

HATCH LEGEND

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

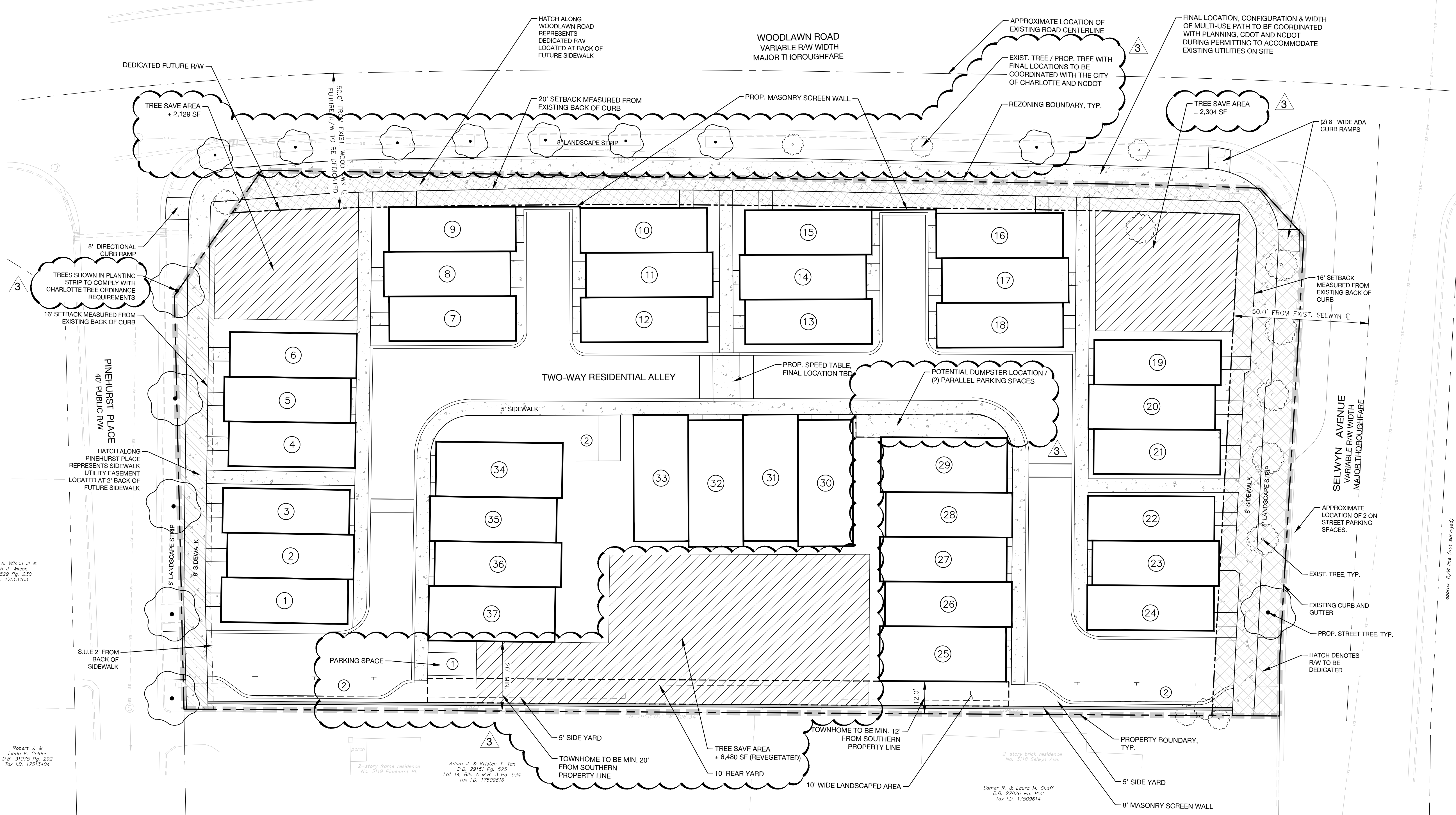
Development Data Table:

Site Area: +/- 1.86 acres
 After R/W Dedication: +/- 1.66 acres
 Tax Parcel: 175-896-18
 Existing Zoning: R-3
 Proposed Zoning: UR-2(CD)
 Existing Use: Institutional
 Proposed Uses: Up to Thirty-seven (37) 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)



**URBAN
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Woodlawn Community Fellowship
 Thomas Goode
 1300 Baxter Street
 Charlotte, NC 28204

Selwyn Towns

Rezoning Site Plan

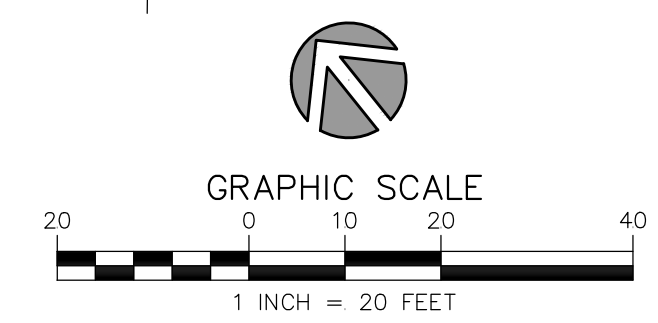
3100 Selwyn Ave, Charlotte, NC 28209

NO.	DATE	BY:	REVISIONS:
1	06/14/2021	LDP	PER PLANNING STAFF COMMENTS
2	07/22/2021	LDP	PER PLANNING STAFF COMMENTS
3	09/10/2021	LDP	PER PLANNING STAFF COMMENTS

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

RZ-1.0

REZONING PETITION #2021-052



Development Data Table:

Site Area: +/- 1.74 acres
 Tax Parcel: 175-096-15
 Existing Zoning: R-3
 Proposed Zoning: UR-2(CD)
 Existing Use: Residential
 Proposed Uses: Up to thirty-seven (37) single-family attached (townhome) dwelling units.
 Maximum Building Height: Forty (40) feet with up to forty (40) 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-seven (37) 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 eight (8) foot ADA curb ramps at the Selwyn Avenue and Woodlawn Road intersection and one eight (8) foot directional curb ramp at the Pinehurst Place intersection per ADA and PROWAG standards. In the event of an installation of a multi-use path or any conflicting path design at either of these locations, any revisions to the design and construction of ADA curb ramps or directional curb ramps to be approved by CDOT and Planning.
- Petitioner shall provide a minimum of nine (9) on-site visitor parking spaces, as generally depicted on the Rezoning Plan, in compliance with Section IV (B).
- Petitioner shall seek to provide a minimum of two (2) public parking spaces, such as street parking or curbside parking, along Pinehurst Place, design of which to be coordinated with CDOT during the permitting phase of development and agreement of such is contingent upon CDOT approval.
- Petitioner shall dedicate a minimum of fifty (50) feet of right-of-way from the road centerline on East Woodlawn Road and Selwyn Avenue. Sidewalk utility easements along Pinehurst Place will be set two (2) feet behind the back of sidewalk.
- 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.
 - Building facades fronting public rights-of-way (i.e., Woodlawn Road, Selwyn Avenue and Pinehurst Place) shall contain a minimum of 30% masonry materials on the front-facing facade.
- 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.
- Corner/end units fronting a public street shall have a porch or stoop that wraps a portion of the front and side of the unit OR will provide blank wall provisions that limit the maximum blank wall expanse to a maximum of ten (10) feet on all building levels. Stoops, if provided, 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 three (3) 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.
- A potential dumpster location is provided on the Rezoning Plan to meet Solid Waste requirements. However, the Petitioner intends to provide rollout trash service instead of dumpsters. Any rollout trash bins shall be contained within the Site to be picked up by a private collection service. The Petitioner shall provide HOA regulations requiring bins remain in individual garages except on the designated trash pickup day. In the event that a dumpster is not provided in the location as noted on the Rezoning Plan, two (2) additional parking spaces may be located in that area.
- Residential dwelling units fronting Pinehurst Place or Selwyn Avenue shall not have rooftop terraces oriented toward the adjacent public right-of-way. Units 25 and 37, as labeled on the Rezoning Plan (units closest to the southern property line), shall not contain rooftop terraces.
- Air conditioning condensing units, HVAC air handlers, electrical meters and gas meters equipment shall be screened from public sidewalk views (i.e., sidewalks at the pedestrian level along the Site's frontages of E Woodlawn Road, Selwyn Avenue, and Pinehurst Place). Chain link fence shall be prohibited to use for screening facing public right of ways.
- Attached to the rezoning plan are a series of conceptual architectural perspectives of the buildings to be constructed on site that are intended to depict the general conceptual architectural style and character of the buildings to be constructed on the site. Accordingly, the buildings to be constructed on the site shall be designed and constructed so that the buildings are substantially similar in appearance to the attached relevant conceptual architectural perspectives with respect to architectural style, design, and character. The Height Exhibits and Exterior Elevation Renderings depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such building elements and improvements on the Site. They may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and Section 6.207 of the Zoning Ordinance.
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- The height of townhome units 25 and 37, as labeled on the Rezoning Plan (units closest to the southern property line), shall be restricted to a maximum height of 40'. All other units shall have a maximum height of 48' while complying with Ordinance Section 9.406(2)(a).
- The front entrances facing Pinehurst Place, Woodlawn Road, and Selwyn Avenue into the single family attached dwelling units located in Units 1-9, Unit 10, Unit 15, Unit 16, and Units 19-24 as labeled on the Rezoning Plan shall be elevated a minimum of twelve (12) inches from the adjacent sidewalk grades.
- Each townhome unit shall have a minimum two (2) car garage.

Streetscape, Landscaping & Amenities

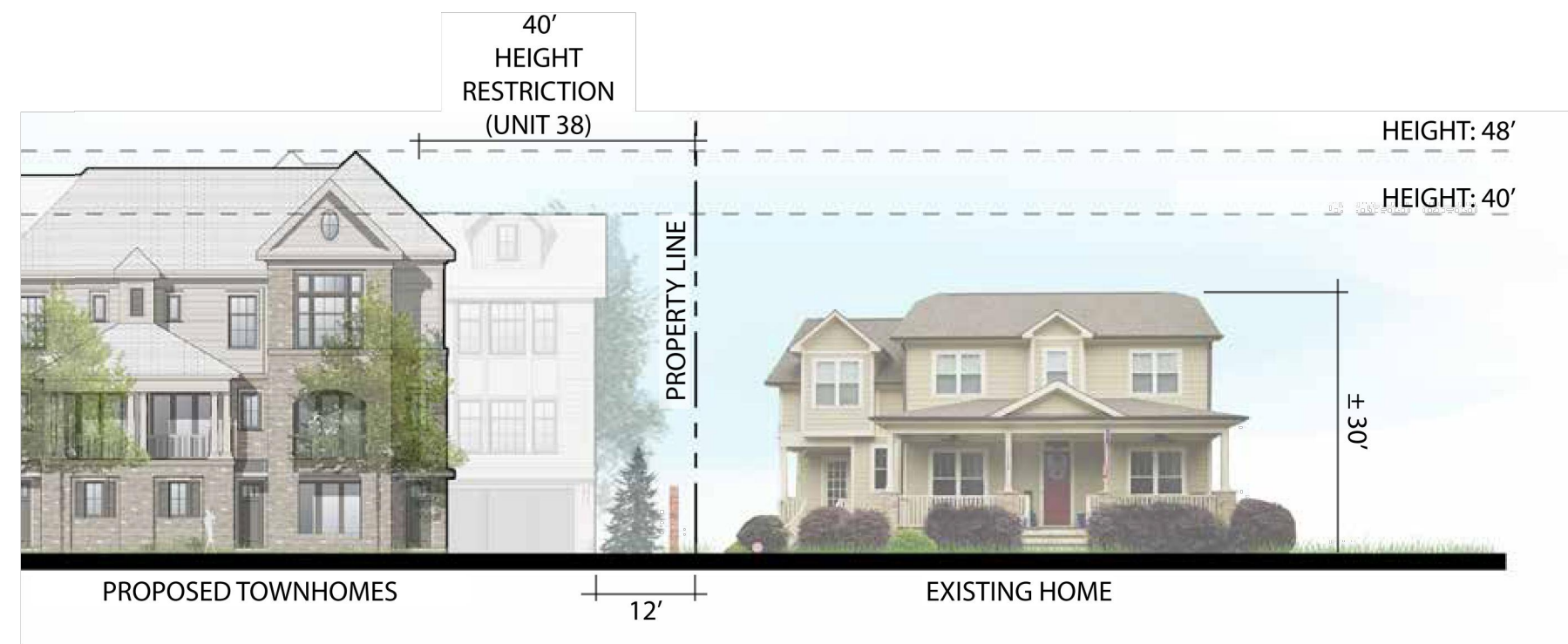
- The Petitioner shall construct a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontages of Pinehurst Place and Selwyn Avenue and a minimum five (5) foot wide sidewalk, in the locations as generally depicted on the Rezoning Plan.
- The petitioner shall construct a sidewalk or multi-use path along the Site's frontage on Woodlawn Road. The final location, configuration, and width of the sidewalk or multi-use path to be coordinated with Planning, CDOT, and NCDOT during permitting to accommodate existing conditions on Site.
- 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.
- The Petitioner shall provide a minimum of twelve (12) feet of separation distance between the proposed townhome Unit 25 as labeled on the Rezoning Plan and the adjacent Southern property line. The Petitioner shall provide a minimum of twenty (20) feet of separation distance between the proposed townhome Unit 37 as labeled on the Rezoning Plan and the adjacent Southern property line.
- The area as depicted on the Rezoning Site Plan as "10' WIDE LANDSCAPED AREA" and identified by a black dashed line shall be planted to buffer planting standards of the City of Charlotte Code of Ordinances Section 12.302(8)(a), 12.302(8)(b), 12.302(8)(c), 12.302(8)(d), 12.302(8)(e), 12.302(9), 12.302(10), 12.302(11), and in accordance with the ten (10) foot width Class C required plantings as outlined in Table 12.302(b).

Environmental Features

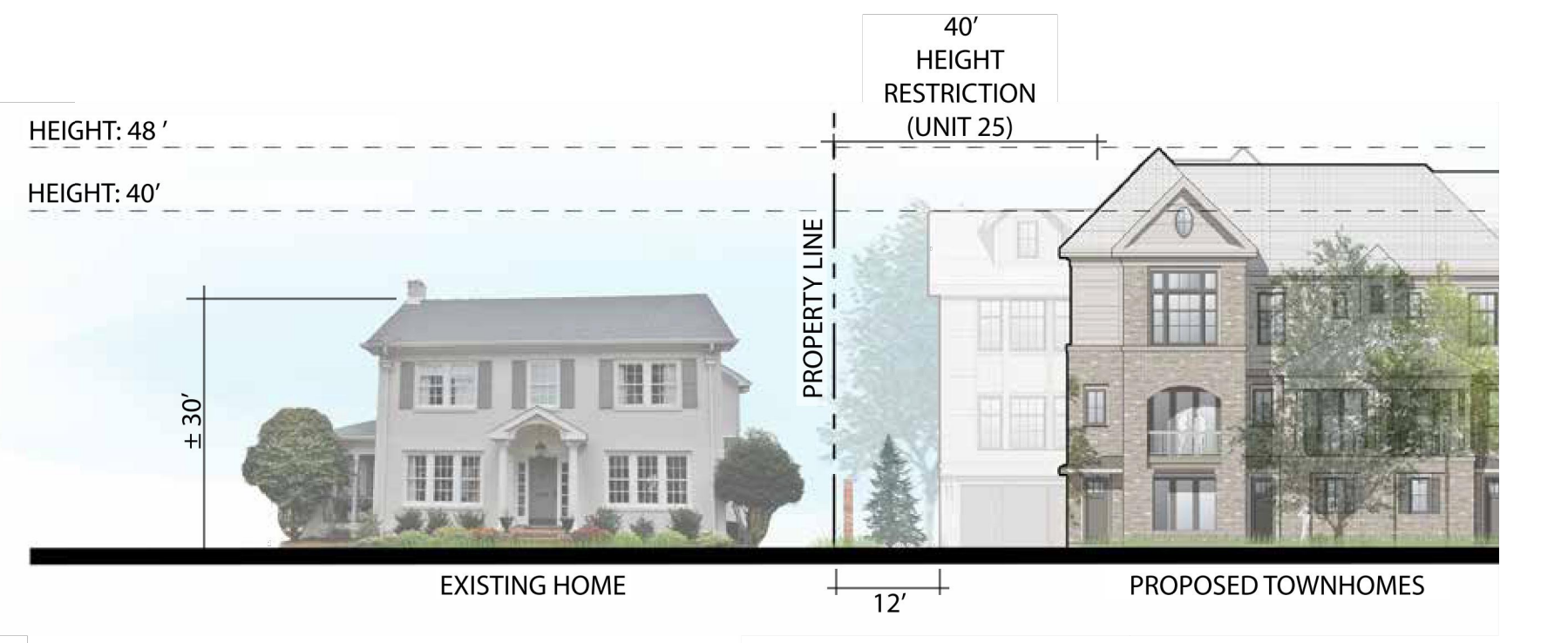
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and 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.
- Tree save areas located adjacent to public sidewalks (i.e., at the corners of E Woodlawn Road & Selwyn Avenue and E Woodlawn Road & Pinehurst Place) will maintain access for public use and enjoyment and shall not be privately restricted.

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.



ELEVATION A
VIEW FROM PINEHURST PLACE



ELEVATION B
VIEW FROM SELWYN AVENUE

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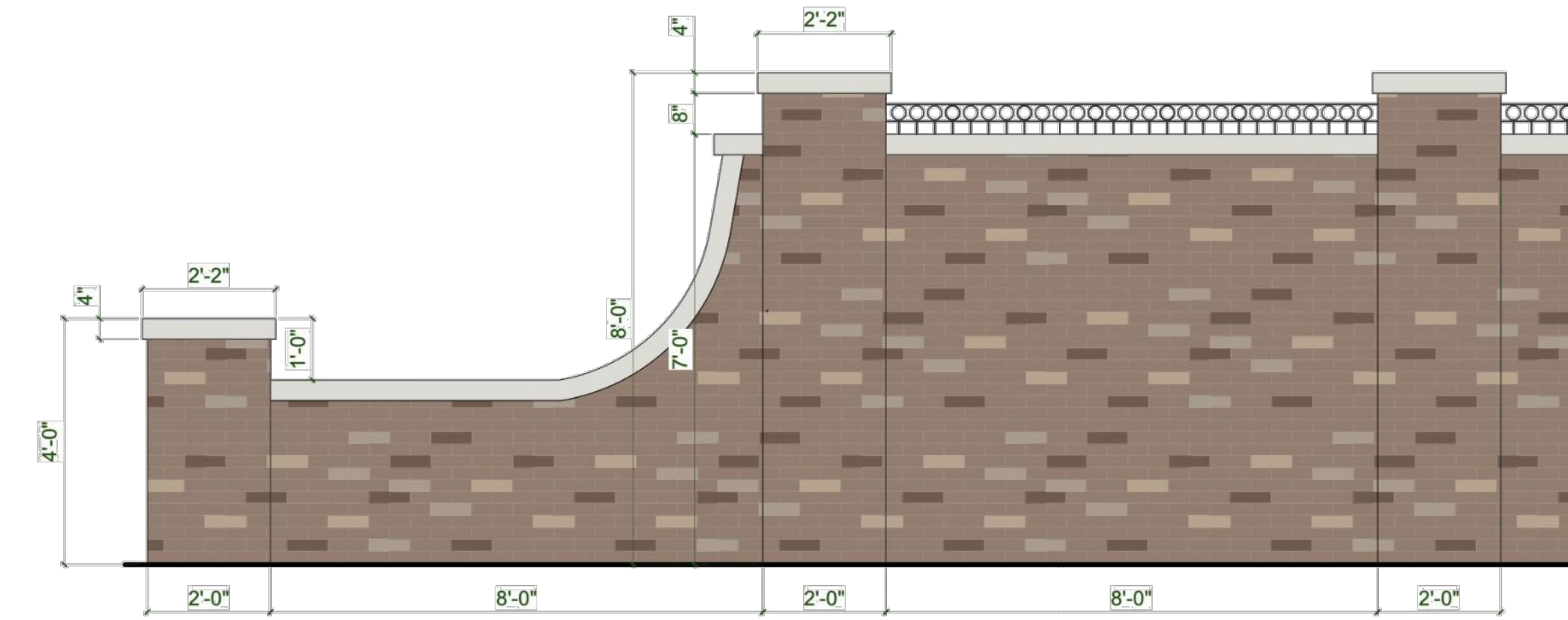
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 Rezoning Site Plan
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Exterior Elevation
View from E Woodlawn Rd



Privacy Wall Elevation



Exterior Elevation
View from Selwyn Avenue



Exterior Elevation
View from Pinehurst Place

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