

**URBAN
DESIGN
PARTNERS**

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Development Data Table:

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

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 forty (40) 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 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 substantially completed 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.
- Driveway lengths shall either be between five (5) and seven (7) feet in length or a minimum of twenty (20) feet in length.

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.

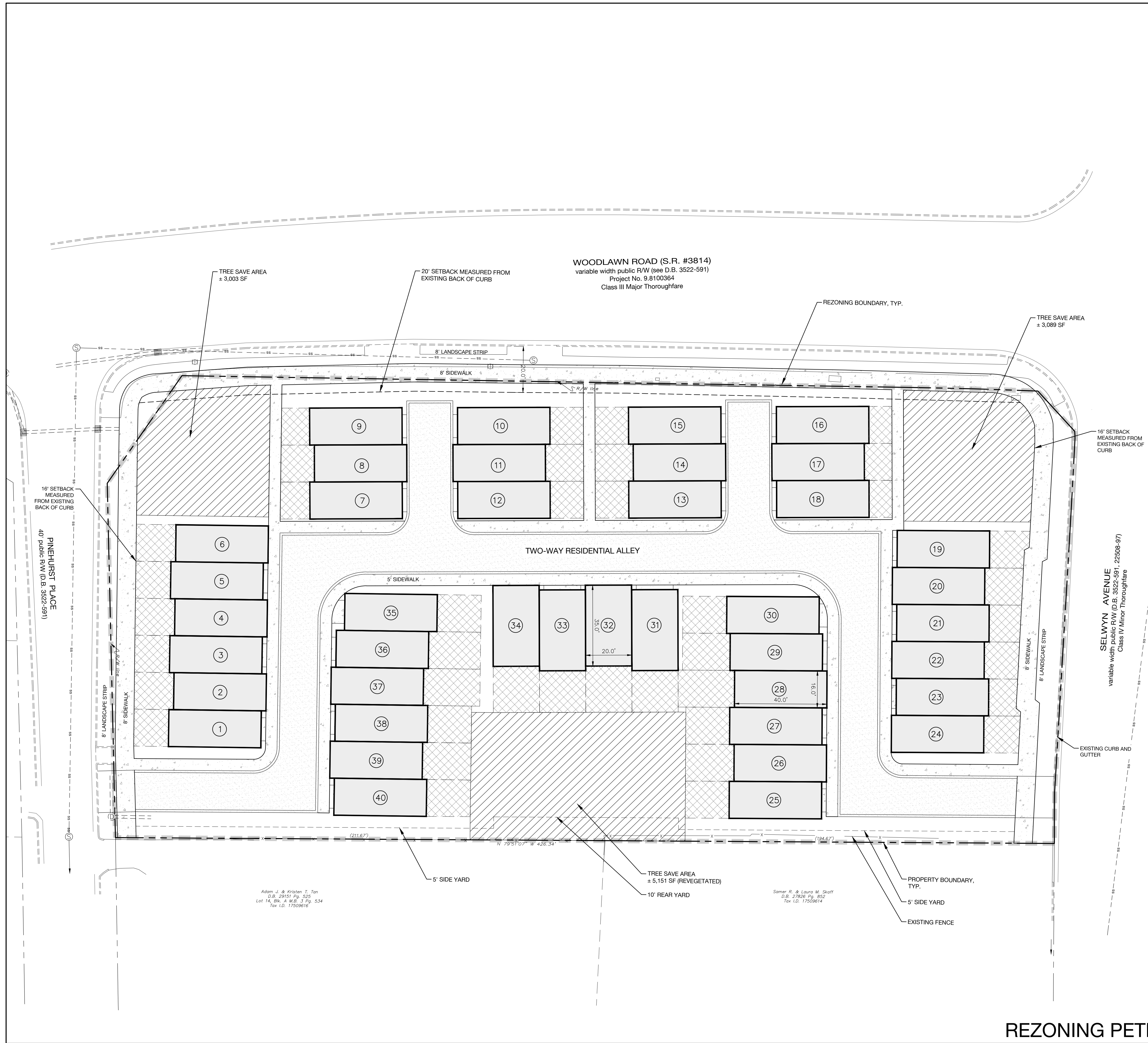
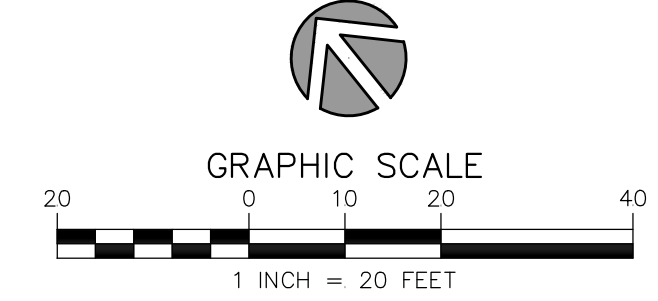
Environmental Features

- 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.

OPEN SPACE LEGEND



Adam J. & Kristen T. Tan
D.B. 29151 Pg. 525
Lot 14, Blk. A 44.8, 3 Pg. 534
Tax I.D. 17509616

Samer R. & Laura M. Skoff
D.B. 27826 Pg. 852
Tax I.D. 17509614

REZONING PETITION #2021-???

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:

Project No: 20-149
Date: 02.15.2021
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0