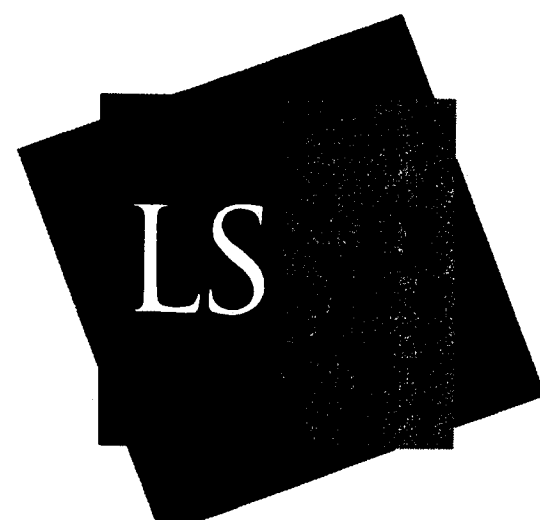
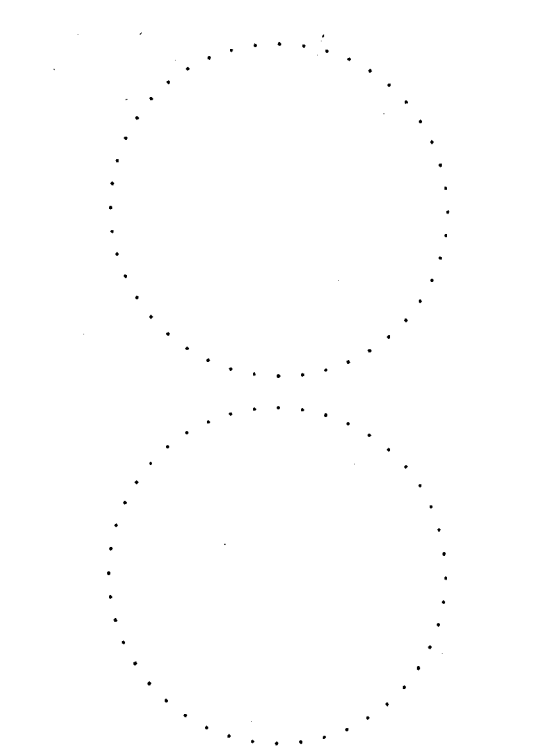


SELWYN AVENUE  
PRESBYTERIAN CHURCH



08-016  
LS3P ASSOCIATES LTD.  
227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
COPYRIGHT 2007 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND  
DOCUMENTATION MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM LS3P ASSOCIATES LTD.

REVISIONS:

PROJECT: 2007-MKTG  
DATE: 08/24/07  
DRAWN BY:  
CHECKED BY:

Technical Data  
Sheet  
RZ1  
SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN

ADJOINING PROPERTY OWNERS									
Parcel ID	Owners Name	Mailing Address	City	State	Zip	Deed Book	Deed Page		
17508425	CHAR N C PRESBY CH	2929 SELWYN AVE	CHARLOTTE	NC	28209	05641	899		
17508426	SCOTT OWEN SMITH	2416 HASSELL PL	CHARLOTTE	NC	28209	17095	979		
17508437	CAROL J KING	2414 HASSELL PL	CHARLOTTE	NC	28209	06468	434		
14508440	THOMAS MARK HADLEY	8913 LOURDES CT	CHARLOTTE	NC	28209	12310	935		
17515128	AND CHERYL CAIOLA HADLEY	8913 LOURDES CT	CHARLOTTE	NC	28209	04853	259		
17515129	FRANCIS MADISON JR HOUGH	3000 SELWYN AVE	CHARLOTTE	NC	28209	13676	419		
17515130	RANDALL M GILES	3004 SELWYN AVE	CHARLOTTE	NC	28209	18621	539		
17515131	CANDACE NICOLE MOWERY	3012 SELWYN AVE	CHARLOTTE	NC	28209	10709	423		
17515240	LEONARD G KORNBERG	3020 SELWYN AVE	CHARLOTTE	NC	28209	20916	691		
17515241	AND KENNA C RAY-KORNBERG	3020 SELWYN AVE	CHARLOTTE	NC	28209	19865	671		
17515242	ALLISON E JONES AND T D III	111 RIPLEY ROAD	WILSON	NC	27893	20345	632		
17515243	KELLEY A THORNTON HUGHLET	2834 SELWYN AVE #106	CHARLOTTE	NC	28202	19867	510		
17515244	AND ROBERT E LEE HUGLET	2836 SELWYN AVE	CHARLOTTE	NC	28209	20916	691		
17515245	SARAH HAMILTON	2838 SELWYN AVE	CHARLOTTE	NC	28209	19865	671		
17515246	JAMI L DEBOLD	2840 SELWYN AVE #109	CHARLOTTE	NC	28209	22206	313		
17515247	MARY L WARREN AND	2842 SELWYN AVE	CHARLOTTE	NC	28209	19888	174		
17515248	SHERI R THOMAS	401 N CHURCH STREET #206	CHARLOTTE	NC	28202	20266	4		
17515249	T A D A PROPERTIES, LLC	2848 SELWYN AVE # 112	CHARLOTTE	NC	28209	19862	436		
17515250	SARA L TURNER	2848 SELWYN AVE	CHARLOTTE	NC	28209	19848	266		
17515251	JAY A PATEL	2850 SELWYN AVE # 202	CHARLOTTE	NC	28209	19839	807		
17515252	HOLLY E BEESON	197 SAYRE DR	PRINCETON	NJ	08540	19869	193		
17515253	EUGENE L MEYERS AND	2854 SELWYN AVE	CHARLOTTE	NC	28209	19896	1		
17515254	JANE L MEYERS	2856 SELWYN AVE # 205	CHARLOTTE	NC	28202	19869	125		
17515255	ALFRED G DAWSON	3829 FOREST CREEK WAY	MARTINEZ	GA	30907	19908	970		
17515256	MICHAEL G WAYTENA	2860 SELWYN AVE #207	CHARLOTTE	NC	28202	19860	582		
17515257	PRANAS VALLACILLA	2862 SELWYN AVE #208	CHARLOTTE	NC	28209	20297	594		
17515258	JORDAN E ALLEN	2864 SELQYN AVE #209	CHARLOTTE	NC	28209	19886	781		
17515259	CLARA S HAHN	2866 SELWYN AVE #210	CHARLOTTE	NC	28209	20337	162		
17515260	SANDRA K MCPECK	2868 SELWYN AVE #211	CHARLOTTE	NC	28209	19818	206		
17515261	MERT ARINC AND ZUHRE ARINC	2870 SELWYN AVE # 212	CHARLOTTE	NC	28209	22109	368		
17515262	SANDRA W GARNER	1610 ALERCEA CT	RALEIGH	NC	27606	21073	130		
17515263	CHRISTOPHER P CONONI	2874 SELWYN AVE #302	CHARLOTTE	NC	28209	19895	899		
17515264	LLC ALLEN & ALLEN INVESTMENT	2876 SELWYN AVE #303	CHARLOTTE	NC	28209	20527	479		
17515265	BRIAN C ECELBERGER	2021 E 8TH ST #304	CHARLOTTE	NC	28204	19903	582		
17515266	HOLLAND L BARKSDALE	2880 SELWYN AVE #305	CHARLOTTE	NC	28209	19869	839		
17515267	FREDERICK ABBOTT III WHITNEY	2882 SELWYN AVE # 306	CHARLOTTE	NC	28209	21700	450		
17515268	STEPHEN J KROL	2884 SELWYN AVE # 307	CHARLOTTE	NC	28209	22415	53		
17515269	DAVID HATCH AND	2886 SELWYN AVE # 308	CHARLOTTE	NC	28209	19884	268		
17515270	CASSIE LAPEKAS	2888 SELWYN AVE # 309	CHARLOTTE	NC	28202	19148	487		
17515271	STEPHANIE SIMONSON	2890 SELWYN AVE # 310	CHARLOTTE	NC	28209	21397	637		
17515272	DAVID R BERE	2892 SELWYN AVE # 311	CHARLOTTE	NC	28209	19844	340		
17515273	LAURA E CRAVEN	2894 SELWYN AVE #312	CHARLOTTE	NC	28209	19855	266		
17515274	DAVID W GRAINGER AND	2329 HASSELL PL #6	CHARLOTTE	NC	28209	19955	536		
17515275	PATRICIA F GRAINGER	2331 HASSELL PL #5 SUITE 110	CHARLOTTE	NC	28209	19982	892		
17515276	HENRY DENTON WORRELL	PO BOX 11052	CHARLOTTE	NC	28220	19950	895		
17515277	TIMOTHY J JR FINEIN AND JANICE	2337 HASSELL PL #3	CHARLOTTE	NC	28209	19921	965		
17515278	M A/K/A FINEIN FINEIN	2341 HASSELL PL #2	CHARLOTTE	NC	28209	19956	399		
17515279	KRISTI WILSON	3836 TAULUNA AVE #530	KNOXVILLE	TX	37919	19993	978		
17515280	KELLY D GRIGG								
17515281	CHARLES F ALLEN AND								
17515282	CHARLES E ALLEN								
17515283	PATRICK WOODS AND								
17515284	ADRIENNE WOODS								
17515285	CATHERINE C HUIE								

SITE DATA		
EXISTING ZONING:	R3	
PROPOSED ZONING:	INSTITUTIONAL (CD)	
PARKING PROVIDED:	23 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:  
NARMOUR WRIGHT CREECH  
127 W. WORTHINGTON AVENUE  
SUITE 206  
CHARLOTTE, NORTH CAROLINA 28203  
704.378.8000

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

LS3P ASSOCIATES LTD.  
227 WEST TRADE STREET  
SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
704.333.6686

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

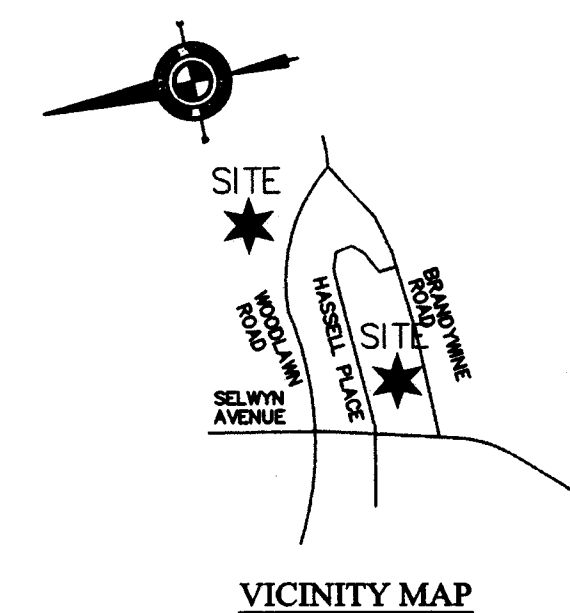
CHARLOTTE PRESBYTERIAN CHURCH  
DEED 05641-899  
TAX# 175-094-25

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

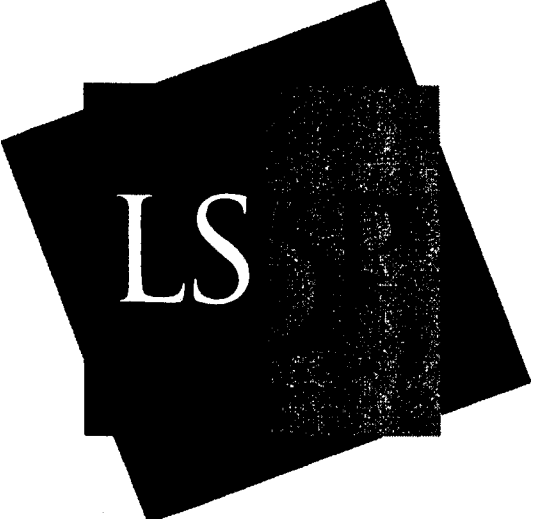
EXISTING ZONING= R3  
PROPOSED ZONING= INST (CD)

SELWYN AVENUE  
VARIABLE PUBLIC RIGHT-OF-WAY

0' 5' 10' 20'  
1" = 20'-0"



SELWYN AVENUE  
PRESBYTERIAN  
CHURCH



LS3P ASSOCIATES LTD.  
227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
COPYRIGHT 2007 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND  
DOCUMENTATION MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM LS3P ASSOCIATES LTD.

REVISIONS:

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

Tree Survey, and  
Zoning Petition  
Boundary

RZ2

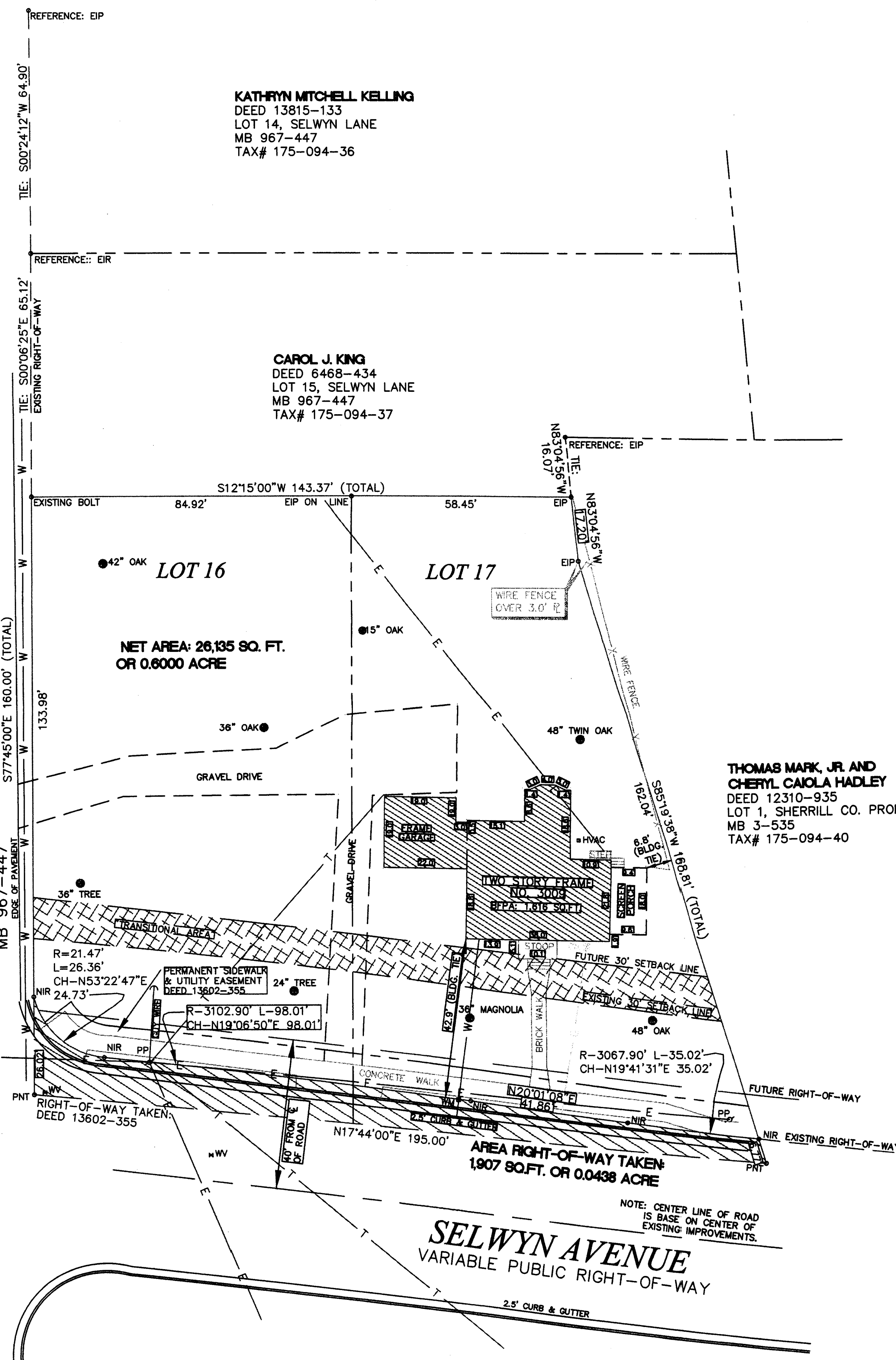
SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN

CHARLOTTE PRESBYTERIAN CHURCH  
DEED 05641-899  
TAX# 175-094-25

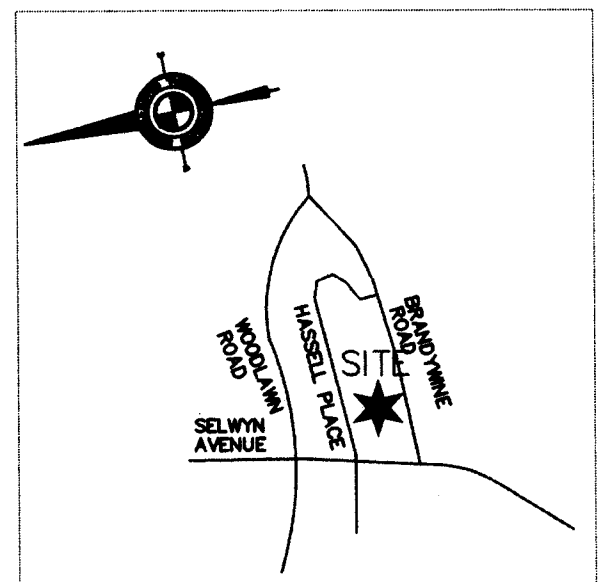
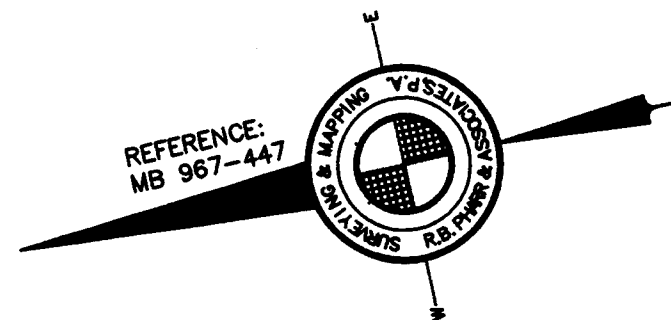
KATHRYN MITCHELL KELLING  
DEED 13815-133  
LOT 14, SELWYN LANE  
MB 967-447  
TAX# 175-094-36

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

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

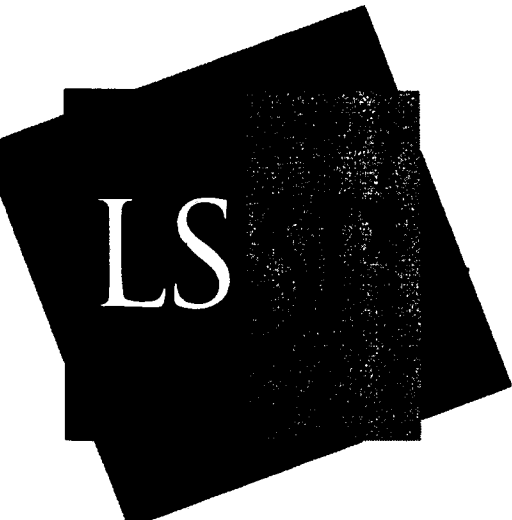




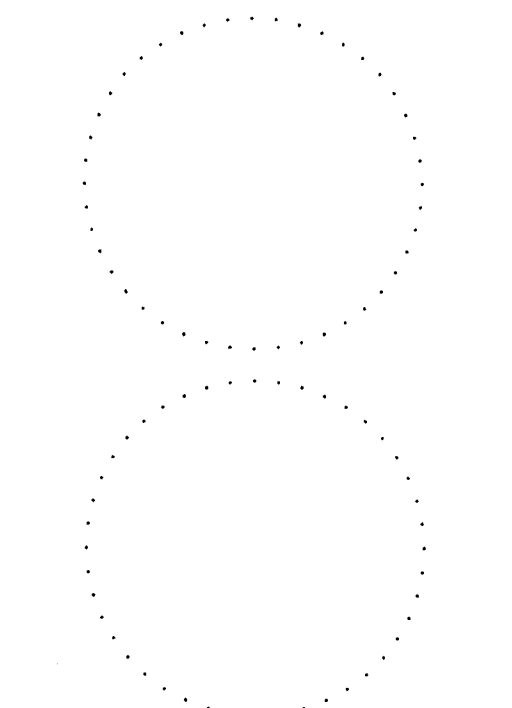


VICINITY MAP

SELWYN AVENUE PRESBYTERIAN CHURCH



LS3P ASSOCIATES LTD.  
227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
COPYRIGHT 2007 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND  
DOCUMENTATION MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM LS3P ASSOCIATES LTD.

REVISIONS:

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

Development Standards, Schematic Site Plan

RZ3

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN

CHARLOTTE PRESBYTERIAN CHURCH  
DEED 05641-899  
TAX# 175-094-25

HASSELL PLACE  
32' PUBLIC RIGHT-OF-WAY  
MB 967-447

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

INSTITUTIONAL DEVELOPMENT STANDARDS  
SELWYN PRESBYTERIAN CHURCH

Site Data:  
Acreage: 0.60 acres 26,135 SF  
Existing Zoning: R3  
Proposed Zoning: INST (CD)  
Maximum floor area ratio: .50  
Minimum Lot Area: 15,000 SF

DEVELOPMENT STANDARDS

1. 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 to rezoning for change of uses. In addition, in order to save a significant existing 36" Oak internal to the site, the church seeks to measure the required 40' setback from the existing Right Of Way them. This would align with the current transitional area along Selwyn Avenue.  
Subsequent addition to the existing structure or new structures on the site would conform to requirements set forth for Institutional Zoning represented in the City of Charlotte Zoning Ordinance dated January 1992 and codified through June 18, 2007.  
2. Unless more stringent standard are established by The Technical Data Sheet (RZ1), the Schematic Site Plan (RZ3), or by these development standards, all development standards establish under the City of Charlotte Zoning Ordinance (the "Ordinance") for the INTS Zoning District classification shall be followed in connections with development taking place on the site.

A. SETBACKS, SIDE YARDS AND REAR YARDS

The petitioners seek the optional provision to allow parking within the setback along Selwyn Avenue. A setback of at least 30 feet in width will be maintained and include Class 'C' buffers.

B. BUFFERS AND SCREENING

1. Buffers and screening on site shall conform with the standards and treatments specified in Sections 12.302 and 12.303 of the Ordinance.  
2. As depicted on the Schematic Site Plan (RZ3), a Class 'C' buffer 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 compliment or enhance the existing building where shown.  
3. 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.  
4. Any 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.

C. PERMITTED USES

1. The proposed zoning classification of the entire site is Institutional CD and the use and development of the site will be limited by the standards of the Institutional District and the restrictions of this Schematic Site Plan (RZ3)  
2. The Site shall conform to the City of Charlotte Tree Ordinance.

D. SIGNS

Signage shall conform to the provisions for the Ordinance.

E. PARKING

1. Off street parking spaces will be as generally depicted on the Schematic Site Plan (RZ3) and parking area will satisfy the requirements of the Ordinance and Charlotte Land Developments Standards Manual. First phase parking may have gravel parking surface.  
2. 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 exceeds the Ordinance requirements.

F. LIGHTING

All freestanding lighting and all exterior lighting will be shielded 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 wall 'pak' type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

G. ACCESS POINTS

1. The number of vehicular access points to the Site shall be limited to one, as depicted on the Schematic Site Plan (RZ3)  
2. 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  
3. Access to the site will be provided by connections to Hassell Place. All driveway connections are subject to approval by CDOT.

H. AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet (RZ1) and theses Development Standards.

I. BINDING EFFECTS

1. 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.

0' 5' 10' 20'  
1" = 20'-0"

SELWYN AVENUE  
VARIABLE PUBLIC RIGHT-OF-WAY