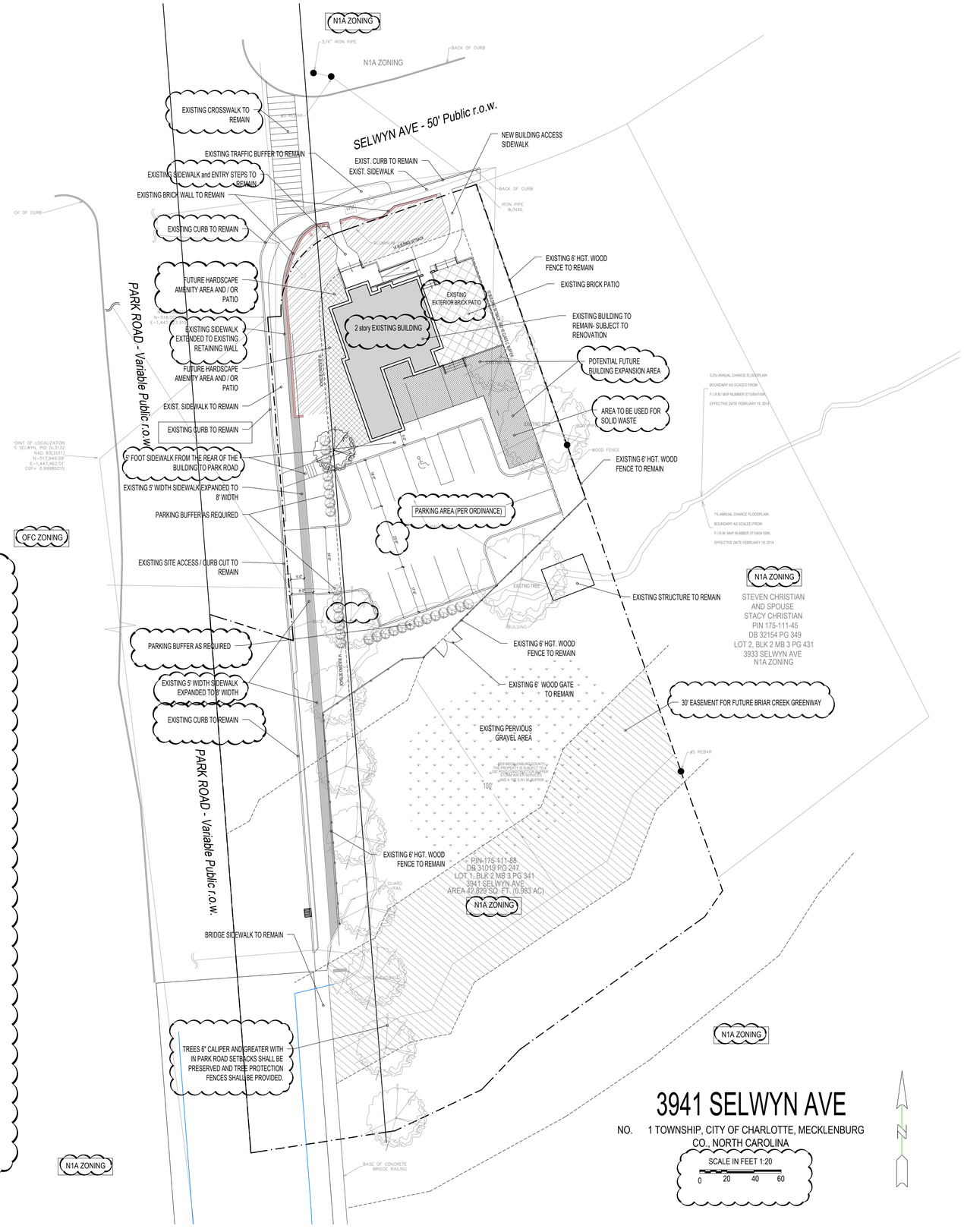


3941 SELWYN AVE

NO. 1 TOWNSHIP, CITY OF CHARLOTTE, MECKLENBURG CO., NORTH CAROLINA

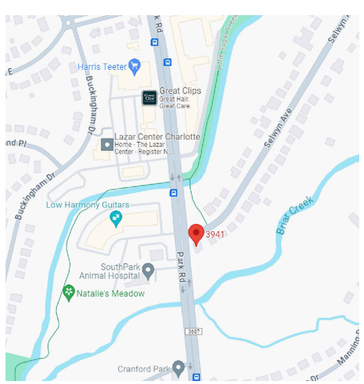
SCALE IN FEET 1:20

0 20 40 60

SITE LEGEND

- 30' EASEMENT FOR FUTURE BRIAR CREEK GREENWAY
- EXISTING YARD
- FUTURE HARDSCAPE AMENITY AREA AND / OR PATIO
- EXISTING BRICK PATIO
- EXISTING BUILDING
- POTENTIAL FUTURE BUILDING EXPANSION AREA

SITE VICINITY MAP



SITE DATA TABLE

SITE ACREAGE (AREA):	AREA 42,829 SQ. FT. (0.983 AC)
TAX PARCEL NUMBER:	PIN 175-111-88

SITE NOTES:

Notes for rezoning of Ave., Parcel #17511188

Petition # 2020- 071

1. Development Data Table

Tax Parcel:	17511188
Total Site Area:	
Existing Zoning:	N1-A
Proposed Zoning:	MUDD-O
Existing Use:	Office, Retail and Residential
Proposed Use:	Any use or combination of non-residential uses and accessory uses as permitted in Sections 9.8502 & 9.8503 of City of Charlotte ZoningOrdinance.
Residential Density:	N/A
Square Footage:	2,742 sf
Outdoor Patio	2924s.f. (with expansion)
Building Expansion:	Per Ordinance req. up to -- 3,000 Sq ft
Floor Area Ratio:	
Parking Spaces:	
Parking as required per Section 9.8507	
Open Space:	N/A

2. *General Provisions*

a. The development of the Site will be governed by this Rezoning Plan and the standards and applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district and the optional provisions herein shall govern the development of this Site.

b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas, expansion areas and/or site elements may be altered or modified within the limits prescribed by the Ordinance and the Optional Provisions provided below.

c. Alterations to the conditional plan are subject to Ssection 6.207, Alterations to Approval.

3. Optional Provisions

a. Parking requirements shall be reduced by 25%, to facilitate preservation of the existing building.

b. PTo retain facilitate parking for the site, parking shall be permitted in the manner generally depicted on the Rezoning Plan.

c. The parking lot shall be as generally depicted on the Site plan and if parking screening is required, then Petitioner may meet the parking screening requirements of 12.303 and any other parking screening requirements by providing a living screen or wall that is at least 4' tall.

d. The streetscape along Selwyn Ave., shall remain as currently established which is generally depicted on the Site Plan.

e. The streetscape along Park Rd., shall remain as existing on the condition that the Petitioner shall extend the existing 5' wide sidewalk to an 8' wide sidewalk where feasible given the grade of the parcel, as generally depicted on the Site Plan. Petitioner shall not be required to build any retaining walls to facilitate the widening of the sidewalk. The segment of the sidewalk to be widened shall begin from the southern edge of the existing brick retaining wall on the corner of Selwyn Ave. and Park Rd., and continue towards the bridge on the southern portion of the parcel where to the extent feasible given the natural grade.

f. In order to facilitate the rehabilitation of the existing building, the existing building shall not be required to comply with the fenestration requirements of Section 12.544(1)(c) of the Zoning Ordinance, provided that any new buildings or additions shall meet the applicable fenestration requirements and in no event shall the existing fenestration be reduced.

g. In order to facilitate the rehabilitation of the existing building, the building and patio area may be improved and expanded in the areas marked as future hardscape amenity areas or patio and future building or patio expansion areas.

h. Outdoor patio between the building and the adjacent single-family residence shall only be used between the hours of 8:00 am and 10:00 pm.

h. All utdoor areas shall be limited to the hours of 8:00 am and 10:00 pm. On Sunday- Thursday and 8:00 am – 11:00 pm on Friday, Saturday and days preceding Federal Holidays.

i. The existing retaining wall may remain in place.

j. The existing building and existing patio may be expanded and improved to accommodate up to an additional 3,000 sq ft.

k. Petitioner shall provide a 30 ft easement from the bank of the creek along the southern boundary to Mecklenburg County for use as a greenway as generally depicted on the site plan.

4. Permitted uses

a. Allowed uses: Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance, including but not limited to retail office and eating, drinking and entertainment uses.

5. Transportation

a. Petitioner to either widen or construct a new 8' sidewalk where feasible along Park Rd. as generally depicted on the Site Plan and described in the Optional Provisions.

b. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

6. Architectural Standards

a. Area marked as future hardscape amenity area or patio and future building or patio expansion areas may be any combination of multi-story or single story patio and/or building provided that overall height shall not exceed 40' including any rooftop patio structures.

b. Petitioner may increase the size of the existing building or add additional floors or square footage to the building so long as the building does not to exceed 40' in height.

c. Urban Design elements to include new pedestrian-oriented entrances, covered and uncovered patios and improved interaction between the parcel and the public sidewalk.

d. Petitioner shall provide a minimum of a 5 ft wide sidewalk for pedestrian access from building to Park Rd.

e. Existing Building shall remain.

7. Streetscape and Landscaping

a. Beginning at the southern edge of the existing brick retaining wall and continuing to the Park Rd. Bridge, a fourteen (14) foot setback as measured from the back of the existing curb along Park Rd. will be provided subject to the Optional Provisions. The setback shall include expansion of the existing sidewalk to an eight (8) foot sidewalk immediately adjacent to the existing curb, where feasible with the existing grading, and a planting strip between the sidewalk and the existing fence, as generally depicted on the Site Plan.

b. In order to maintain alignment with the existing brick retaining wall and the existing sidewalks Petitioner may retain the existing streetscape on Selwyn Ave., the corner of Selwyn Ave. and Park Rd. and for the entire length of the existing brick wall on Park Rd., as generally depicted on the Site Plan.

c. Addition of street trees and interior trees as generally shown on the site plan shall be planted

8. Environmental Features

a. Tree save areas – N/A

9. Parks, Greenways and Open Space

a. Reservation/Dedication of park and/or greenway: N/A

b. Park and/or greenway improvements: N/A

10. Fire Protection

a. Per applicable Ordinance.

11. Signage

a. Sign limitations – Per Ordinance requirements.

12. *Lighting*

a. All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.