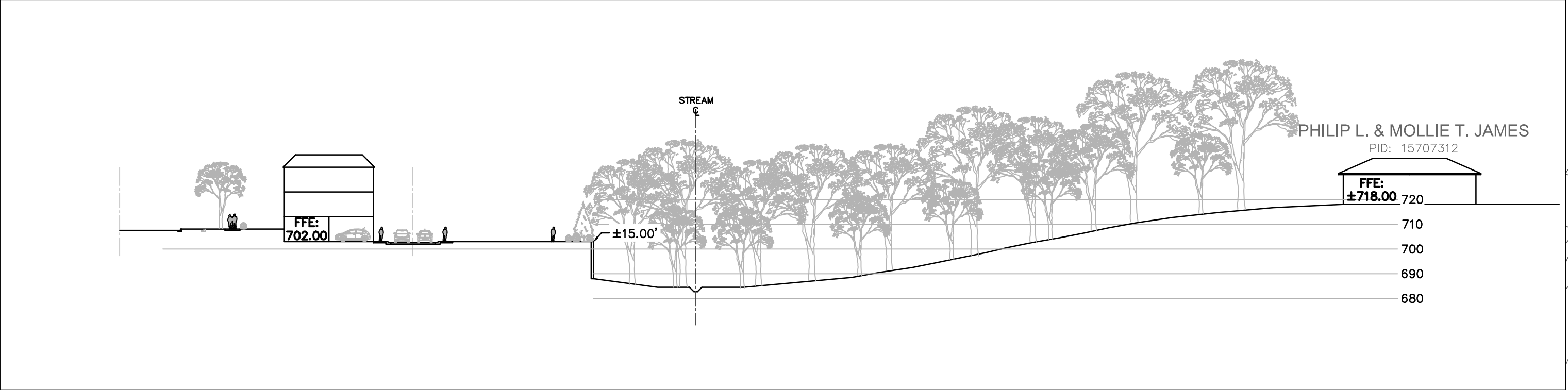
SECTION 5



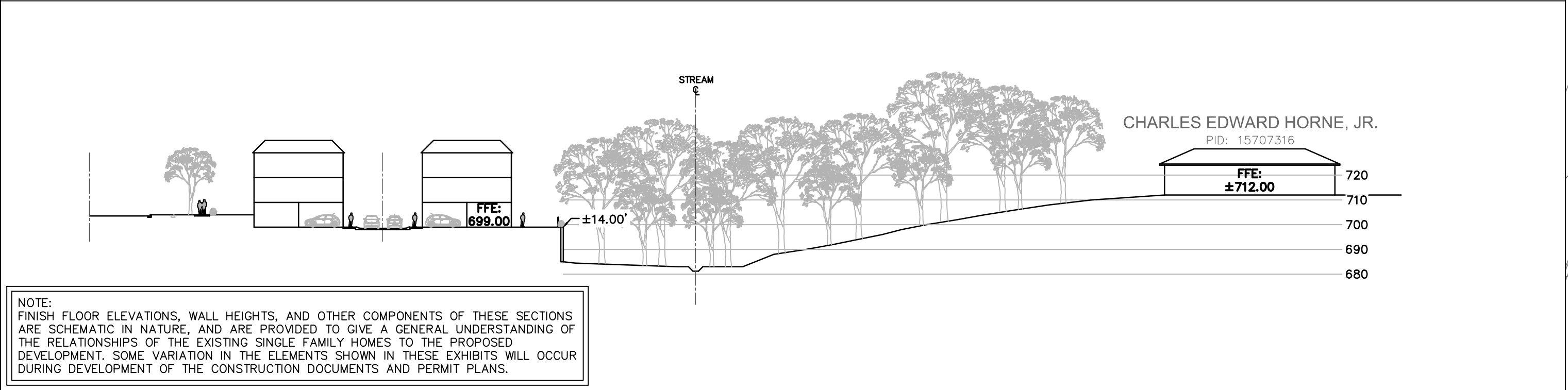
SECTION 4



SECTION 3

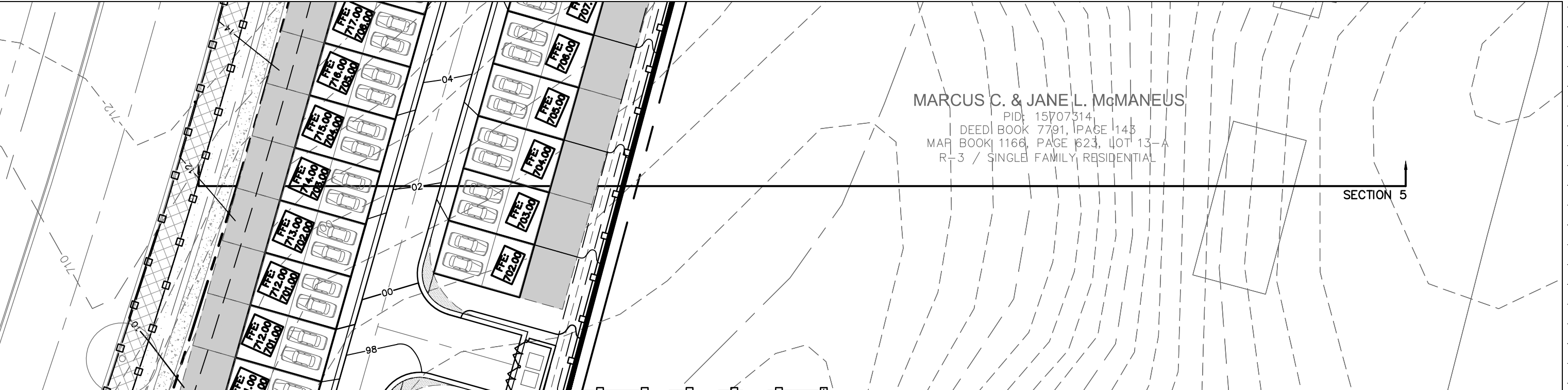


SECTION 2

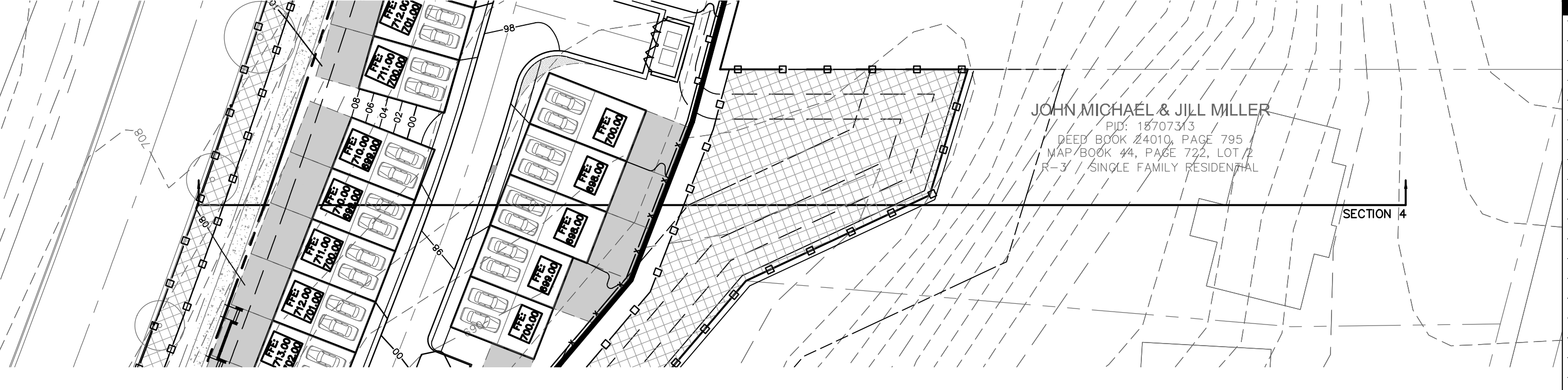


SECTION 1

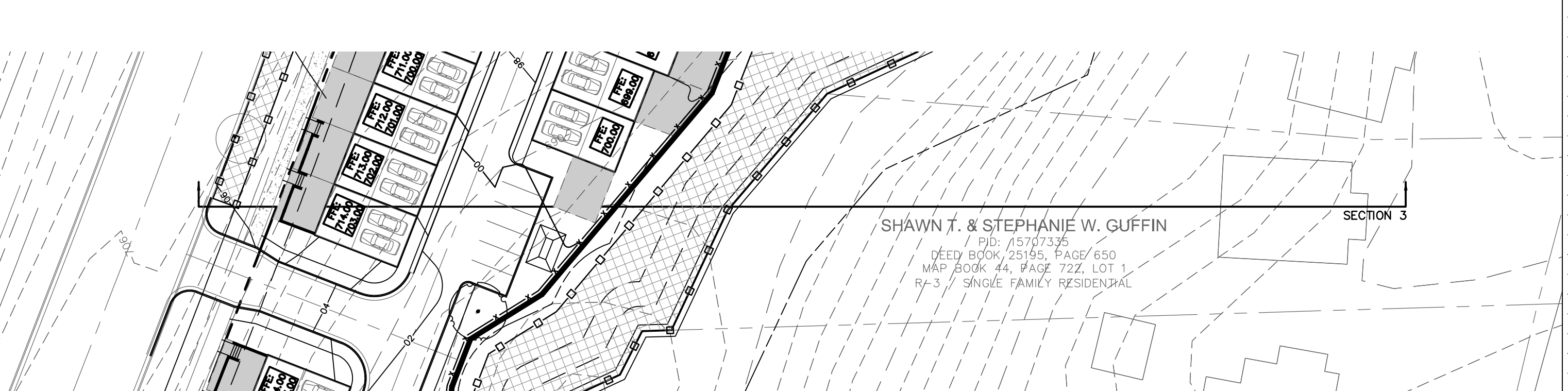
NOTE:  
FINISH FLOOR ELEVATIONS, WALL HEIGHTS, AND OTHER COMPONENTS OF THESE SECTIONS ARE SCHEMATIC IN NATURE, AND ARE PROVIDED TO GIVE A GENERAL UNDERSTANDING OF THE RELATIONSHIPS OF THE EXISTING SINGLE FAMILY HOMES TO THE PROPOSED DEVELOPMENT. SOME VARIATION IN THE ELEMENTS SHOWN IN THESE EXHIBITS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



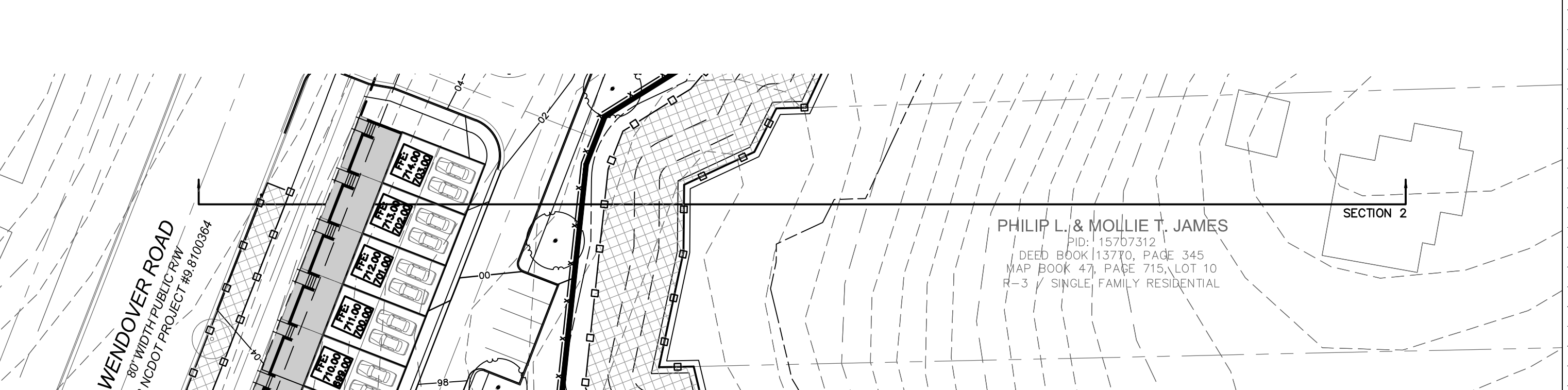
SCALE: 1" = 40'



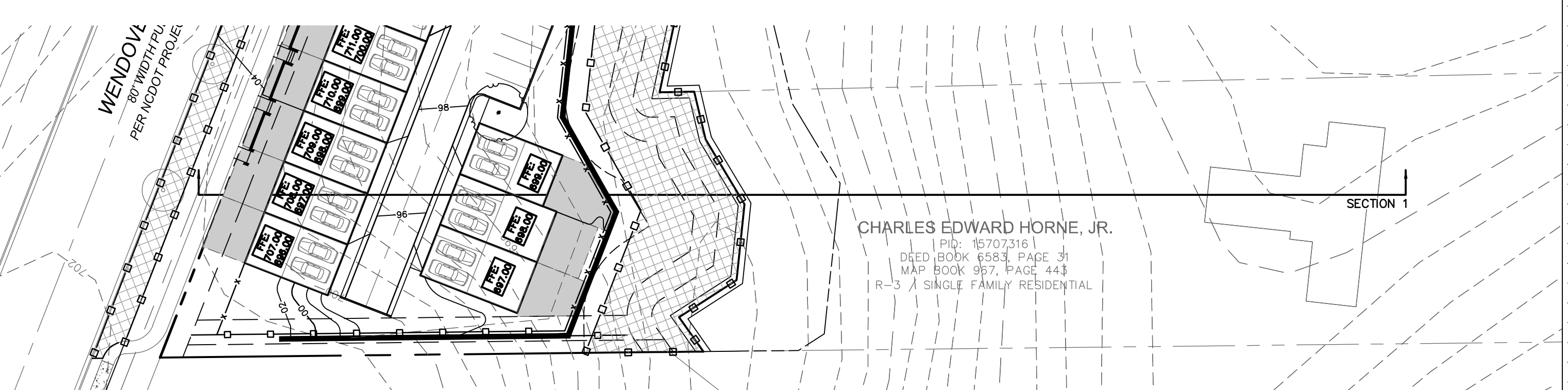
SCALE: 1" = 40'



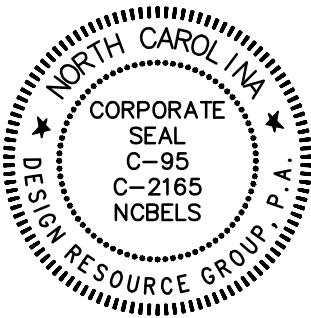
SCALE: 1" = 40'



SCALE: 1" = 40'



SCALE: 1" = 40'



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**

20 0 20 40  
SCALE: 1" = 40'

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

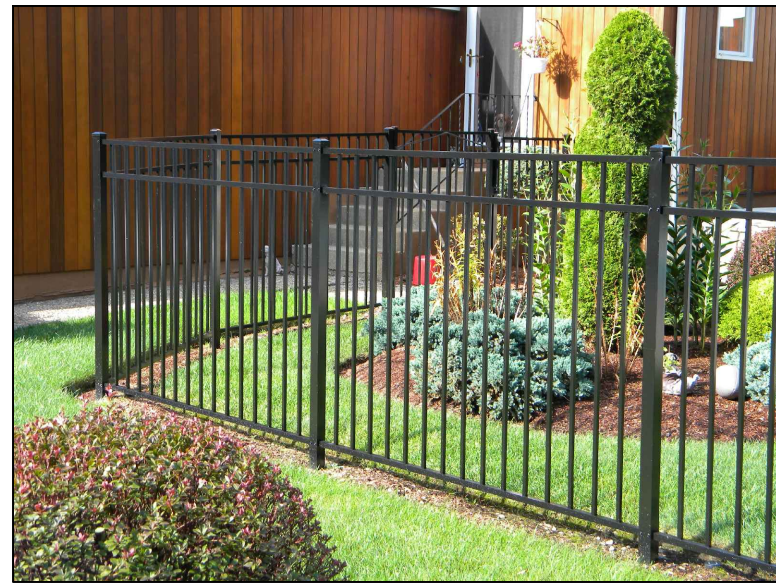
JUNE 22, 2015

REVISIONS:  
12.18.15 PER CITY REVIEW  
03.24.16 PER CITY REVIEW  
05.30.16 PER CITY REVIEW  
04.06.16 PER CITY REVIEW





6' WOOD SHADOWBOX  
BUFFER FENCE

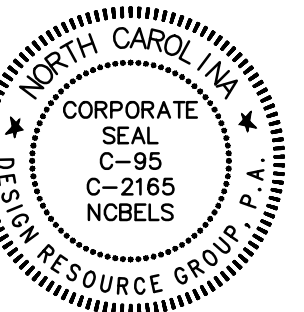


BLACK ALUMINUM 48" FENCE



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

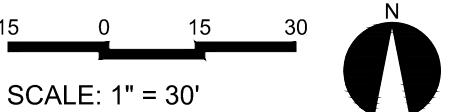


FOR PUBLIC  
HEARING  
2015-111

REZONING PETITION

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

**FENCE  
EXHIBIT**



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  
03.30.16 PER CITY REVIEW  
04.06.16 PER CITY REVIEW

**LEGEND**

6' HT. WOOD FENCE  
(PER BUFFER)

4' HT. BLACK ALUMINUM FENCE  
(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





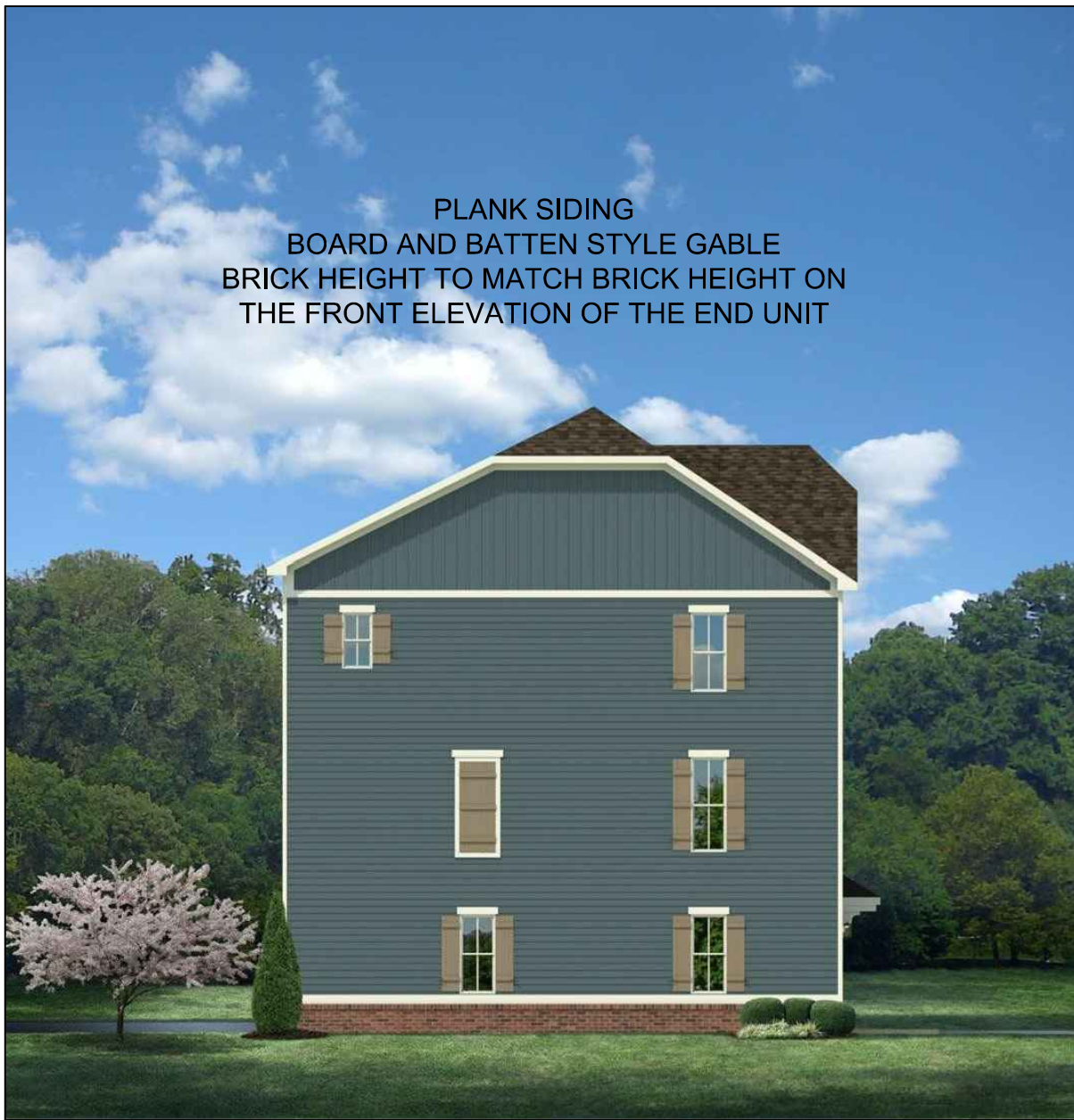
GABLE END ELEVATION - TWO STORY FRONT



FRONT ELEVATIONS - UNITS ADJACENT TO WENDOVER ROAD



REAR ELEVATIONS - UNITS ADJACENT TO NORTH WENDOVER ROAD



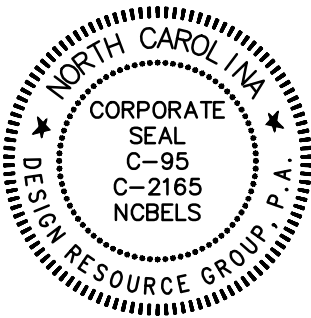
GABLE END ELEVATION - THREE STORY FRONT



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  
03.30.16 PER CITY REVIEW  
04.06.16 PER CITY REVIEW