

Wendell Falls Summary Sheet

- Project Size: 1,160 acres
- Developer: Newland Communities
- Annexed : In phases, between 2006 and 2008
- Wendell Falls interchange was funded by the developer, not DOT
- The developer submitted a PUD Document for the Wendell Falls project on March 17, 2006, setting site-specific zoning standards for the area in question. An amended PUD document was approved by the town on July 14, 2008
- In July 2013, Wells Fargo paid for improvements to Wendell Falls Parkway so that it was opened in December 2013 for the public to use. The improvements included: repaving the road surface; sidewalks; multipurpose paths; installing electricity along the parkway; and stop lights. Landscaping and light poles will be installed along the parkway by the developer.
- In October 2013, NASH Wendell Falls LLC purchased the property from Wells Fargo. NASH Wendell Falls is the financial side of the development, while Newland Communities is the site developer.
- In March 2014, Newland Communities submitted their first plan, which is for the Amenity Center.

Per the Planned Use Development (PUD) Document:

- At Build-out: 4,000 residential units and 2,000,000 square feet of commercial space would be included
- Total of 273 acres of open space
 - 125 contiguous acres for active and passive recreation space on the western side of the development, bordering Lake Myra
- The ratio of single-family dwellings to attached residential dwellings has a target ratio of 65/35.
 - AR dwellings may not exceed 35% of the total dwellings on the site.
- Other land uses include: Homeowner Recreational site, Neighborhood Business, Commercial, Civic, Office & Institutional, Mixed use, Lake Myra Elementary School, Wendell Falls Park, and Major Roadways & other Open Space
- The development is broken up into a series of pods (25 containing residential units)
- The estimated project density for the development as a whole is 3.43 DUA
- A number of architectural and design requirements were attached to residential dwelling units prescribing standards for such things as accessory structures, driveways, dwelling size, exterior materials, foundations, garages, roof overhangs, yards, etc.
- The PUD document and developer's agreement for Wendell Falls is still intact.