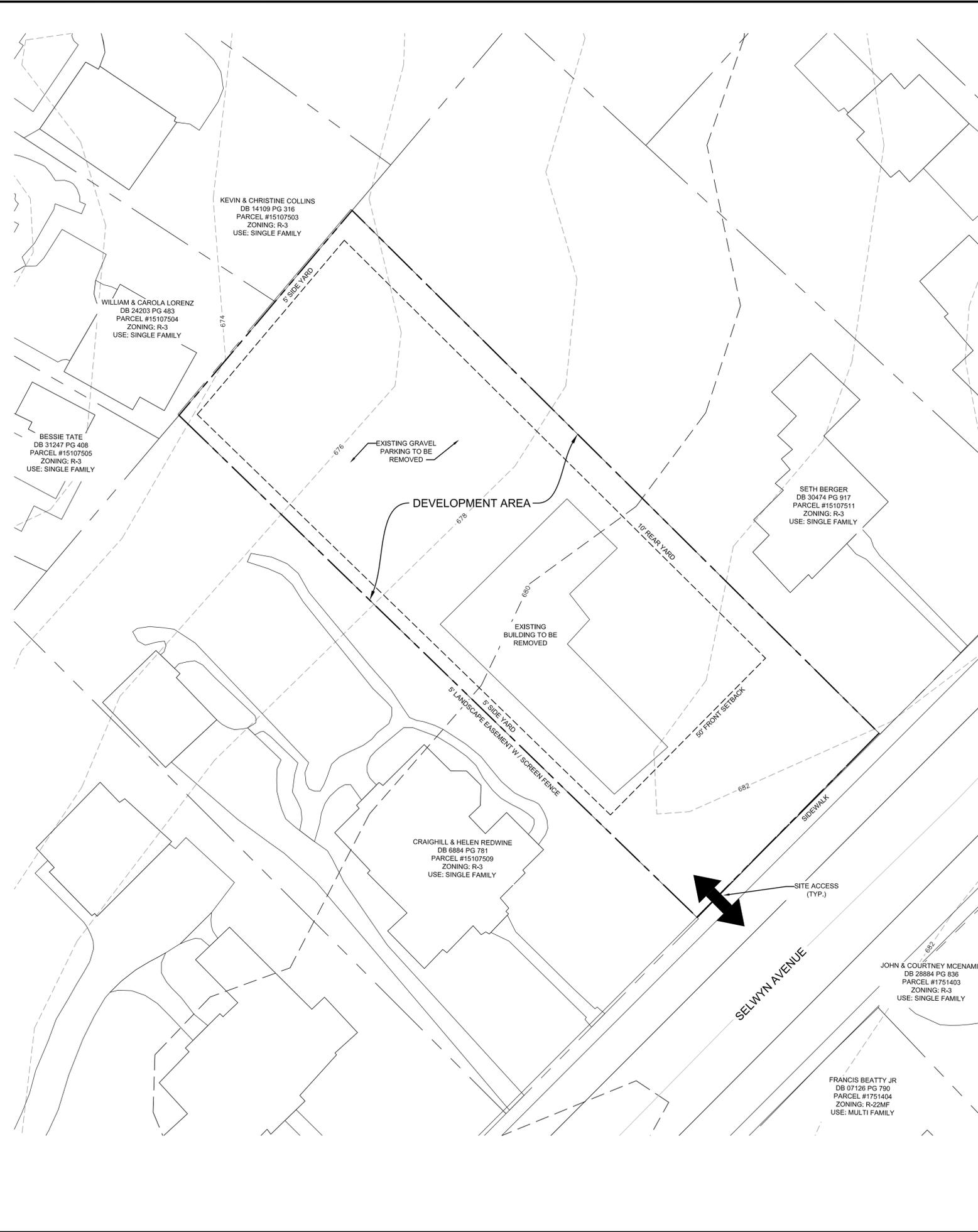


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**SITE DATA:**

TAX PARCEL ID: 15107510  
 ACREAGE: ± 0.623 AC  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: UR-2 (CD) URBAN RESIDENTIAL  
 EXISTING USE: MULTI FAMILY (QUADRAPLEX)  
 PROPOSED USE: MULTI FAMILY (QUADRAPLEX)

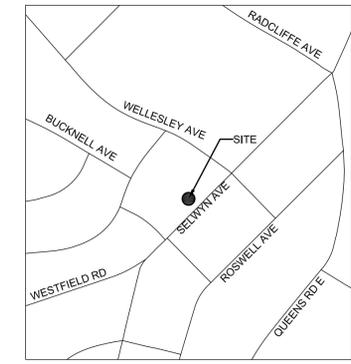
PROPOSED UNITS: 4  
 DENSITY PROPOSED: 6.42 DU / AC  
 FLOOR AREA RATIO: 1.0 MAX

MAX BUILDING HEIGHT: 40'  
 MAX NUMBER OF BUILDINGS: 1

REQUIRED PARKING: 1.5 SPACES PER UNIT  
 PROPOSED PARKING: 3 SPACES PER UNIT

FRONT SETBACK: 50'  
 MIN. SIDE YARD: 5'  
 MIN. REAR YARD: 10'

REQUIRED TREE SAVE: 15%  
 PROPOSED TREE SAVE: 15% MIN



VICINITY MAP

**Development Standards**

- General Provisions
  - Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
  - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
  - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
  - The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Purpose
  - The purpose of this Rezoning application is to provide for the development of a quadraplex building to contain (4) residential dwelling units in a condominium format. To achieve this purpose, the application seeks the rezoning of the site to the Urban Residential 2 (UR-2(CD)) district.
- Permitted Uses
  - Uses allowed on the property included in this Petition will be a residential quadraplex (single 4-unit building) and related accessory uses as are permitted in the UR-2 district.
- Transportation
  - The site will have access via drive connection to Selwyn Avenue at the location prescribed by CDOT as generally identified on the concept plan for the site.
  - Because the 50' setback exceeds code requirement, the Petitioner reserves the right to provide two guest parking spaces in front of the proposed building as shown on RZ-2.
- Architectural Standards
  - The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any stucco used on the building will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by rollout containers on site.
  - The Petitioner will screen proposed parking from adjoining properties through the shared use of an existing screen fence that exists between the subject property and the property to the south. The Petitioner will obtain a landscape easement from the adjoining property owner to grant the Petitioner the right to preserve/maintain or demolish/replace the existing fence as is mutually agreed to, in order to maintain adequate screening (5' min. ht.) of the garage areas from the adjoining property.
- Environmental Features
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
  - All utilities within the Site will be placed underground.
- Parks, Greenways, and Open Space
  - Reserved
- Fire Protection
  - The site layout provides a 20' clear fire access lane at the entrance to the site in order to provide adequate coverage for Charlotte City Fire to access the building.
- Signage
  - Reserved
- Lighting
  - Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
  - The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
- Phasing
  - Reserved
- Binding Effect of the Rezoning Application
  - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time be involved in any future development thereof.
  - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



**2128 SELWYN  
 CHARLOTTE, NC  
 SIMONINI HOMES  
 2128 SELWYN AVENUE  
 CHARLOTTE, NC 28207**

**TECHNICAL  
 DATA SHEET**

REZONING PETITION:  
 2017-XX



CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

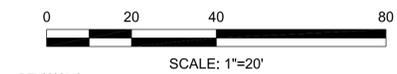
Checked By: MDL

Date: 02/24/2017

Project Number: 17009

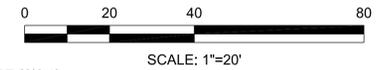
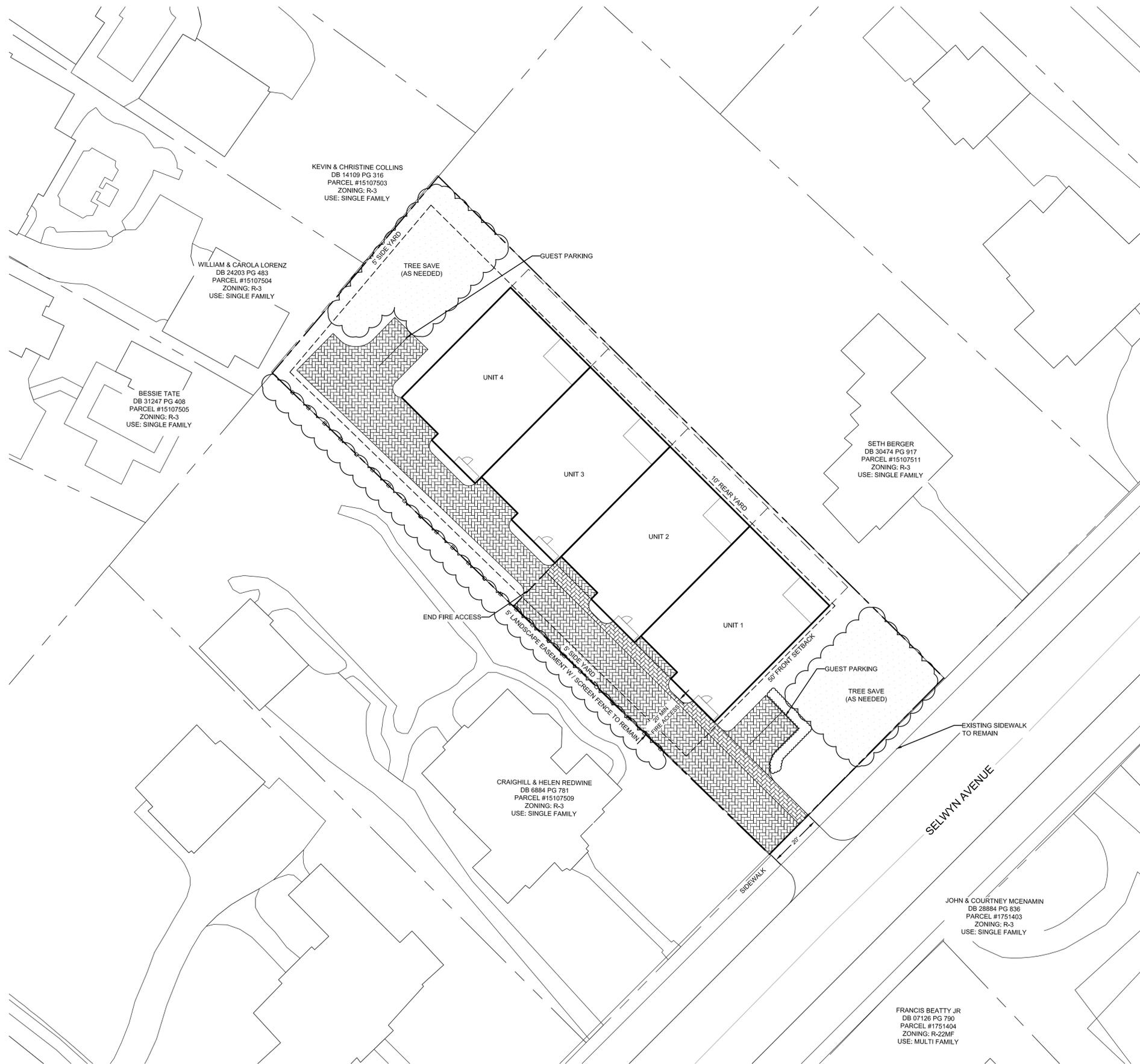
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**RZ-1**



REVISIONS:			
No.	Date	By	Description

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REVISIONS:

No.	Date	By	Description



**2128 SELWYN**  
**CHARLOTTE, NC**  
SIMONINI HOMES  
2128 SELWYN AVENUE  
CHARLOTTE, NC 28207

**REZONING**  
**SITE PLAN**  
REZONING PETITION:  
2017-XX



CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

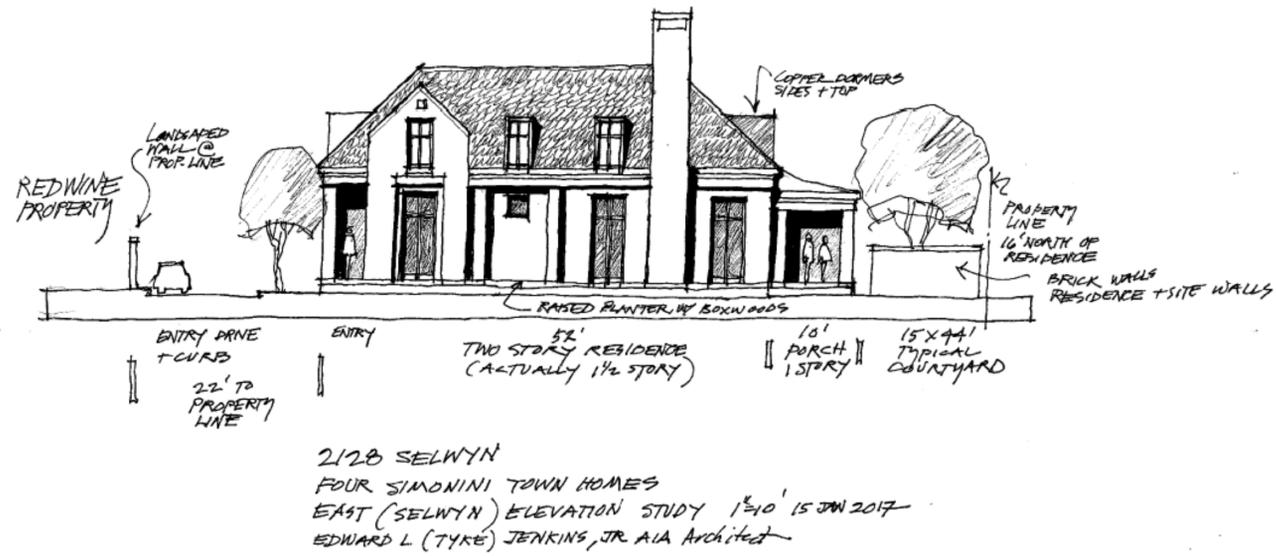
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Project Number: 17009

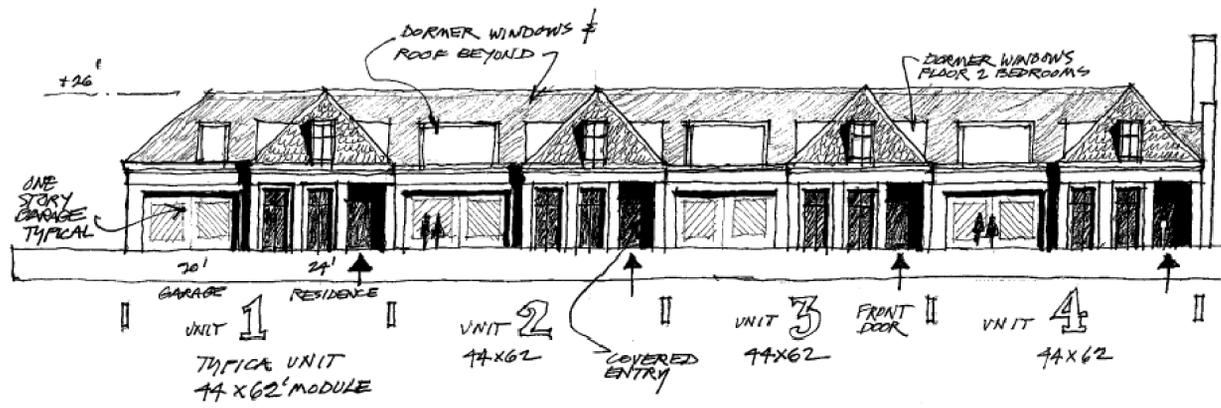
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**RZ-2**



1 FRONT ELEVATION (VIEW FROM SELWYN)  
RZ-3 NOT TO SCALE

2128 SELWYN  
FOUR SIMONINI TOWN HOMES  
EAST (SELWYN) ELEVATION STUDY 1/16" = 1'-0" 15 JAN 2017  
EDWARD L. (TYKE) JENKINS, JR. AIA Architect



2 GARAGE-SIDE ELEVATION  
RZ-3 NOT TO SCALE

2128 SELWYN  
FOUR SIMONINI TOWN HOMES  
SOUTH ELEVATION STUDY 1/16" = 1'-0" 15 JAN 2017  
EDWARD L. (TYKE) JENKINS JR. AIA Architect



CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL  
Drawn By: KKF  
Checked By: MDL  
Date: 02/24/2017  
Project Number: 17009

REVISIONS:

No.	Date	By	Description