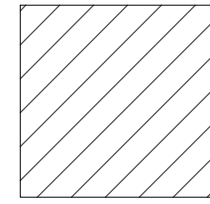
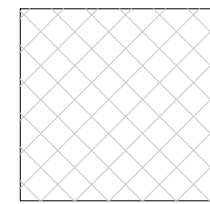
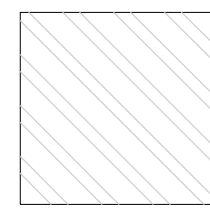
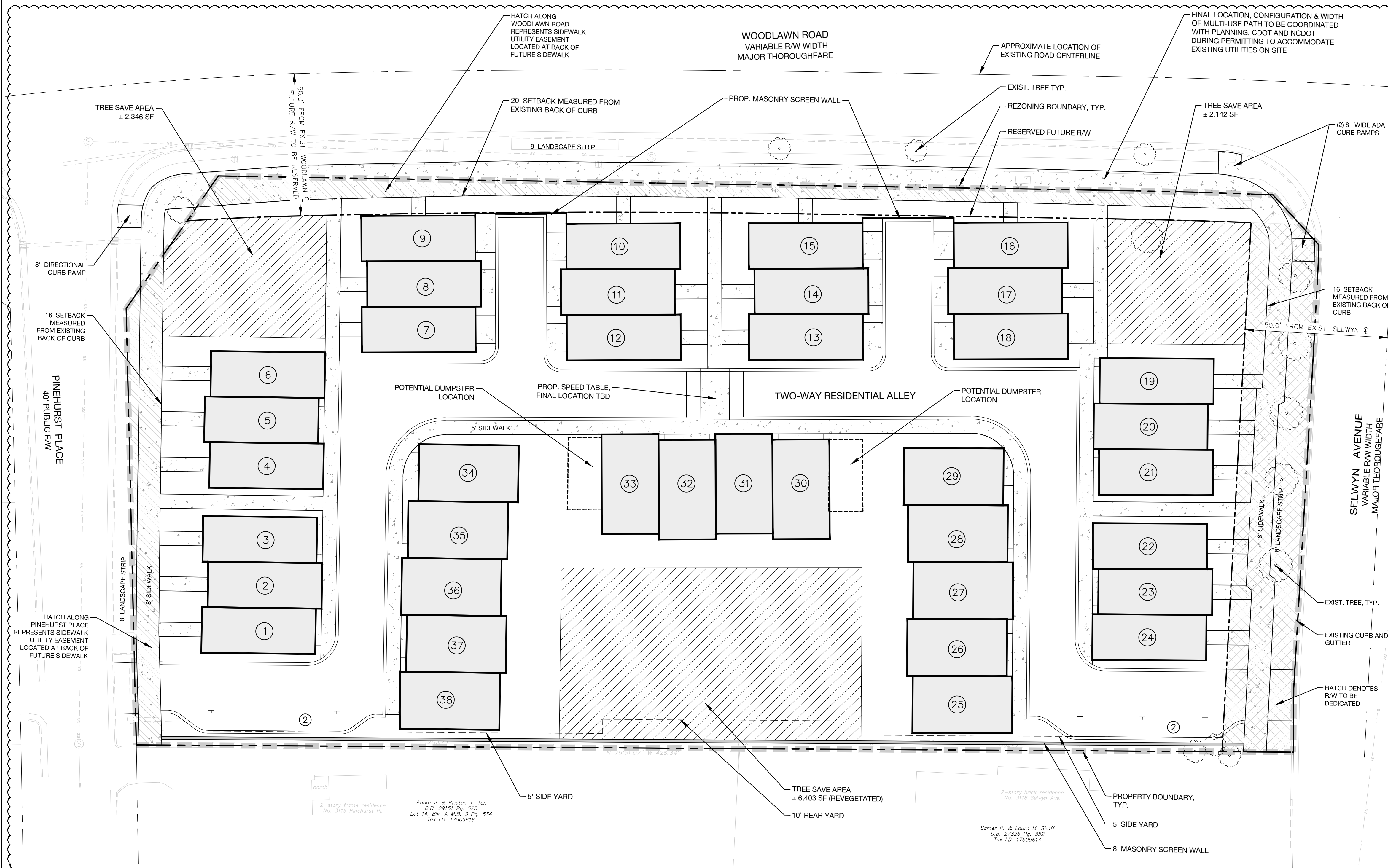


**HATCH LEGEND**

-  TREE SAVE AREA
-  R/W TO BE DEDICATED
-  SIDEWALK UTILITY EASEMENT



**Development Data Table:**

Site Area:	+/- 1.74 acres
Tax Parcel:	175-096-15
Existing Zoning:	R-3
Proposed Zoning:	UR-2(CD)
Proposed Uses:	Up to Thirty-eight (38) Single-family Attached (Townhome) Dwelling Units
Maximum Building Height:	Forty (40) feet with up to Forty-eight (48) feet permitted as measured per Ordinance Section 9.406(2)(a)

- General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woodlawn Community Fellowship (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 1.74-acre site located at the southwest intersection of Woodlawn Road and Selwyn Avenue as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 175-096-15.
  - 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.

- Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of Thirty-eight (38) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.
- Transportation**
- As depicted on the Rezoning Plan, the Site will be served by internal private drives and/or alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
  - The Petitioner shall provide a vehicular speed table internal to the Site for the purpose of discouraging cut-through traffic between Pinehurst Place and Selwyn Avenue.
  - If not already existing and to ADA standards, the petitioner shall construct two (2) eight (8) foot ADA curb ramps at the Selwyn Avenue and Woodlawn Road intersections and one (1) eight (8) foot directional curb ramp at the Pinehurst Place intersection per ADA and PROWAG standards.
  - Petitioner shall provide a minimum of four (4) on-site visitor parking spaces, as generally depicted on the Rezoning Plan.
  - The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance or permanent easement to the City of Charlotte before the Site's first building certificate of occupancy is issued.
  - Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed or bonded prior to the issuance of the Site's final building certificate of occupancy.

- Architectural Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
  - Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Usable stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed. There shall be no minimum stoop dimension.
  - Walkways shall be provided to connect all residential entrances to sidewalks along public or private streets/alleys.
  - Attached dwelling units shall be limited to a maximum of six (6) units per building or fewer when fronting a public street.
  - Petitioner shall provide a masonry wall as generally depicted on the Rezoning Plan near the southern Site property line. The masonry wall shall be completed prior to the issuance of the final certificate of occupancy for the Site.

- Streetscape, Landscaping & Amenities**
- The Petitioner shall construct a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontages of Woodlawn Road, Pinehurst Place, and Selwyn Avenue and a minimum five (5) foot wide sidewalk, in the locations as generally depicted on the Rezoning Plan.
  - The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan. If sublots are created, each lot shall have a minimum of 400 square feet of private open space or 10% of the Site shall be set aside as usable common open space per Ordinance standards.
  - The Petitioner shall use best practices to protect and preserve the existing trees along Selwyn Avenue and Woodlawn Road, utilizing bridging sidewalks where necessary.

- 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.
  - The Petitioner shall comply with the Tree Ordinance.

- 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.



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# Selwyn Towns

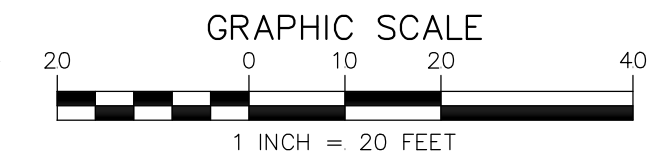
## Rezoning Site Plan

3100 Selwyn Ave, Charlotte, NC 28209

NO.	DATE	BY:	REVISIONS:
1	06/14/2021	UDP	PER PLANNING STAFF COMMENTS

Project No: 21-018  
 Date: 02.15.2021  
 Designed By: UDP  
 Checked By: UDP  
 Sheet No:

### REZONING PETITION #2021-052



# RZ-1.0