

SITE ADDRESS:

PARK SELWYN APARTMENTS 2000 EAST WOODLAWN ROAD CHARLOTTE, NC

PARK SELWYN, LLC DEVELOPMENT STANDARDS *06/19/14* REZONING PETITION NO. 2014-000

UR-2(CD) BY PARTITION # 99-034 UR-2(CD)SPA

16 MULTI-FAMILY RESIDENTIAL DWELLING UNITS.

TO ADD EIGHT (8) MULTI-FAMILY RESIDENTIAL DWELLING UNITS TO THE SITE # A TOTAL OF 24 MULTI-FAMILY RESIDENTIAL UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-ZONING DISTRICT WILL BE ALLOWED ON THE SITE.

AS ALLOWED BY THE ORDINANCE. HEIGHT WILL BE MEASURED BY THE ORDINANCE. THE NEW EIGHT (8) UNIT BUILDING WILL HAVE A THREE (3) STORY ELEVATION AS SEEN FROM WOODLAWN

THE SITE WILL NOT EXCEED A FLOOR AREA RATIO (F.A.R.) OF 1.0 A MINIMUM OF 1.5 SPACES PER UNIT WILL BE PROVIDED.

14FT FROM BACK OF CURB 20 FEET

5 FT

 $\pm$  1.21 ACRES

Ø.44 ACRES

Ø.77 ACRES

175-151-37

AS REQUIRED 2'-6" H (EVERGREENS) MIN. 5' O.C.

6 FT. ABUTTING RESIDENTIAL AREA

a. Gite location. These development standards form a part of the rezoning plan associated with the rezonin PETITION FILED BY PARK SELWYN, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF 24 MULTI-FAMILY RESIDENTIA Dwelling units on approximately  $\pm$  1.2 acre site located on the north side of woodlawn road between selwy

b. Zoning districts/ordinance, development of the site will be governed by the rezoning plan as well as the APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE 'DEVELOPMENT/SIT ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THES DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/BITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED

SINCE THE NEW PORTION OF THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM TH GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

• EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS): OR, MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DEGIGN INTENT DEPICTED ON THE REZONING PLAN: OR

MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A REGIDENTIAL DISTRICT OR ABUTTING REGIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS OR BUFFER AREAS) INDICATED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEY FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6207 OF THE ORDINANCE: IN EACH INSTANCE, HOWEVER SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED OF THE SITE SHALL NOT EXCEED 4. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BI CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL

a. The site may be developed with up to 24 residential dwelling units (16 existing dwelling units plus eight (8) New UNITS) TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 ZONING DISTRICT.

b. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND WOODLAWN ROAD.

c. A 14 FOOT SETBACK WILL BE ESTABLISHED ALONG WOODLAWN ROAD. THE 14 FOOT SETBACK WILL BE MEASURED FROM TH

a. Access to the site will be from woodlawn road via the existing driveway

b. The placement and configuration of the vehicular access point is subject to any minor modification REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY COOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY

a. THE PROPOSED BUILDING EXTERIOR FINISH SHALL BE A COMBINATION OF BRICK AND SIDING MATERIALS. THE OVERAL ARCHITECTURAL DEGIGN OF THE NEW EIGHT (8) UNIT BUILDING WILL MATCH THE EXISTING BUILDINGS IN BOTH SCALE AND STYLE. THE ATTACHED ARCHITECTURAL ELEVATIONS ARE INTENDED TO DEPICT THE GENERAL ARCHITECTURAL STYLE OF THE BUILDINGS, MINOR CHANGES AND ALTERATIONS OF DETAIL WHICH DO NOT CHANGE THE OVERALL ARCHITECTURAL THEME/STYLE ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS. THE BUILDINGS MAY EMPLOY COMPLIMENTARY

THE REAR BUILDING ELEVATION FACING THE REAR OF THE HASSELL PLACE RESIDENTS ADJOINING THE SITE SHALL CONSISTS OF AN ALL MASONRY VENEER, WHICH MAY BE ACCENTED BY SIDING ON THE PERPENDICULAR AREAS NOT FACING THE HASSEL

d. ANY TRASH DUMPSTER LOCATED ON THE SITE SHALL BE LOCATED WITHIN AN ENCLOSURE WITH GATES.

ALONG WOODLAWN ROAD THE EXISTING SIDEWALK AND PLANTING STRIP WILL BE MAINTAINED.

THE REAR BUILDING SETBACK LINE SHALL BE A MINIMUM OF TWENTY FEET. THE SIDE YARD ADJACENT TO THE ROGER PROPERTY (TAX PARCEL # 175-151-36) SHALL BE AN AVERAGE OF 15 FEET.

C. THE NEW BUILDING WILL BE LINKED TO THE SIDEWALK ALONG WOODLAWN ROAD VIA A NEW FIVE FOOT SIDEWAL ADDITIONAL INTERNAL SIDEWALKS MAY BE PROVIDED: THE WIDTH OF ANY ADDITIONAL SIDEWALKS MAY BE LESS THAN FIV

d. Screening in the form of a six (6) foot high screening wall constructed of Brick shall be provided along THE REAR PROPERTY LINE AS SHOWN ON THE PLAN. THE EXISTING WALL WILL BE EXTENDED ALONG THE REAR PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN IMMEDIATELY FOLLOWING THE GRADING AND SITE WORK FOR THE NEW EIGH (8) Unit building and prior to any additional construction or development by the petitioner.

e. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THI

a. The petitioner shall comply with the charlotte city council approved and adopted post constructio

SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY B INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

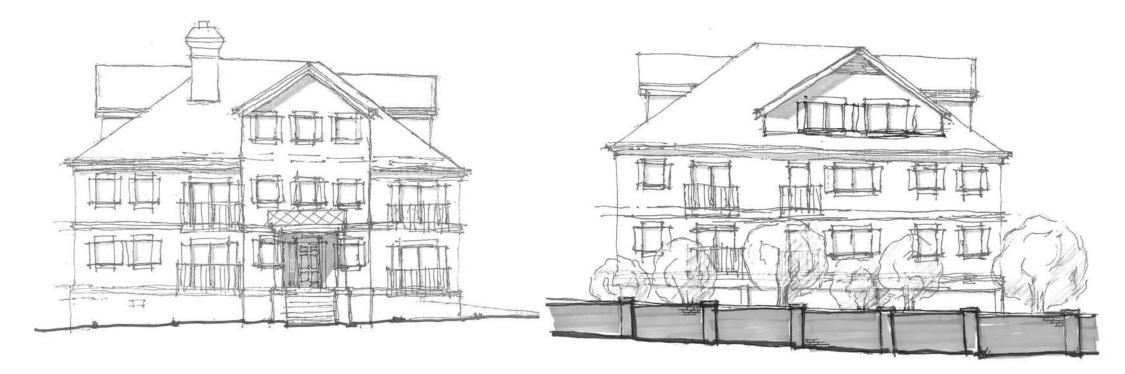
b. Detached lighting on the site will be limited to 10 feet in height. All outdoor lighting shall be designed in , FASHION TO DIRECT THE LIGHT AWAY FROM, OR SHIELD THE LIGHT FROM ADJOINING RESIDENTIAL AREAS.

AS INDICATED ON THE SITE PLAN, THE LOWER PORTION OF THE SITE SHALL BE DEDICATED TO MECKLENBURG COUNT PARKS AND RECREATION DEPARTMENT AS PASSIVE PUBLIC OPEN SPACE. THE AREA MAY BE IMPROVED BY THE ADDITION O WALKING TRAILS, PICNIC TABLES, AND/OR OTHER SIMILAR FIXTURES. THE DEDICATION WILL OCCUR PRIOR TO THE ISSUANCE C A BUILDING PERMIT FOR THE NEW EIGHT (8) UNIT BUILDING PROPOSED FOR THE SITE.

a. Future amendments to the rezoning plan (which includes these development standards) may be applied for By the then owner or owners of the applicable development area portion of the site affected by such AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. 

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	IV2/2014 AREVISIONS PER CONTINUE



FRONT ELEVATION WOORLAWN ROAD



RIGHT ELEVATION



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REAR ELEVATION

Note: These elevations are provided to reflect the architectural style and quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained).



TT.

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