

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

SITE AREA: +/- 12.403 ACRES
 TAX PARCEL: 047-112-07
 EXISTING ZONING: R-8MF(CD)
 PROPOSED ZONING: UR-2(CD)
 EXISTING USE: RESIDENTIAL
 PROPOSED USES: UP TO 200 MULTI-FAMILY RESIDENTIAL DWELLING UNITS
 MAXIMUM BUILDING HEIGHT: SIXTY-FIVE (65) FEET, AS MEASURED PER THE ORDINANCE
 PARKING: AS REQUIRED BY THE ORDINANCE.
 FAR: AS REQUIRED BY THE ORDINANCE (MAXIMUM = 1.0)

NOT FOR CONSTRUCTION

WAYFORD MULTIFAMILY REZONING

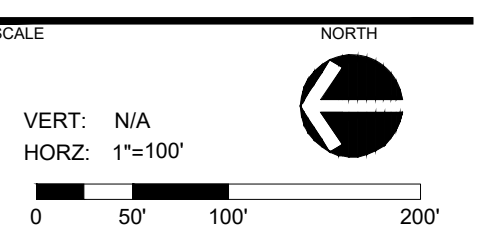
CHARLOTTE, NC
 REZONING #2022-200

LANDDESIGN PROJ.# 1022071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	10.26.2022
2	INITIAL REZONING SUBMITTAL	5.12.2023
2	REZONING SUBMITTAL	5.15.2023

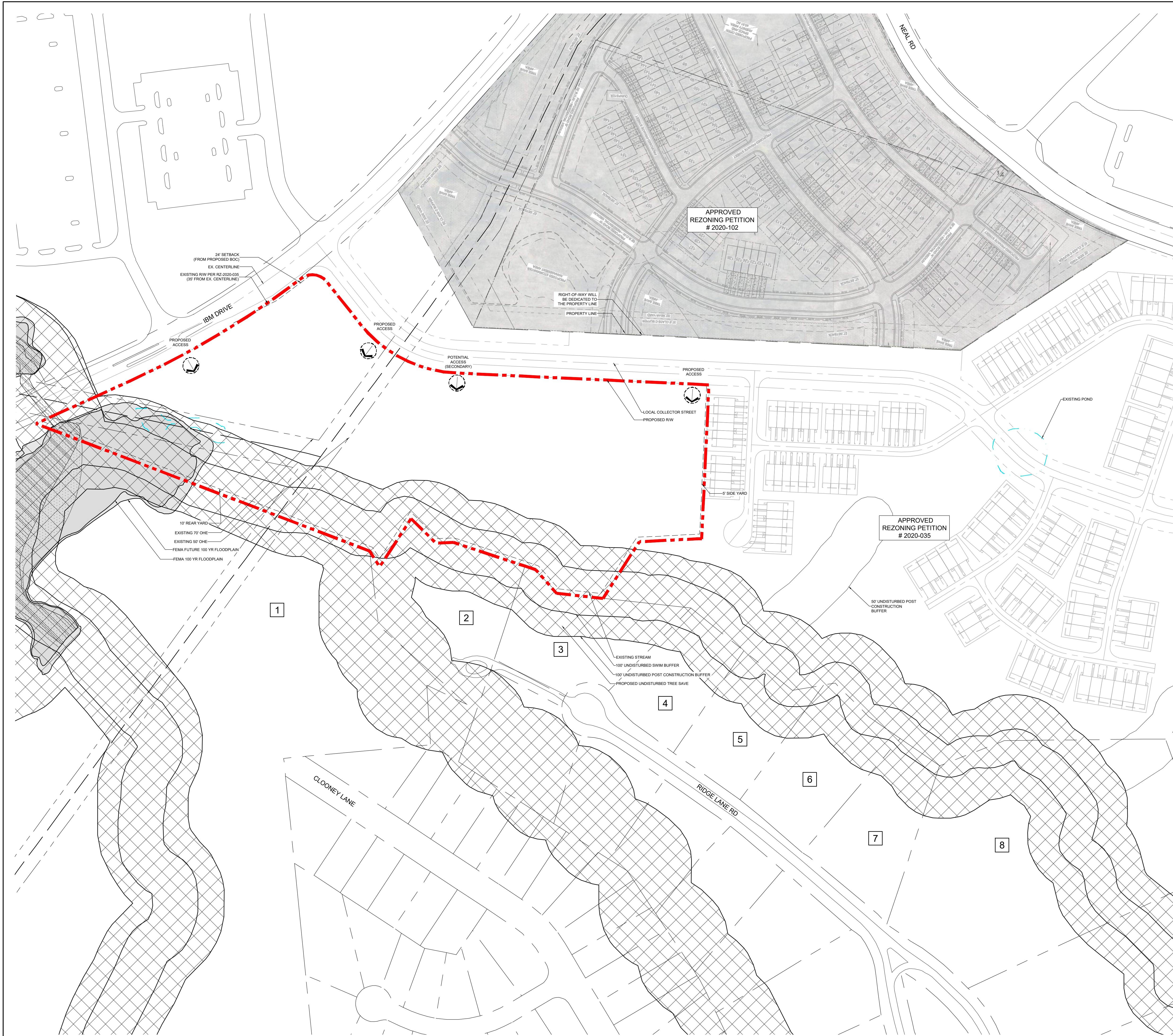
DESIGNED BY: XX
 DRAWN BY: XX
 CHECKED BY: XX



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



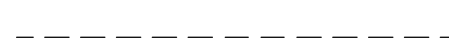



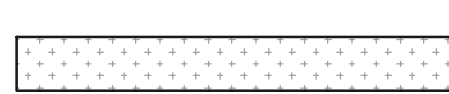
- 1 PID: 04711201
MECKLENBURG COUNTY
DB 35678 PG 878
EX. ZONING: R-4
- 2 PID: 04706514
JOHN C CHAPMAN
DB 20736 PG 52
EX. ZONING: R-3
- 3 PID: 04706516
AARON ELIAS MCOWEN
DB 33899 PG 783
EX. ZONING: R-3
- 4 PID: 04706537
KYLE M EBERLE
DB 37476 PG 540
EX. ZONING: R-3

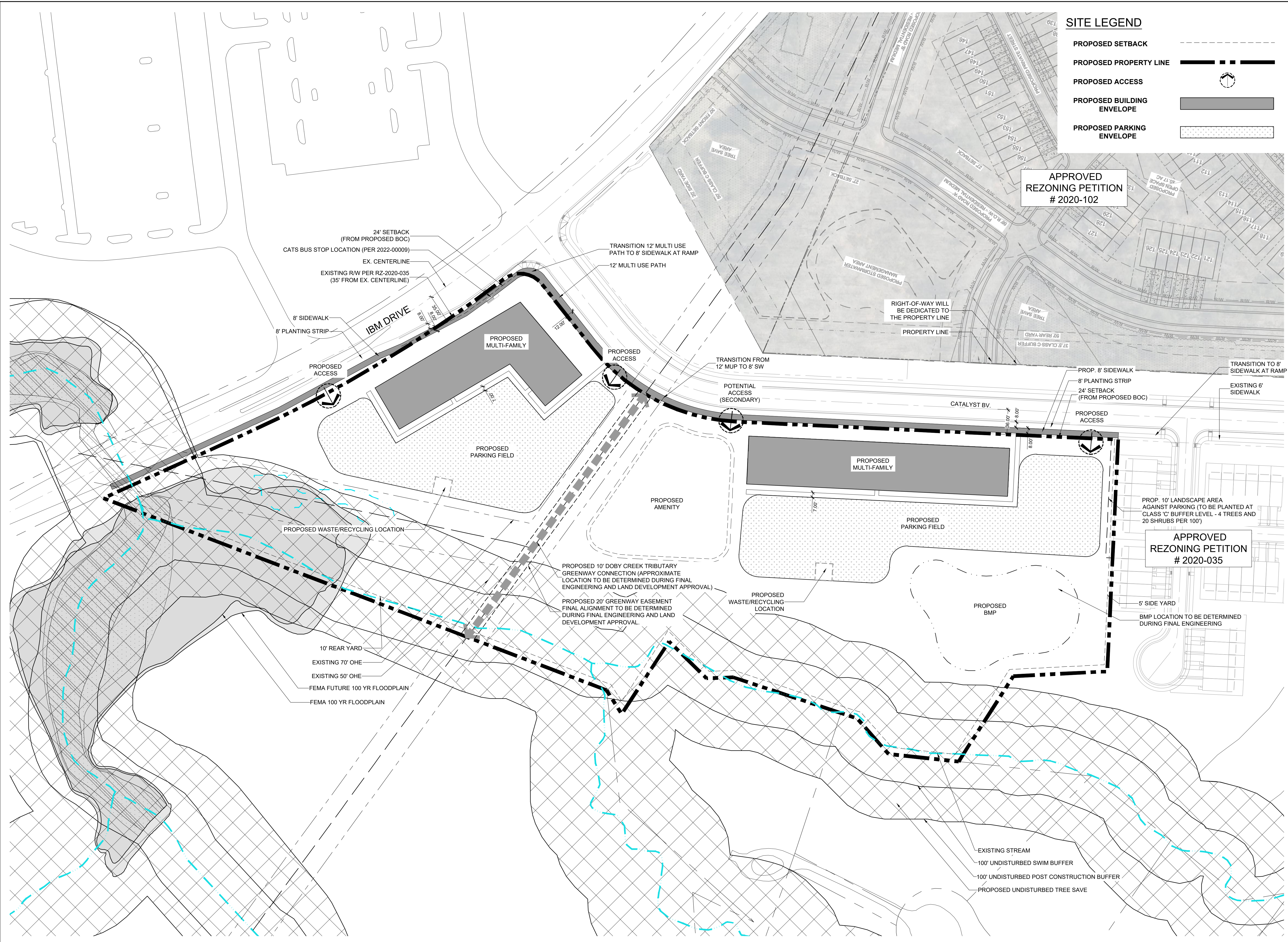
- 5 PID: 04706518
ANDREW T CLINE
DB 32569 PG 673
EX. ZONING: R-3
- 6 PID: 04706519
ROBERT P WARREN
DB 28106 PG 895
EX. ZONING: R-3
- 7 PID: 04706520
CHRISTINE M FREEMAN
DB 20728 PG 869
EX. ZONING: R-3
- 8 PID: 04706521
JAMES BEAN
DB 31950 PG 003
EX. ZONING: R-3

SITE LEGEND

- PROPERTY LINE/
ZONING BOUNDARY
- PROPOSED SETBACK
- EXISTING RW
- PROPOSED ACCESS

SITE LEGEND

- PROPOSED SETBACK 
- PROPOSED PROPERTY LINE 
- PROPOSED ACCESS 
- PROPOSED BUILDING ENVELOPE 
- PROPOSED PARKING ENVELOPE 



KEY MAP

SCALE

NOT FOR CONSTRUCTION

PROJECT

WAYFORD MULTIFAMILY REZONING

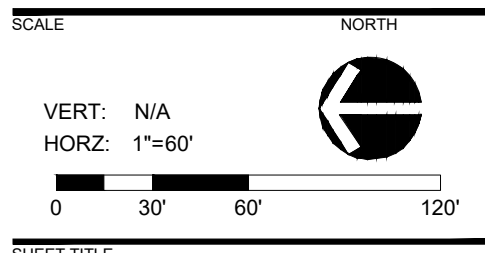
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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX



SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2



APPROVED
REZONING PETITION
2020-102

APPROVED
REZONING PETITION
2020-035

CONCEPTUAL RENDERING SHOWN IS CONCEPTUAL IN NATURE AND IS NOT MEANT TO REFLECT FINAL NUMBER OF BUILDING AND FINAL LAYOUT. THE CONCEPTUAL RENDERING IS SUBJECT TO FINAL DESIGN AND ENGINEERING AND MUST COMPLY WITH ALL PROVISIONS SET FORTH WITHIN THIS ZONING PACKAGE.

KEY MAP

SCALE

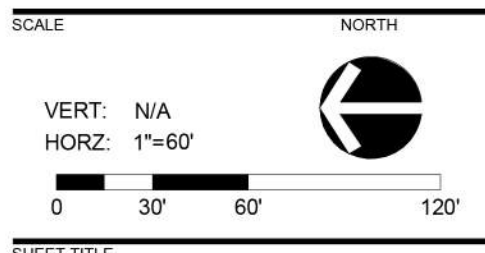
PROJECT

LANDDESIGN PROJ.# 1022071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	10.26.2022
2	REZONING SUBMITTAL	5.15.2023

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX



SHEET TITLE

SHEET NUMBER

NOT FOR CONSTRUCTION

WAYFORD MULTIFAMILY REZONING

CHARLOTTE, NC
REZONING #2022-200

CONCEPT RENDERING

RZ-2A

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 12.403 ACRES
TAX PARCEL: 047-112-07
EXISTING ZONING: R-8MF(CD)
PROPOSED ZONING: UR-2(CD)
EXISTING USE: RESIDENTIAL
PROPOSED USES: UP TO 200 MULTI-FAMILY RESIDENTIAL DWELLING UNITS
MAXIMUM BUILDING HEIGHT: SIXTY (60) FEET, AS MEASURED PER THE ORDINANCE
PARKING: SHALL MEET ORDINANCE STANDARDS
MAXIMUM FAR: WILL MEET ORDINANCE STANDARDS, 1.0

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PETITION FILED BY IP P2 CCP, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 12.403-ACRE SITE LOCATED NEAR THE SOUTHWEST SIDE OF THE INTERSECTION OF IBM DRIVE AND NEAL ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 047-112-07.
- 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 THE DEVELOPMENT AND USE OF THE SITE.
- 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 ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED (200) MULTI-FAMILY RESIDENTIAL UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

III. TRANSPORTATION

- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- ACCESS POINTS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL INSTALL CURB AND GUTTER ALONG THE SITE'S FRONTAGE OF IBM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN PRIOR TO THE ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY.
- PETITIONER SHALL INSTALL A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND TWELVE (12) FOOT WIDE MULTI-USE PAD ALONG THE SITE'S FRONTAGE OF IBM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF CATALYST BOULEVARD.
- PETITIONER IS USING BEST PRACTICES TO COORDINATE A POTENTIAL PEDESTRIAN/BIKE CONNECTION THROUGH THE DUKE ENERGY EASEMENT ON THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- PETITIONER SHALL INSTALL A CATS BUS WAITING PAD ALONG THE SITE'S FRONTAGE OF IBM DRIVE COMPLIANT WITH ADA STANDARDS AND STANDARD DETAIL 60.03A, PRIOR TO THE ISSUANCE OF THE SECOND (2ND) BUILDING CERTIFICATE OF OCCUPANCY. LOCATION OF WHICH TO BE COORDINATED WITH CATS DURING THE LAND DEVELOPMENT PLAN REVIEW PROCESS.
- 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.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE RELATED PHASE OF DEVELOPMENT.
 - REFERENCE TO "SUBSTANTIALLY COMPLETE" SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE REZONING PLAN PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

IV. ARCHITECTURAL STANDARDS

- PREFERRED EXTERIOR BUILDING MATERIALS: THE MAJORITY OF ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF FORMATION OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT (SUCH AS "HARDPLANK"), VINYL AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS: CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- DUMPSTER LOCATIONS AS GENERALLY DEPICTED ON THE REZONING PLAN ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL ONLY BE REQUIRED IN THE EVENT THAT ROLL-OUT TRASH SERVICE IS NOT PROVIDED FOR THE SITE.
- THE FOLLOWING ADDITIONAL ARCHITECTURAL STANDARDS SHALL APPLY TO MULTI-FAMILY RESIDENTIAL UNITS ON THE SITE:
 - BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS OR RECESSES), COLUMNS, PILASTERS, BANDING, OR CHANGE IN MATERIALS/COLORS.
 - BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK-REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASES MAY BE EXECUTED THROUGH THE USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
 - BUILDING ELEVATIONS FACING NETWORK-REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE BLANK WALLS GREATER THAN TWENTY (20) FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 - BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF TWO (2) FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.
 - BUILDINGS SHALL BE A MAXIMUM LENGTH OF FOUR HUNDRED (400) FEET. BUILDINGS EXCEEDING ONE HUNDRED THIRTY (130) FEET IN LENGTH SHALL INCLUDE MATERIAL CHANGE, ARCHITECTURAL CHANGE, OR CHANGE IN WALL PLANE OF AT LEAST 12".
 - ROOFTOP MASSING AND HIPS SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPs, DORMERS OR PARAPETS.
 - ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK-REQUIRED STREET.
 - WALKWAY CONNECTIONS SHALL BE PROVIDED TO ADJOIN ALL UNITS TO PUBLIC SIDEWALKS.

V. AMENITIES, LANDSCAPING AND GREENWAYS

- THERE SHALL BE A MINIMUM OF 30,000 SQUARE FEET OF OUTDOOR AMENITY AREA(S) LOCATED THROUGHOUT THE SITE. AMENITY AREAS SHALL INCLUDE A MINIMUM OF (2) OF THE FOLLOWING: BIKE RACKS, SHUTTLER, OR...

HOUSES, POOLS, CABANAS, PICNIC SHELTERS, GAZEBOs, BENCHES, COMMUNITY GARDENS, DOG PARKS, PLAYGROUNDS, ACTIVE OR PASSIVE RECREATION, OR OTHER SIMILAR AMENITIES AND MAY BE RELOCATED THROUGHOUT THE SITE AS LONG AS THE LOCATIONS ARE CONSISTENT WITH THE GENERAL INTENT OF THE REZONING PLAN.

2. PETITIONER SHALL PROVIDE AN ENHANCED VEGETATED LANDSCAPED AREA WITH A MINIMUM WIDTH OF TEN (10) FEET ALONG THE EASTERN PROPERTY EDGE WHERE PROPOSED PARKING AREAS ARE DIRECTLY ADJACENT TO THE APPROVED TOWNHOME REZONING PLAN #2020-035, AS GENERALLY DEPICTED ON THE REZONING PLAN, PLANTED TO CLASS B BUFFER STANDARDS.

3. PETITIONER SHALL PROVIDE A MINIMUM TWENTY (20) FOOT WIDE EASEMENT AREA DEDICATED TO MECKLENBURG COUNTY, APPROXIMATE LOCATION SHOWN ON THE REZONING PLAN, FINAL LOCATION TO BE DETERMINED DURING LAND DEVELOPMENT PERMITTING.

VI. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER 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.
- DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER IS NOT IMPLICITLY APPROVED AS PART OF THIS REZONING AND SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.
- EXISTING BMP ON SITE SHALL EITHER REMAIN IN FUNCTIONING FORM OR ITS DRAINAGE AREA SHALL BE ACCOUNTED FOR IN A NEW BMP.

VII. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E. EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/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. PETITIONER SHALL COORDINATE WITH CDOT ON STREET AND PEDESTRIAN LIGHTING DURING THE PERMITTING PHASE OF DEVELOPMENT.

VIII. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

IX. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS 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 SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

KEY MAP

SCALE

PROJECT

WAYFORD MULTIFAMILY REZONING

CHARLOTTE, NC

REZONING #2022-200

LANDDESIGN PROJ.# 1022071

REVISION / ISSUANCE

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1	INITIAL REZONING SUBMITTAL	10.26.2022
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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3