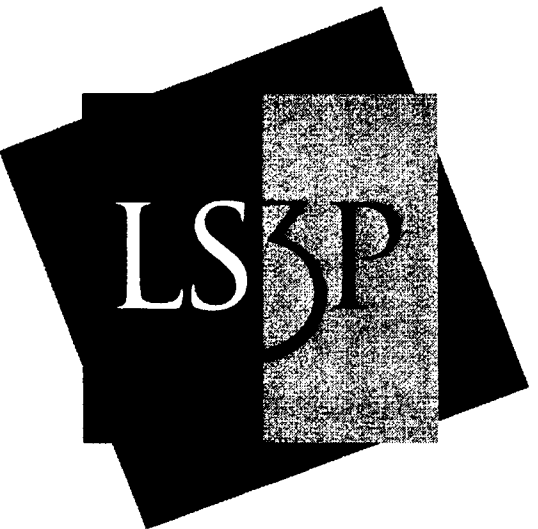


SELWYN AVENUE PRESBYTERIAN CHURCH

APPROVED BY
CITY COUNCIL
FEB 18 2008



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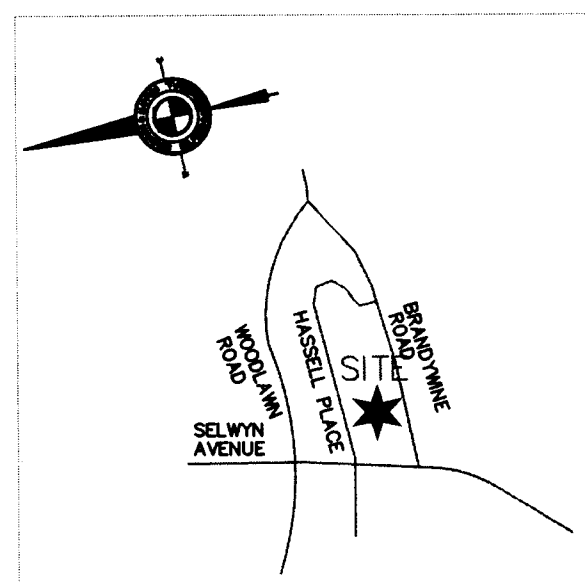
REVISIONS:
12/06/07

PROJECT: 2007-MKTG
DATE: 09/24/07
DRAWN BY:
CHECKED BY:

Technical Data
Sheet

RZ1

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN



VICINITY MAP

ADJOINING PROPERTY OWNERS									
Parcel ID	Owners Name	Mailing Address	City	State	Zip	Deed Book	Deed Page		
17509425	CHAR N C PRESBY CH	2929 SELWYN AVE	CHARLOTTE	NC	28209	05641	899		
17509426	SCOTT OWEN SMITH	2415 HASSELL PL	CHARLOTTE	NC	28209	17095	979		
17509437	CAROL J KING	2414 HASSELL PL	CHARLOTTE	NC	28209	06468	434		
14509440	THOMAS MARK HADLEY								
14509440	AND CHERYL CAIOLA HADLEY	6913 LOURDES CT	CHARLOTTE	NC	28209	12310	935		
17515128	FRANCIS MADISON JR HOUGH	3000 SELWYN AVE	CHARLOTTE	NC	28209	04683	259		
17515129	RANDALL M GILES	3004 SELWYN AVE	CHARLOTTE	NC	28209	16676	419		
17515130	CANDACE NICOLE MOWERY	3012 SELWYN AVE	CHARLOTTE	NC	28209	18621	539		
17515131	LEONARD G KORNBERG								
17515131	AND KENNA C RAY-KORNBERG	3020 SELWYN AVE	CHARLOTTE	NC	28209	10709	423		
17515240	ALLISON E JONES AND T D III JONES AND SUSAN E JONES	111 RIPLEY ROAD	WILSON	NC	27893	20345	632		
17515241	KELLEY A THORNTON HUGHLET AND ROBERT E LEE HUGLET	2934 SELWYN AVE #106	CHARLOTTE	NC	28202	19867	510		
17515242	SARAH HAMILTON	2936 SELWYN AVE	CHARLOTTE	NC	28209	20616	691		
17515243	JAMIE L DEBOLD	2938 SELWYN AVE	CHARLOTTE	NC	28209	19865	671		
17515244	MARY L WARREN AND ANNE C WARREN	2940 SELWYN AVE #109	CHARLOTTE	NC	28209	22206	313		
17515245	SHERI R THOMAS	2942 SELWYN AVE	CHARLOTTE	NC	28209	19889	174		
17515246	T A D A PROPERTIES, LLC	401 N CHURCH STREET #206	CHARLOTTE	NC	28202	20266	4		
17515247	SARA L TURNER	2946 SELWYN AVE # 112	CHARLOTTE	NC	28209	19862	436		
17515248	JAY A PATEL	2948 SELWYN AVE	CHARLOTTE	NC	28209	19649	266		
17515249	HOLLY E BEESON	2950 SELWYN AVE # 202	CHARLOTTE	NC	28209	19839	807		
17515250	EUGINE L MEYERS AND JANE L MEYERS	197 SAYRE DR	PRINCETON	NJ	08540	19869	193		
17515251	ALFRED G DAWSON	2954 SELWYN AVE	CHARLOTTE	NC	28209	19896	1		
17515252	MICHAEL G WAYTENA	2956 SELWYN AVE # 205	CHARLOTTE	NC	28202	19889	125		
17515253	PRANAS VALLACILLA	3829 FOREST CREEK WAY	MARTINEZ	GA	30907	19908	970		
17515254	JORDAN E ALLEN	2960 SELWYN AVE #207	CHARLOTTE	NC	28202	19860	682		
17515255	CLARA S HAHN	2962 SELWYN AVE #208	CHARLOTTE	NC	28209	20297	684		
17515256	SANDRA K MCPREEK	2964 SELWYN AVE #209	CHARLOTTE	NC	28209	19886	781		
17515257	MERT ARINC AND ZUHRE ARINC	2966 SELWYN AVE #210	CHARLOTTE	NC	28209	20337	162		
17515258	SANDRA W GARNER	2968 SELWYN AVE #211	CHARLOTTE	NC	28209	19818	206		
17515259	CHRISTOPHER P CONONI	2970 SELWYN AVE # 212	CHARLOTTE	NC	28209	22109	368		
17515260	LLC ALLEN & ALLEN INVESTMENT	5110 ALCERIA CT	RALEIGH	NC	27606	21073	130		
17515261	BRIAN C ECELBARGER	2974 SELWYN AVE #302	CHARLOTTE	NC	28209	19895	699		
17515262	HOLLAND L BARKSDALE	2976 SELWYN AVE #303	CHARLOTTE	NC	28209	20527	479		
17515263	FREDERICK ABBOTT III WHITNEY	2021 E 8TH ST #304	CHARLOTTE	NC	28204	19903	882		
17515264	STEPHEN J KROL	2980 SELWYN AVE #305	CHARLOTTE	NC	28209	19859	639		
17515265	CHAPIN A III FERGUSON	2982 SELWYN AVE # 306	CHARLOTTE	NC	28209	21700	450		
17515266	DAVID HATCH AND CASSIE LAPEKAS	2984 SELWYN AVE # 307	CHARLOTTE	NC	28209	22415	53		
17515267	STEPHANIE SIMONSON	2986 SELWYN AVE # 308	CHARLOTTE	NC	28209	19884	286		
17515268	DAVID R BERE	2988 SELWYN AVE # 309	CHARLOTTE	NC	28202	19148	487		
17515269	LAURA E CRAVEN	2990 SELWYN AVE # 310	CHARLOTTE	NC	28209	21397	837		
17515270	DAVID W GRAINGER AND PATRICIA F GRAINGER	2992 SELWYN AVE # 311	CHARLOTTE	NC	28209	19644	340		
17515271	HENRY DENTON WORRELL	2994 SELWYN AVE #312	CHARLOTTE	NC	28209	19855	266		
17515272	TIMOTHY J JR FINEIN AND JANICE M A/K/A FINEIN FINEIN	2329 HASSELL PL #6	CHARLOTTE	NC	28209	19955	536		
17515273	KRISTI WILSON	2331 HASSELL PL #5 SUITE 110	CHARLOTTE	NC	28209	19982	892		
17515274	KELLY D GRIGG	PO BOX 11052	CHARLOTTE	NC	28220	19950	895		
17515275	CHARLES F ALLEN AND CHARLES E ALLEN	2337 HASSELL PL #3	CHARLOTTE	NC	28209	19921	965		
17515276	ADRIENNE WOODS	2341 HASSELL PL #2	CHARLOTTE	NC	28209	19956	399		
17515277	CATHERINE C HUIE	3636 TAULUNA AVE #530	KNOXVILLE	TX	37919	19993	978		

SITE DATA		
EXISTING ZONING:	R3	
PROPOSED ZONING:	O-1 (CD)	
PARKING PROVIDED:	17 SPACES	
INCLUDED PARCELS	PARCEL AREA	EXISTING ZONING
175-094-39	26,135 +/- SF 0.6 ACRES	R3

PETITIONER:

SELWYN PRESBYTERIAN CHURCH
2929 SELWYN AVENUE
CHARLOTTE, NORTH CAROLINA 28209
704.372.6910

CONSULTANTS:

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NARMOUR WRIGHT CREECH
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CHARLOTTE, NORTH CAROLINA 28203
704.378.6000

R.B PHARR AND ASSOCIATES
420 HAWTHORN LANE
CHARLOTTE, NORTH CAROLINA 28204
704.378.2186

KATHRYN MITCHELL KELLING
DEED 13815-133
LOT 14, SELWYN LANE
MB 967-447
TAX# 175-094-36

CAROL J. KING
DEED 6468-434
LOT 15, SELWYN LANE
MB 967-447
TAX# 175-094-37

THOMAS MARK, JR. AND
CHERYL CAIOLA HADLEY
DEED 12310-935
LOT 1, SHERRILL CO. PROPERTY
MB 3-535
TAX# 175-094-40

NET AREA: 26,135 SQ. FT.
OR 0.6000 ACRE

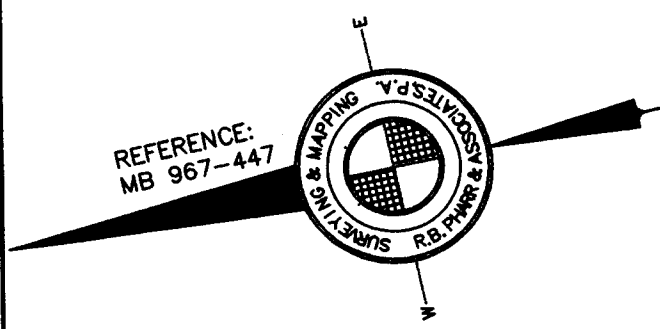
AREA RIGHT-OF-WAY TAKEN:
1,907 SQ.FT. OR 0.0438 ACRE


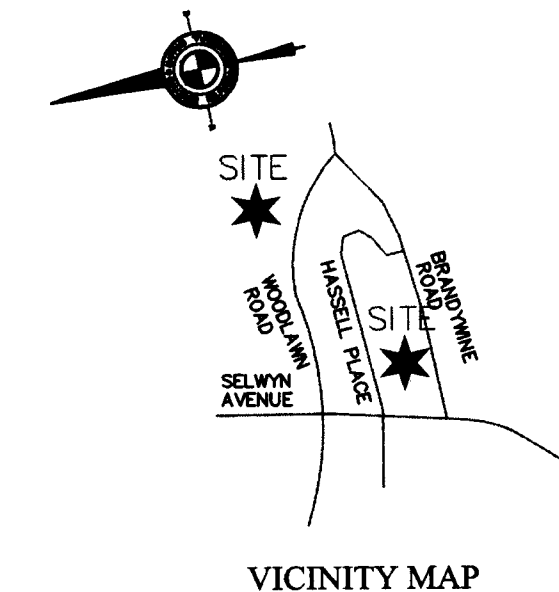
NOTE: CENTER LINE OF ROAD
IS BASE ON CENTER OF
EXISTING IMPROVEMENTS.

SELWYN AVENUE
VARIABLE PUBLIC RIGHT-OF-WAY

EXISTING ZONING= R3
PROPOSED ZONING= O-1 (CD)

A1 SITE PLAN OPTION 1
1"=20'



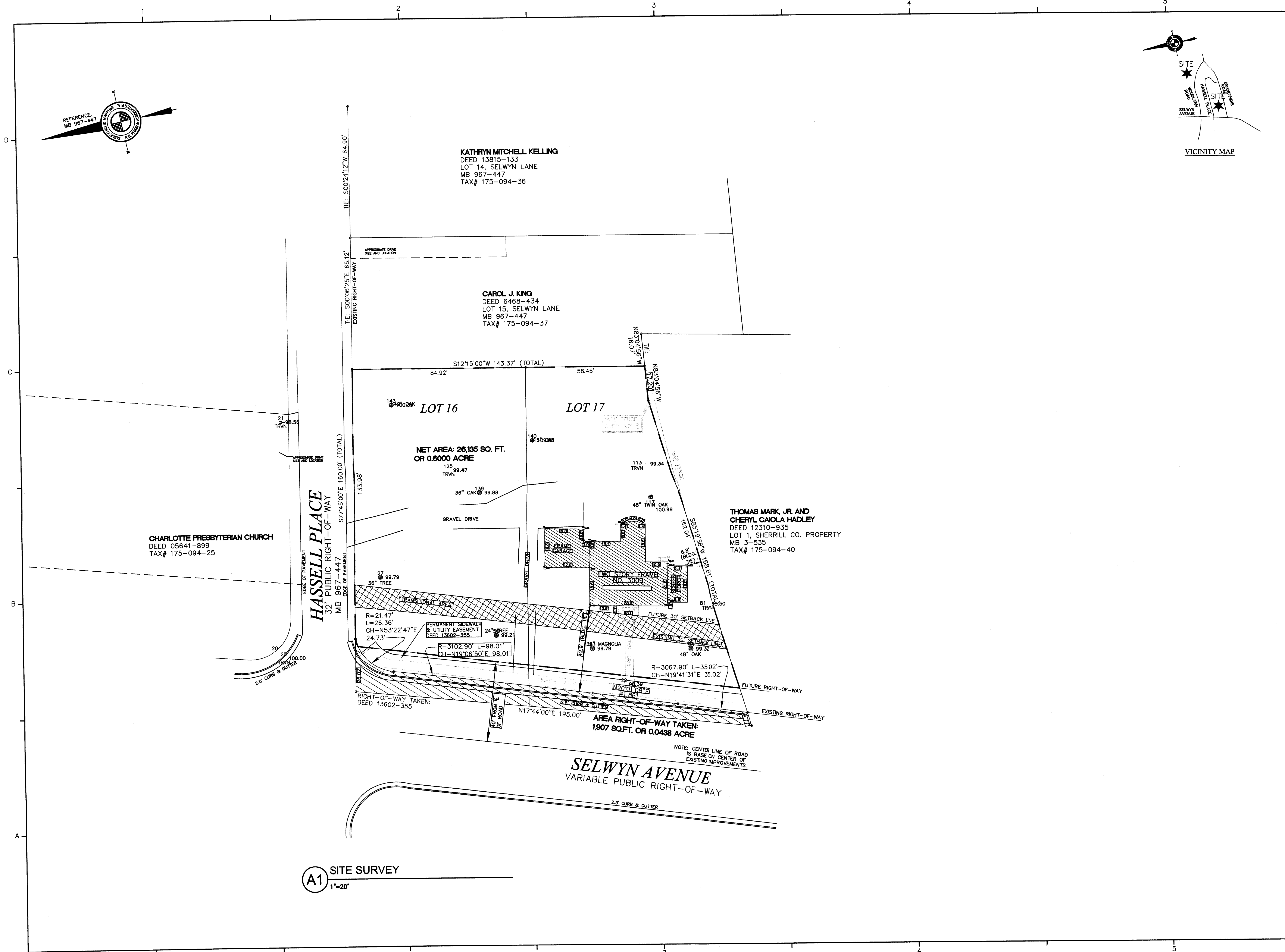


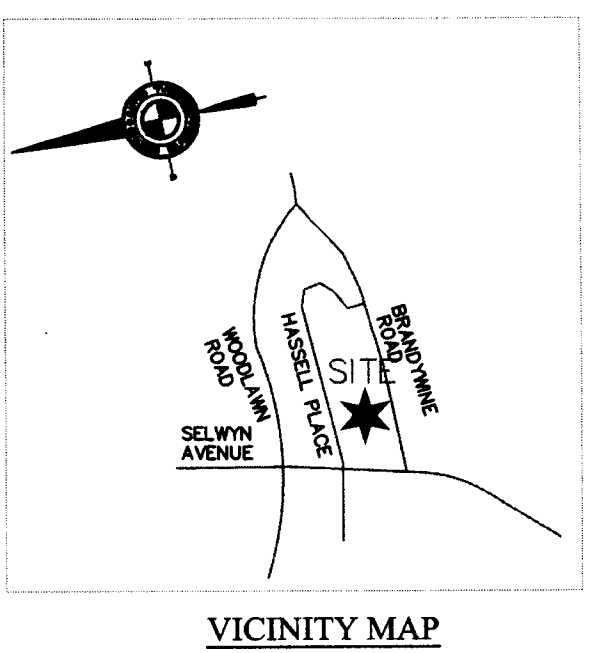
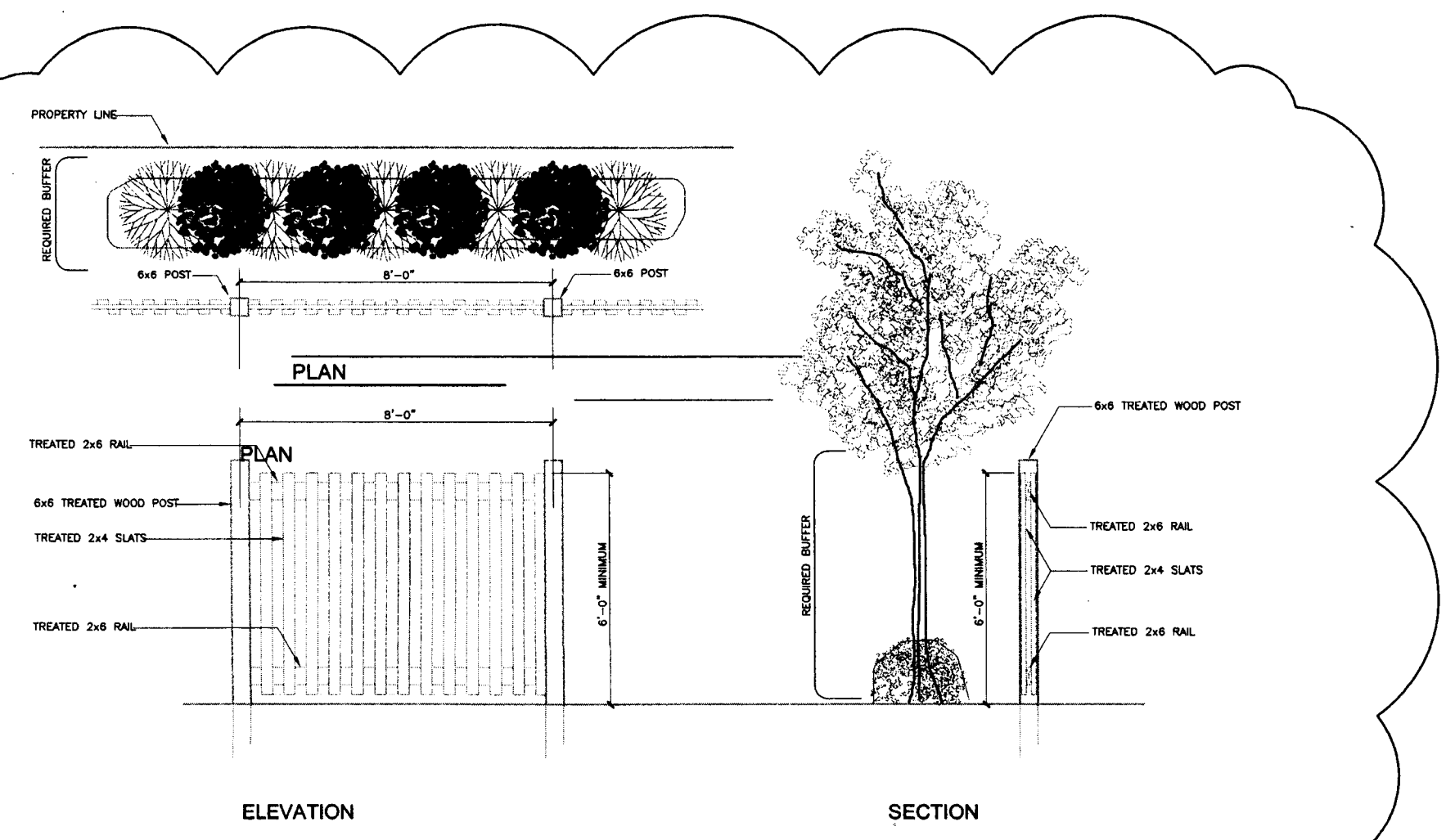
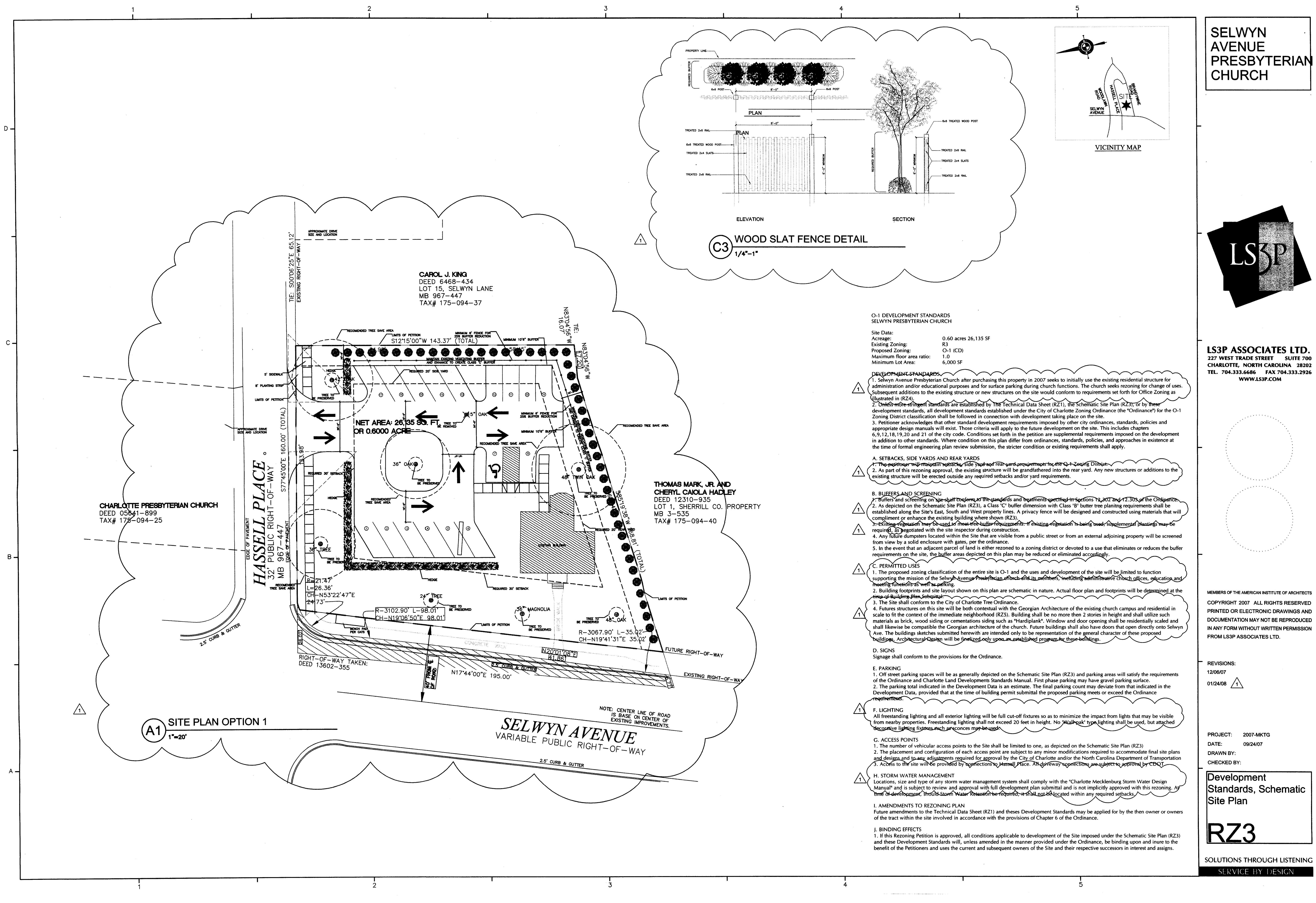
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RZ2

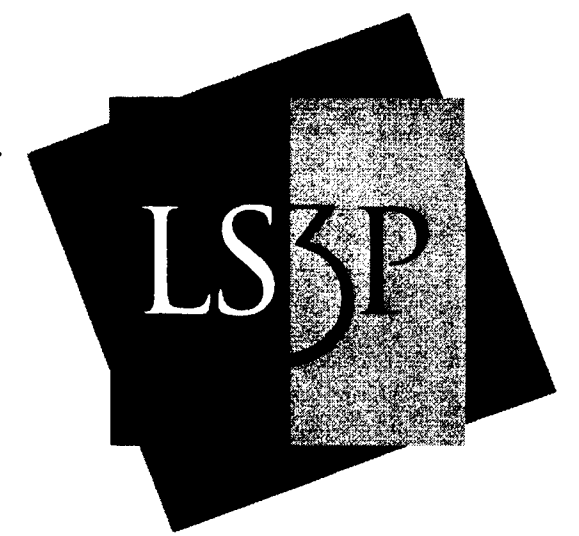
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- O-1 DEVELOPMENT STANDARDS**
SELWYN PRESBYTERIAN CHURCH
- Site Data:
Acreage: 0.60 acres 26,135 SF
Existing Zoning: R3
Proposed Zoning: O-1 (CD)
Maximum floor area ratio: 1.0
Minimum Lot Area: 6,000 SF
- DEVELOPMENT STANDARDS**
- Selwyn Avenue Presbyterian Church after purchasing this property in 2007 seeks to initially use the existing residential structure for administration and/or educational purposes and for surface parking during church functions. The church seeks rezoning for change of uses. Subsequent additions to the existing structure or new structures on the site would conform to requirements set forth for Office Zoning as illustrated in (RZ4).
 - Unless more stringent standards are established by The Technical Data Sheet (RZ1), the Schematic Site Plan (RZ3), or by these development standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 Zoning District classification shall be followed in connection with development taking place on the site.
 - Petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria will apply to the future development on the site. This includes chapters 6,9,12,18,19,20 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to other standards. Where condition on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- A. SETBACKS, SIDE YARDS AND REAR YARDS**
- The petitioner will maintain setbacks, side yard and rear yard requirements for the O-1 Zoning District.
 - As part of this rezoning approval, the existing structure will be grandfathered into the rear yard. Any new structures or additions to the existing structure will be erected outside any required setbacks and/or yard requirements.
- B. BUFFERS AND SCREENING**
- Buffers and screening on site shall conform to the standards and treatments specified in Sections 12.202 and 12.305 of the Ordinance.
 - As depicted on the Schematic Site Plan (RZ3), a Class 'C' buffer dimension with Class 'B' buffer tree planing requirements shall be established along the Site's East, South and West property lines. A privacy fence will be designed and constructed using materials that will complement or enhance the existing building where shown (RZ3).
 - Existing vegetation may be used to meet tree buffer requirements. If existing vegetation is being used, supplemental plantings may be required, as negotiated with the site inspector during construction.
 - Any future dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid enclosure with gates, per the ordinance.
 - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the site, the buffer areas depicted on this plan may be reduced or eliminated accordingly.
- C. PERMITTED USES**
- The proposed zoning classification of the entire site is O-1 and the uses and development of the site will be limited to function supporting the mission of the Selwyn Avenue Presbyterian Church and its members, including administrative church offices, education and meeting functions as well as parking.
 - Building footprints and site layout shown on this plan are schematic in nature. Actual floor plan and footprints will be determined at the time of Building Plan Submittal.
 - The Site shall conform to the City of Charlotte Tree Ordinance.
 - Futures structures on this site will be both contextual with the Georgian Architecture of the existing church campus and residential in scale to fit the context of the immediate neighborhood (RZ5). Building shall be no more than 2 stories in height and shall utilize such materials as brick, wood siding or cementations siding such as "Hardiplank". Window and door opening shall be residentially scaled and shall likewise be compatible the Georgian architecture of the church. Future buildings shall also have doors that open directly onto Selwyn Ave. The buildings sketches submitted herewith are intended only to be representation of the general character of these proposed buildings. Architectural Design will be finalized only upon an established program for these buildings.
- D. SIGNS**
Signage shall conform to the provisions for the Ordinance.
- E. PARKING**
- Off street parking spaces will be as generally depicted on the Schematic Site Plan (RZ3) and parking areas will satisfy the requirements of the Ordinance and Charlotte Land Developments Standards Manual. First phase parking may have gravel parking surface.
 - The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submittal the proposed parking meets or exceed the Ordinance requirements.
- F. LIGHTING**
All freestanding lighting and all exterior lighting will be full cut-off fixtures so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height. No "Walk-pak" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.
- G. ACCESS POINTS**
- The number of vehicular access points to the Site shall be limited to one, as depicted on the Schematic Site Plan (RZ3)
 - The placement and configuration of each access point are subject to any minor modifications required to accommodate final site plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation
 - Access to the site will be provided by connections to Hassell Place. All driveway connections are subject to approval by CDOT.
- H. STORM WATER MANAGEMENT**
Locations, size and type of any storm water management system shall comply with the "Charlotte Mecklenburg Storm Water Design Manual" and is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. At time of development, should storm water retention be required, it shall not be located within any required setbacks.
- I. AMENDMENTS TO REZONING PLAN**
Future amendments to the Technical Data Sheet (RZ1) and theses Development Standards may be applied for by the then owner or owners of the tract within the site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- J. BINDING EFFECTS**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Schematic Site Plan (RZ3) and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and uses the current and subsequent owners of the Site and their respective successors in interest and assigns.

SELWYN AVENUE PRESBYTERIAN CHURCH



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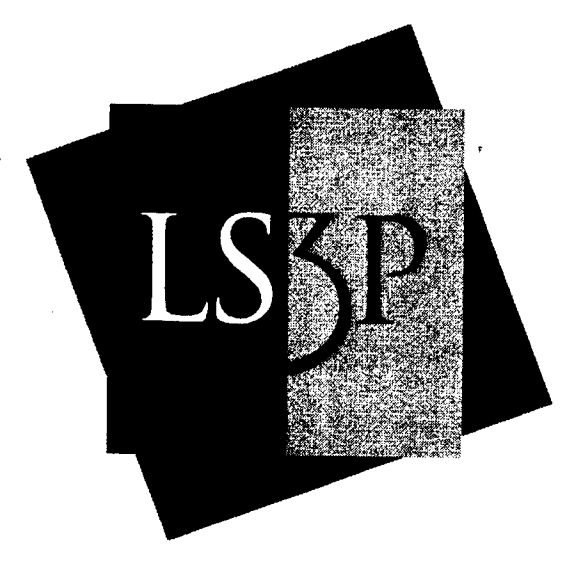
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Development Standards, Schematic Site Plan
RZ3
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SELWYN AVENUE PRESBYTERIAN CHURCH



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Development Options

RZ4

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