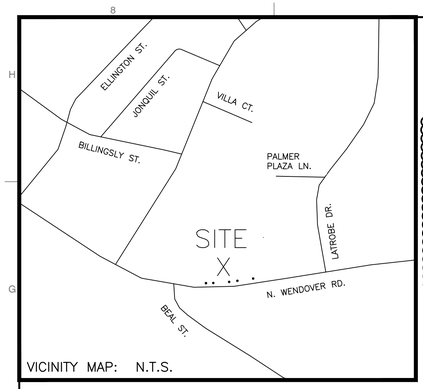


VICINITY MAP: N.T.S.

DEVELOPMENT DATA:

PROJECT NAME:	WENDOVER PLAZA REDEVELOPMENT
OWNER/AGENT:	PIEDMONT CAPITAL, LLC PHONE #: 980-939-4367
OWNER ADDRESS:	3110 FERNCLIFF ROAD CHARLOTTE, NC 28211
PLANS PREPARED BY:	CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
DESIGNER ADDRESS:	3701 ARCO CORPORATE DRIVE, STE 400 CHARLOTTE, NC 28273
PHONE #:	980-237-0373
TAX PARCEL #:	15705136
EXISTING ZONING:	B-1 (CD)
PROPOSED ZONING:	NS
EXISTING USE:	COMMERCIAL
PROPOSED USE:	RETAIL AND EDEE
EXISTING FLOOR-AREA RATIO:	0.25
EXISTING LOT SIZE:	343,427/7.884 SQ. FEET/ACRES
EXISTING BUILDINGS:	84,222 SQ. FEET
PROPOSED BUILDINGS:	5,250 SQ. FEET
TOTAL SQUARE FOOTAGE:	89,472 SQ. FEET
MAXIMUM FLOOR-AREA RATIO:	2.0
PROPOSED FLOOR-AREA RATIO:	WILL MEET ORDINANCE STANDARDS
EXISTING PARKING:	358 SPACES PER THE EXISTING APPROVED SITE PLAN
REQUIRED PARKING:	1 SPACE PER 600 SQ. FEET
TOTAL REQUIRED PARKING:	150 SPACES
TOTAL PARKING PROVIDED:	WILL MEET ORDINANCE STANDARDS
MINIMUM VEHICLE STORAGE FOR DRIVE-IN WINDOW:	8 VEHICLE SPACES

2 7

NORTH

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PIEDMONT CAPITAL, LLC. (THE "PETITIONER") FOR AN APPROXIMATELY 7.88 ACRE SITE LOCATED ON THE WESTERN SIDE OF N. WENDOVER ROAD. THE SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFEREED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 15705136.
B. 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").
C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES ("NS") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE APPLICABLE PORTION OF THE SITE.
D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF 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 AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. ALTERATIONS TO THE CONDITIONAL REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS 1

A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY NONRESIDENTIAL USE, ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT USES FOR THE APPLICABLE PORTION OF THE SITE TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE NS ZONING DISTRICT. ACCESSORY USES MAY INCLUDE OUTDOOR DINING.

3. TRANSPORTATION

A. ACCESS TO THE SITE WILL BE FROM N. WENDOVER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
C. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. 2
E. ACCESSORY USES AND STRUCTURES, PERMITTED BY RIGHT AND UNDER THE PRESCRIBED CONDITIONS ARE PERMITTED IN THE NS DISTRICT. TYPE-1 EATING AND DRINKING ESTABLISHMENTS ARE PERMITTED WITHIN THE NS DISTRICT. DRIVE-IN WINDOWS AS AN ACCESSORY TO THE PRINCIPAL USE.
F. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAS AS RIGHT-OF-WAY TO BE DEDICATED AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST NEW CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY SIDEWALK (OR PORTIONS THEREOF) LOCATED ALONG THE SITE'S PUBLIC STREET FRONTAGE THAT IS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
G. CONVENIENT PEDESTRIAN ACCESS FROM THE EXISTING PEDESTRIAN HYBRID BEACON (PHB) WILL BE PROVIDED INTO THE SITE WITHOUT CROSSING THE PROPOSED DRIVE-THRU LANE.
H. 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 SOUTH EASTERN MECKLENBURG AREA, BY WAY OF PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT. 3
I. NORTH WENDOVER ROAD/BEAL STREET INTERSECTION:
- INSTALLATION OF A TRAFFIC SIGNAL AT BEAL STREET AND NORTH WENDOVER ROAD. 6

4. ARCHITECTURAL STANDARDS

A. A VARIETY OF PRINCIPAL BUILDING MATERIALS MAY BE UTILIZED ON SITE AND WILL BE A COMBINATION OF THE FOLLOWING: MASONRY BRICK, CONCRETE, PRE-CAST CONCRETE, STONE, PRECAST STONE, PRE-FINISHED METAL, ALUMINUM, STEEL, STUCCO, WOOD, CERAMIC TILE, CEMENTITIOUS FIBER BOARD, AND GLASS FIBER REINFORCED CONCRETE. VINYL AS A BUILDING MATERIAL WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS, AND TRIM FEATURES.
B. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ALONG N. WENDOVER ROAD.
C. THE NEW BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FACADE TO PUBLIC STREETS.
D. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION. MINIMUM REQUIREMENT FOR TRANSPARENT GLASS IS BETWEEN 2" AND 10" ON THE FIRST FLOOR. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
E. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK, STONE OR PRECAST.
F. DIRECT PEDESTRIAN CONNECTIONS SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALK ON ADJACENT STREETS.
G. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTION AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
H. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
I. FLOORS ABOVE THE GROUND FLOOR SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES. 1
J. ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOFTOP AND SHALL BE SCREENED FROM PUBLIC VIEW OR AT GRADE AND SCREENED FROM PUBLIC VIEW.

5. STREETSCAPE AND LANDSCAPING

A. A SETBACK OF 14', MEASURED FROM THE EXISTING BACK OF CURB, SHALL BE PROVIDED ALONG N. WENDOVER ROAD. CHARLOTTE DOT CONFIRMED THE EXISTING LOCATION OF BACK OF CURB WILL REMAIN FOR FUTURE USE.
B. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND EXISTING RIGHT-OF-WAY AND OUT OF THE REQUIRED SETBACKS ALONG ABUTTING PUBLIC STREETS.
C. IN AREAS INDICATED ON THE SITE PLAN, THE PETITIONER WILL PROVIDE LANDSCAPED SCREENING IN COMPLIANCE WITH THE ZONING ORDINANCE ALONG STREETS WHERE DRIVE THROUGH SERVICE LANES AND/OR PARKING ABUT THE STREET. IN ALL OTHER AREAS, PARKING SHALL BE SCREENED FROM PUBLIC ROADS, AS REQUIRED BY THE ZONING ORDINANCE.

6. ENVIRONMENTAL FEATURES

A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE. 2
B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE PETITIONER WILL PROVIDE PAYMENT IN LIEU OF ON SITE TREE SAVE WHERE APPLICABLE.

7. FIRE PROTECTION 1

A. A SHARED FIRE LANE SHALL BE PROVIDED ON THE SITE TO ALLOW FOR CITY OF CHARLOTTE FIRE DEPARTMENT ACCESS.
B. FIRE DEPARTMENT ACCESS ROAD INCLUDING ALLEYS SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
C. TURN RADIUS 30' INSIDE AND 42' OUTSIDE
D. FOR SPRINKLED BUILDINGS. FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTIONS OF BUILDING.
E. FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM. A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR NFPA 13 SPRINKLER SYSTEM.
F. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF THE BUILDING AS TRUCK TRAVELS FOR ALL BUILDINGS.

8. SIGNAGE - PER ORDINANCE

A. SIGNAGE WILL BE PROVIDED PER ZONING ORDINANCE. 7

9. LIGHTING

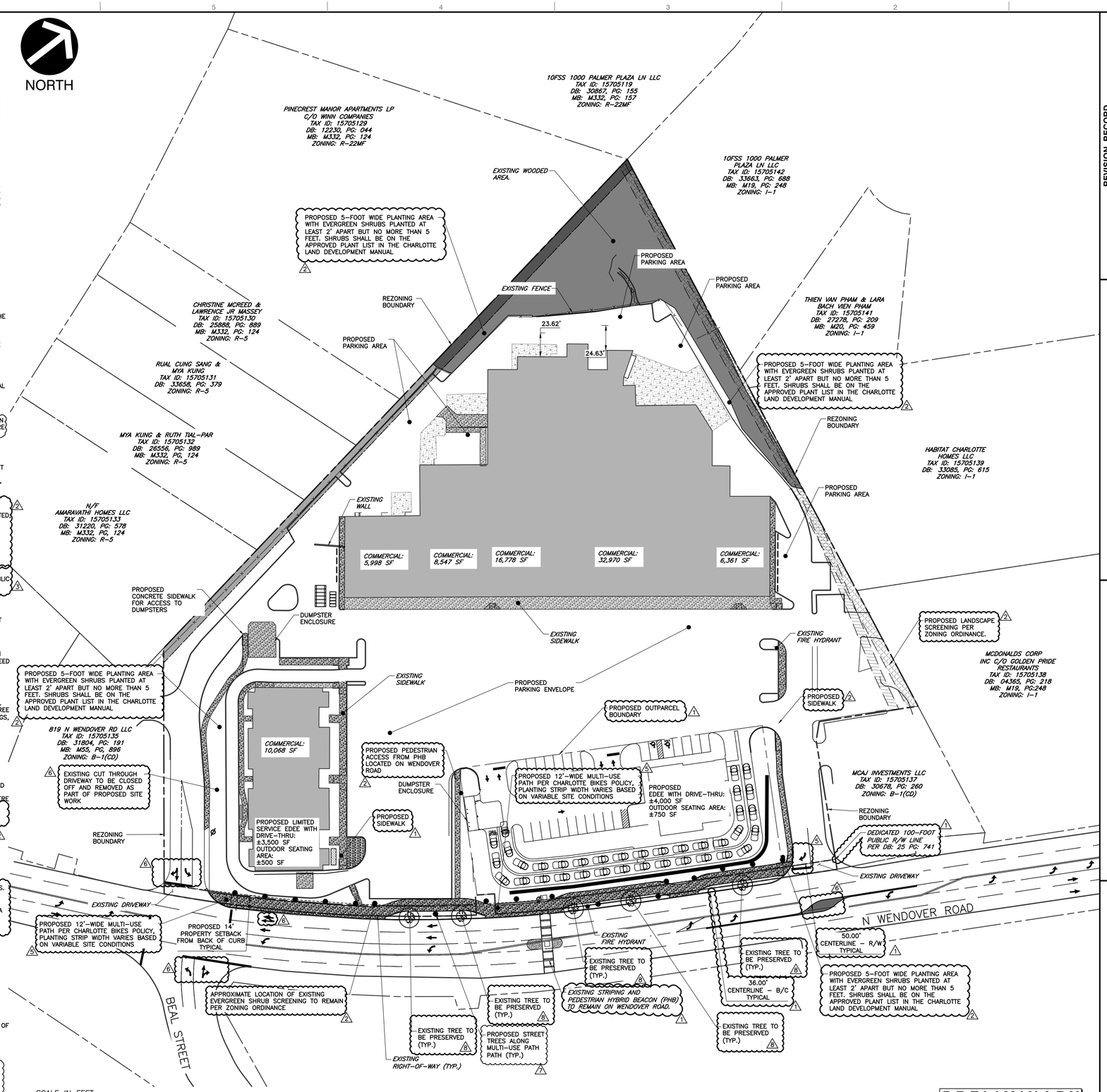
A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE FIXTURES; EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL DRIVE AISLES, SIDEWALK, COURTYARDS AND LANDSCAPE ACCENT LIGHTING.
B. DECORATIVE PEDESTRIAN SCALED LIGHTS MAY BE PROVIDED WITHIN THE SITE.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. 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 INCURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
B. 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.

11. COMMUNITY BENEFIT AGREEMENT PROVISIONS

A. PETITIONER SHALL PROVIDE A MINIMUM OF FIVE HUNDRED (500) SQUARE FEET OF UPFITTED OFFICE SPACE ON-SITE FOR CROSSROADS CORPORATION, INC. AND/OR AFFILIATED GRIER HEIGHTS COMMUNITY ORGANIZATIONS (INCLUDING CROSSROADS SUCCESSORS, RELATED ENTITIES, OR MUTUALLY AGREED UPON SIMILAR NON-PROFIT ENTITIES IF APPLICABLE), OFFERED RENT-FREE FOR A MINIMUM DURATION OF TEN (10) YEARS.
B. PETITIONER SHALL PROVIDE AN ADDITIONAL FIVE HUNDRED (500) SQUARE FEET OF STORE-FRONT COMMERCIAL SPACE ON-SITE FOR USE AS A COMMUNITY-BASED BUSINESS INCUBATOR SPACE, TO BE ADMINISTERED BY CROSSROADS CORPORATION, INC. (OR ITS SUCCESSOR, RELATED ENTITY OR MUTUALLY AGREED UPON SIMILAR NON-PROFIT ENTITY), OFFERED RENT-FREE FOR A MINIMUM DURATION OF TEN (10) YEARS.
C. IF AT ANY POINT DURING THE TEN (10) YEAR DURATION OF THE ABOVE OFFICE SPACE AND INCUBATOR SPACE COMMITMENT, CROSSROADS CORPORATION, INC. DECLARES IN WRITING THAT THEY NO LONGER WISH TO RECEIVE THIS BENEFIT, THE CONDITION SHALL BE DEEMED AS SATISFIED FOR THE PURPOSES OF THIS REZONING.



PRELIMINARY
NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
1	8/16/21	CITY REZONING REVIEW COMMENTS
2	9/13/21	CITY REZONING REVIEW COMMENTS
3	10/11/21	CITY REZONING REVIEW COMMENTS
4	12/13/21	CITY REZONING REVIEW COMMENTS
5	03/14/22	CITY REZONING REVIEW COMMENTS
6	04/21/22	CITY REZONING REVIEW COMMENTS
7	05/03/22	CITY REZONING REVIEW COMMENTS
8	06/03/22	CITY REZONING REVIEW COMMENTS

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PIEDMONT CAPITAL, LLC.
WENDOVER PLAZA REDEVELOPMENT
REZONING PETITION #2021-079
CHARLOTTE, NORTH CAROLINA

OVERALL SITE PLAN
REZONING PLAN

DATE:	SEPTEMBER 2021	DRAWN BY:	ERR
DWG SCALE:	AS NOTED	CHECKED BY:	MDV
PROJECT NO:			307-165
APPROVED BY:			ALL

DRAWING NO.:
RZ-01

P:\300-000\307-165\-CADD\Dwg\CV01\RZ-01\307165-CV01-RZ-01-Site Plan.dwg\RZ-01\ LS:(5/3/2022 - enschendorf) - LP: 7/12/2022 5:44 PM