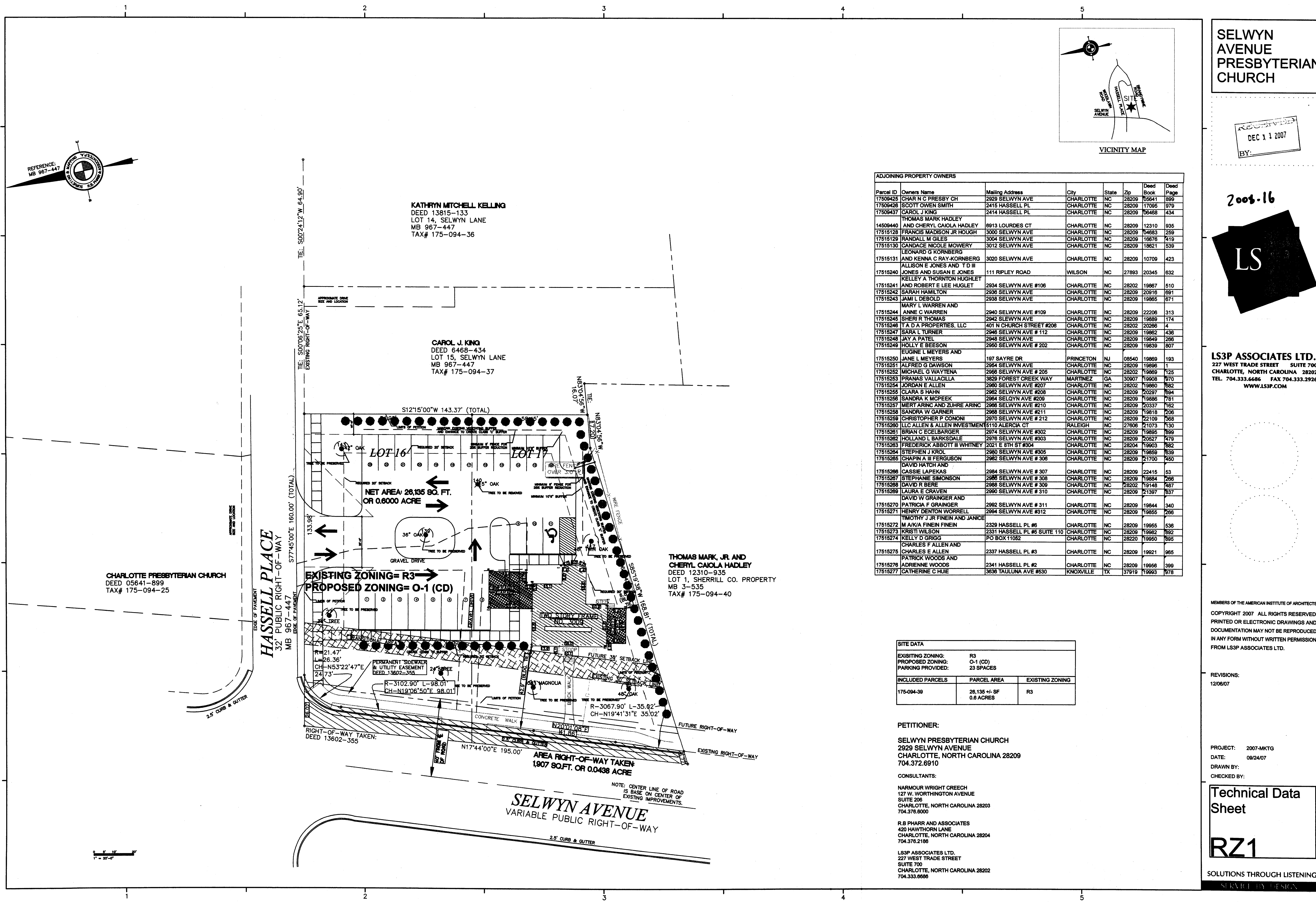




SELWYN AVENUE PRESBYTERIAN CHURCH

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12/06/07

PROJECT: 2007-MKTG
DATE: 09/24/07
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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	2415 HASSELL PL	CHARLOTTE	NC	28209	17066	979		
17508437	CAROL J KING	2414 HASSELL PL	CHARLOTTE	NC	28209	06468	434		
14508440	THOMAS MARK HADLEY	6913 LOURDES CT	CHARLOTTE	NC	28209	12310	935		
17515128	AND CHERYL CAIOLA HADLEY	3000 SELWYN AVE	CHARLOTTE	NC	28209	04683	259		
17515129	FRANCIS MADISON JR HOUGH	3004 SELWYN AVE	CHARLOTTE	NC	28209	16876	419		
17515130	RANDALL M GILES	3012 SELWYN AVE	CHARLOTTE	NC	28209	18621	539		
17515131	CANDACE NICOLE MOWERY	3020 SELWYN AVE	CHARLOTTE	NC	28209	10709	423		
17515240	LEONARD G KORNBERG	111 RIPLEY ROAD	WILSON	NC	27893	20345	632		
17515241	AND KENNA C RAY-KORNBERG	2934 SELWYN AVE #106	CHARLOTTE	NC	28202	19867	510		
17515242	ALLISON E JONES AND T D III	2936 SELWYN AVE	CHARLOTTE	NC	28209	20916	691		
17515243	JONES AND SUSAN E JONES	2938 SELWYN AVE	CHARLOTTE	NC	28209	19865	671		
17515244	KELLEY A THORNTON HUGHLET	2940 SELWYN AVE #109	CHARLOTTE	NC	28209	22206	313		
17515245	AND ROBERT E LEE HUGLET	2942 SELWYN AVE	CHARLOTTE	NC	28209	19889	174		
17515246	SHERI R THOMAS	401 N CHURCH STREET #208	CHARLOTTE	NC	28202	20266	4		
17515247	T A D A PROPERTIES, LLC	2946 SELWYN AVE #112	CHARLOTTE	NC	28209	19862	436		
17515248	SARA L TURNER	2948 SELWYN AVE	CHARLOTTE	NC	28209	19849	286		
17515249	JAY A PATEL	2950 SELWYN AVE #202	CHARLOTTE	NC	28209	19839	807		
17515250	HOLLY E BEESON	197 SAYRE DR	PRINCETON	NJ	08540	19869	193		
17515251	EUGENE L MEYERS AND	2854 SELWYN AVE	CHARLOTTE	NC	28209	19866	1		
17515252	JANE L MEYERS	2856 SELWYN AVE #205	CHARLOTTE	NC	28202	19869	125		
17515253	ALFRED G DAWSON	3829 FOREST CREEK WAY	MARTINEZ	GA	30907	19908	970		
17515254	MICHAEL G WAYTENA	2860 SELWYN AVE #207	CHARLOTTE	NC	28202	19860	582		
17515255	PRANAS VALLACILLA	2862 SELWYN AVE #208	CHARLOTTE	NC	28209	20297	594		
17515256	JORDAN E ALLEN	2864 SELQYN AVE #209	CHARLOTTE	NC	28209	19886	781		
17515257	CLARA S HAHN	2866 SELWYN AVE #210	CHARLOTTE	NC	28209	20337	162		
17515258	SANDRA K MCPEEK	2868 SELWYN AVE #211	CHARLOTTE	NC	28209	19818	206		
17515259	MERT ARINC AND ZUHRE ARINC	2870 SELWYN AVE #212	CHARLOTTE	NC	28209	22109	368		
17515260	SANDRA W GARNER	6110 ALCERCA CT	RALEIGH	NC	27606	21073	130		
17515261	CHRISTOPHER P CONONI	2874 SELWYN AVE #302	CHARLOTTE	NC	28209	19865	859		
17515262	ILC ALLEN & ALLEN INVESTMENT	2876 SELWYN AVE #303	CHARLOTTE	NC	28209	20627	479		
17515263	BRIAN C EGELBARGER	2021 E 8TH ST #304	CHARLOTTE	NC	28204	19903	882		
17515264	HOLLAND L BARKSDALE	2880 SELWYN AVE #305	CHARLOTTE	NC	28209	19859	639		
17515265	FREDERICK ABBOTT III WHITNEY	2882 SELWYN AVE #306	CHARLOTTE	NC	28209	21700	450		
17515266	STEPHEN J KROL	2884 SELWYN AVE #307	CHARLOTTE	NC	28209	22415	53		
17515267	CHAPIN A III FERGUSON	2886 SELWYN AVE #308	CHARLOTTE	NC	28209	19884	266		
17515268	DAVID HATCH AND	2888 SELWYN AVE #309	CHARLOTTE	NC	28202	19148	487		
17515269	CASSIE LAPEKAS	2890 SELWYN AVE #310	CHARLOTTE	NC	28209	21397	837		
17515270	STEPHANIE SIMONSON	2892 SELWYN AVE #311	CHARLOTTE	NC	28209	19844	340		
17515271	DAVID R BERE	2894 SELWYN AVE #312	CHARLOTTE	NC	28209	19855	266		
17515272	LAURA E CRAVEN	2329 HASSELL PL #6	CHARLOTTE	NC	28209	19955	538		
17515273	DAVID W GRAINGER AND	2331 HASSELL PL #5 SUITE 110	CHARLOTTE	NC	28209	19882	862		
17515274	PATRICK F GRAINGER	PO BOX 11052	CHARLOTTE	NC	28220	19950	985		
17515275	TIMOTHY J JR FINEIN AND JANICE	2337 HASSELL PL #3	CHARLOTTE	NC	28209	19921	965		
17515276	M A/K/A FINEIN FINEIN	2341 HASSELL PL #2	CHARLOTTE	NC	28209	19956	399		
17515277	KRISTI WILSON	3636 TAULUNA AVE #530	KNOXVILLE	TX	37919	19993	978		
17515278	CHARLES F ALLEN AND								
17515279	CHARLES E ALLEN								
17515280	PATRICK WOODS AND								
17515281	ADRIENNE WOODS								
17515282	CATHERINE C HUIE								

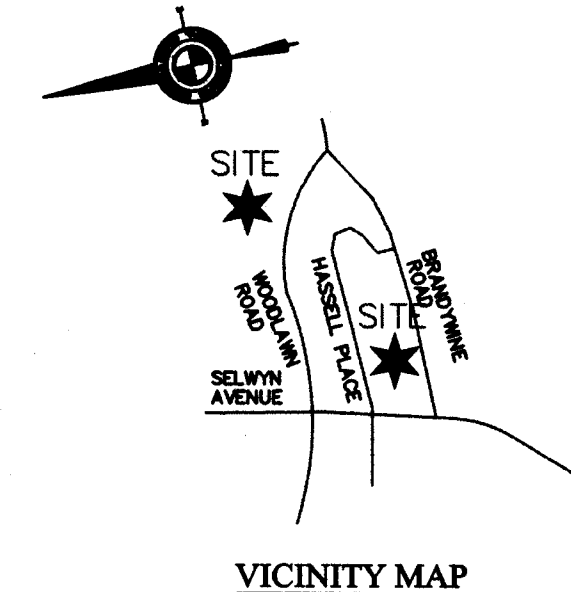
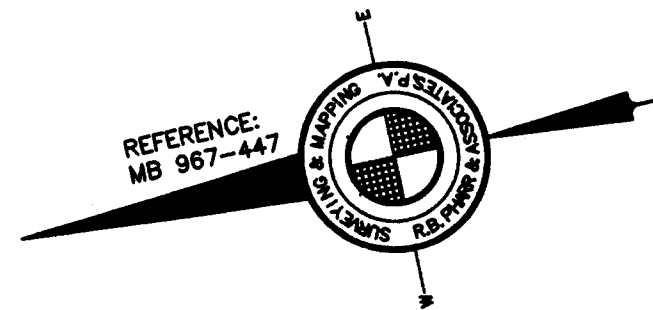
SITE DATA		
EXISTING ZONING:	R3	
PROPOSED ZONING:	O-1 (CD)	
PARKING PROVIDED:	23 SPACES	
INCLUDED PARCELS	PARCEL AREA	EXISTING ZONING
175-094-39	26,135 +/- SF 0.6 ACRES	R3

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

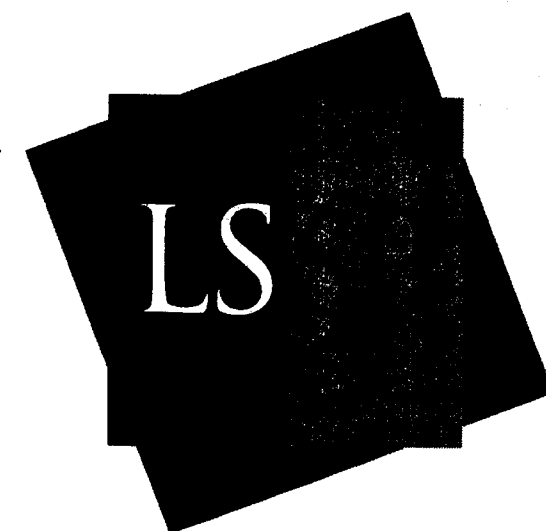
CONSULTANTS:
NARMOUR WRIGHT CREECH
127 W. WORTHINGTON AVENUE
SUITE 206
CHARLOTTE, NORTH CAROLINA 28203
704.376.6000

R.B PHARR AND ASSOCIATES
420 HAWTHORN LANE
CHARLOTTE, NORTH CAROLINA 28204
704.376.2186

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SELWYN AVENUE
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CHURCH



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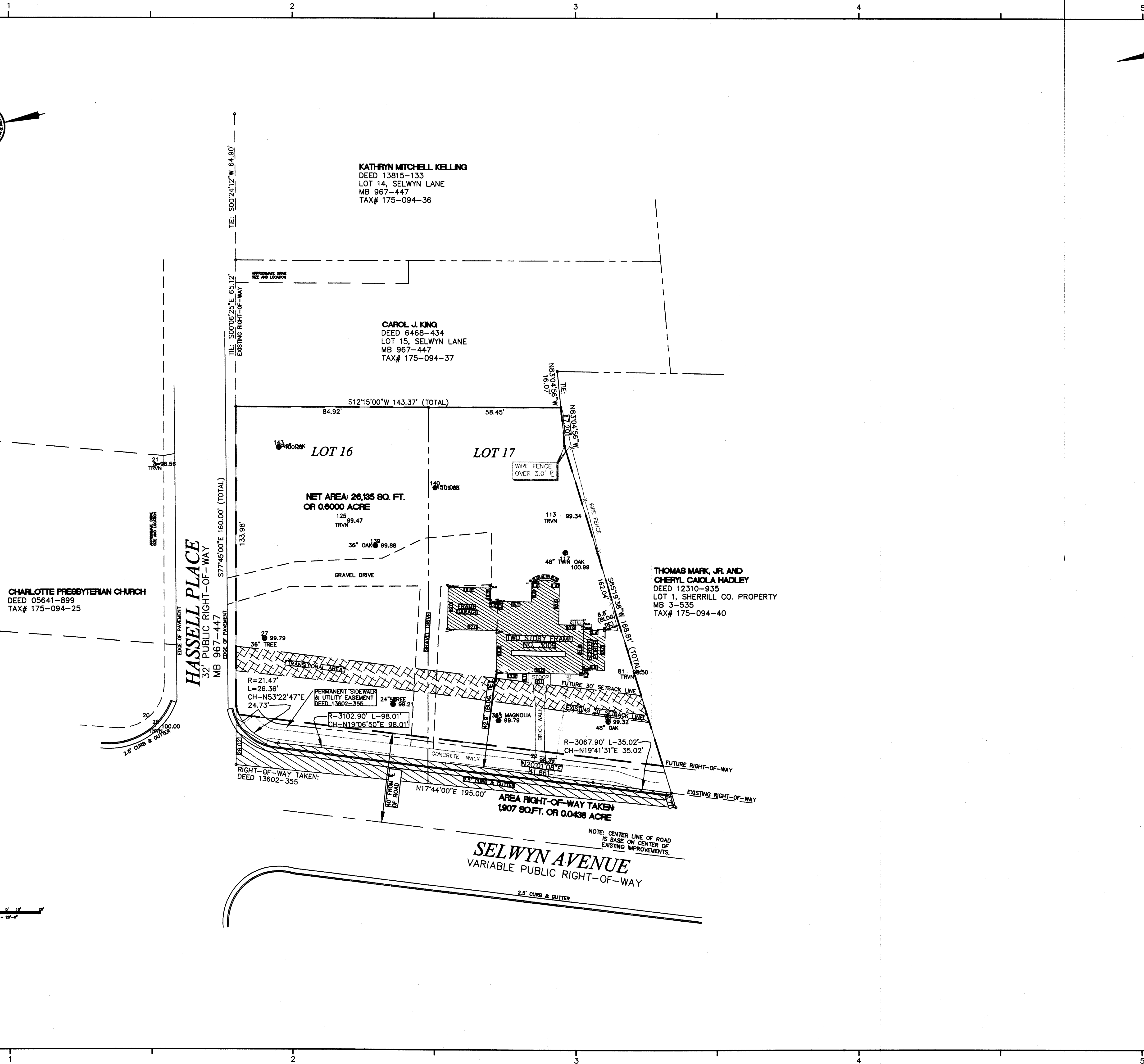
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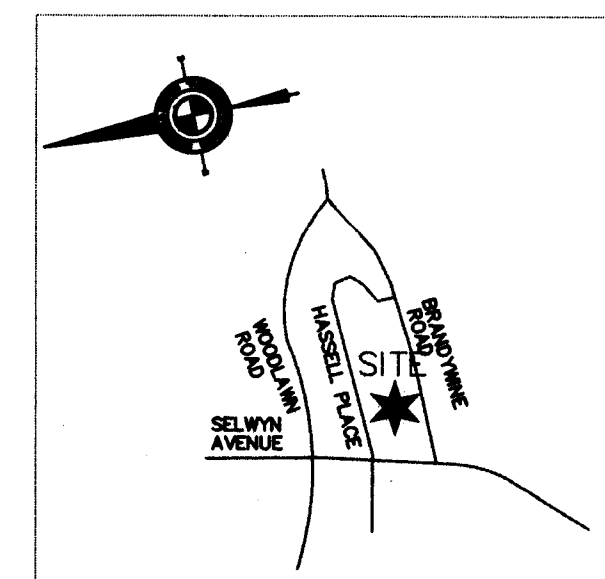
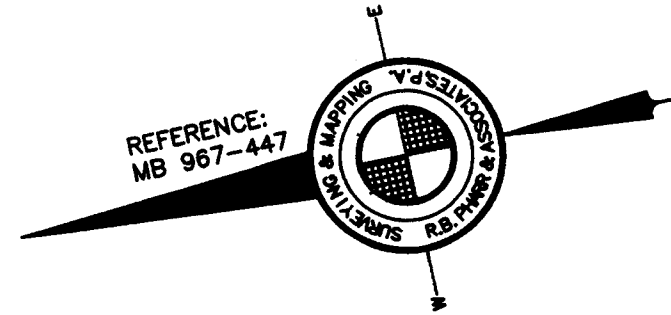
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DATE: 09/24/07
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Tree Survey, and
Zoning Petition
Boundary

RZ2

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN





VICINITY MAP

SELWYN
AVENUE
PRESBYTERIAN
CHURCH

LS

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Development
Standards, Schematic
Site Plan

RZ3

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

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

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 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) and represented in the City of Charlotte Zoning Ordinance dated January 1992 and codified through June 18, 2007.
2. 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.
3. 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.

- 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 complement 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, per the ordinance.
 5. 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
1. The proposed zoning classification of the entire site is O-1 and the use and development of the site will be limited by the standards of the Office District and the restrictions of this Schematic Site Plan (RZ3).
 2. 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.
 3. 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 areas 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. STORM WATER MANAGEMENT
Location, size and type of any Stormwater Management Systems depicted on rezoning site plans is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.

I. AMENDMENTS TO REZONING PLAN
Future amendments to the Technical Data Sheet (RZ1) and these 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
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.

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

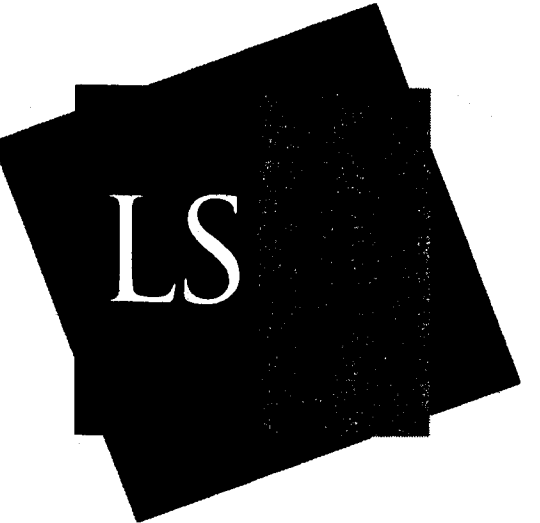
HASSELL PLACE
32' PUBLIC RIGHT-OF-WAY
MB 967-447
S77°45'00"E 160.00' (TOTAL)
S77°45'00"E 160.00' (TOTAL)
S77°45'00"E 160.00' (TOTAL)

SELWYN AVENUE
VARIABLE PUBLIC RIGHT-OF-WAY

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

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

SELWYN AVENUE
PRESBYTERIAN
CHURCH



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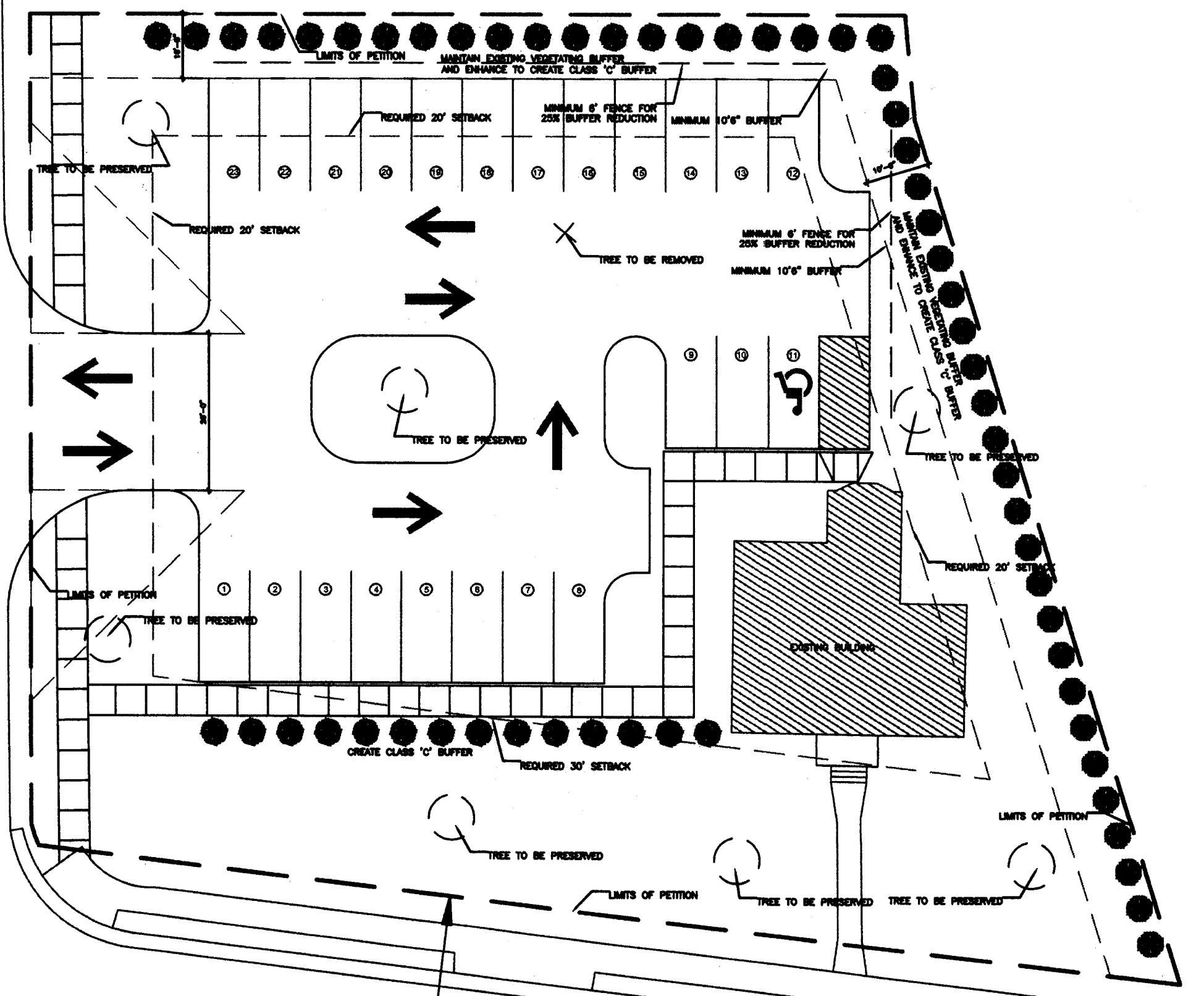
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Development Options

RZ4

SOLUTIONS THROUGH LISTENING
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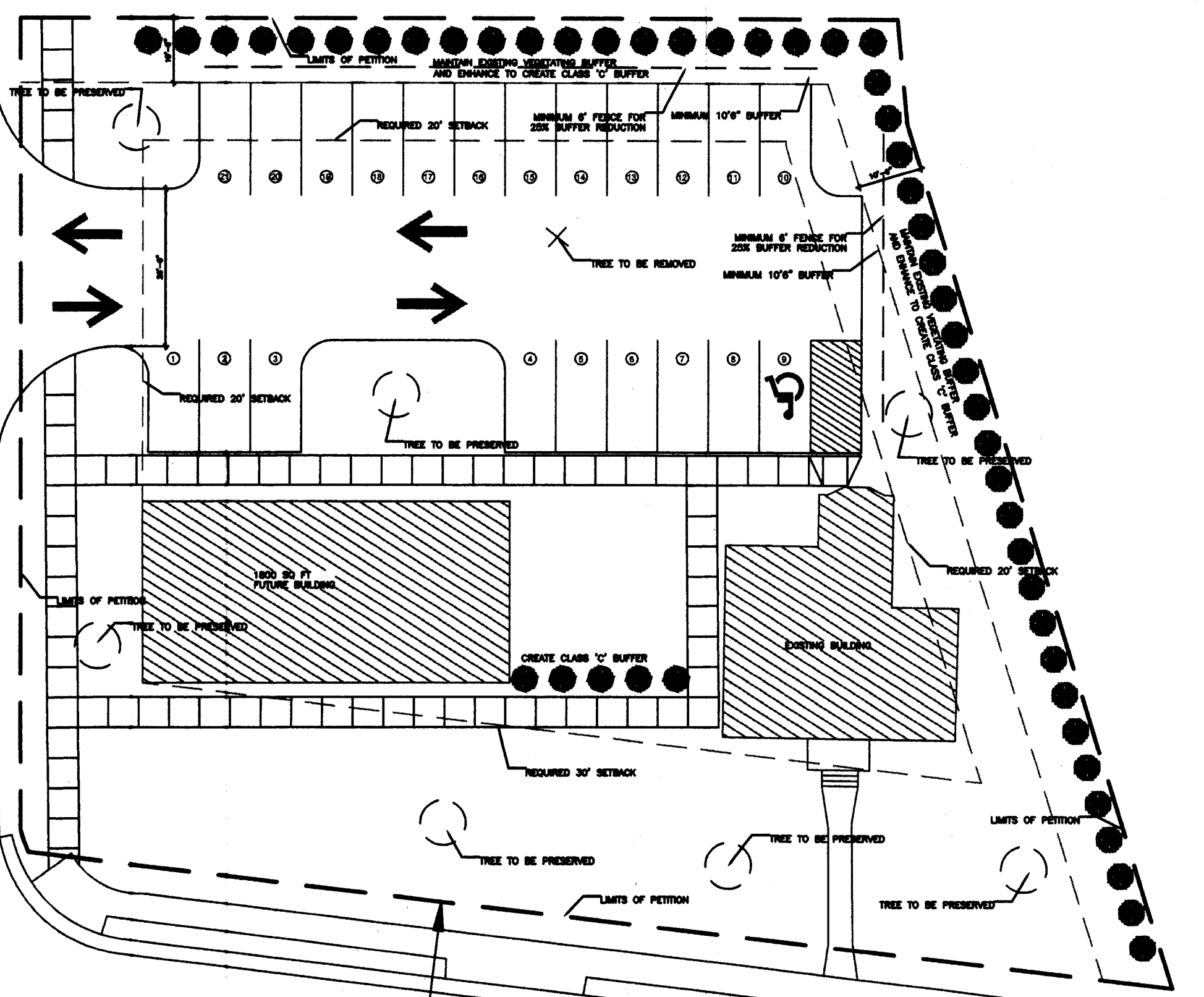
HASSELL PLACE



C1 SITE PLAN OPTION 1
1"=20'

SELWYN AVENUE

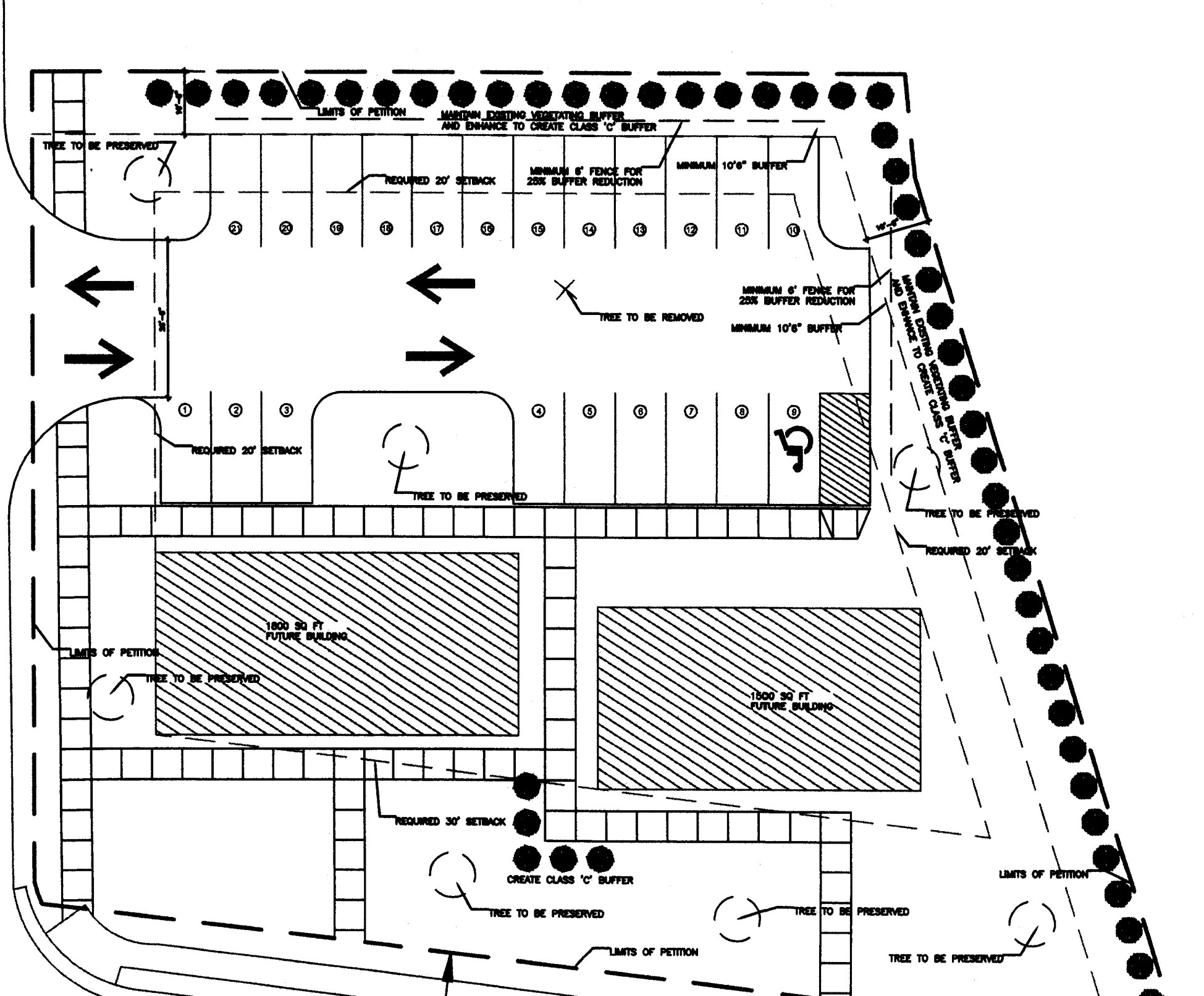
HASSELL PLACE



C4 SITE PLAN OPTION 2
1"=20'

SELWYN AVENUE

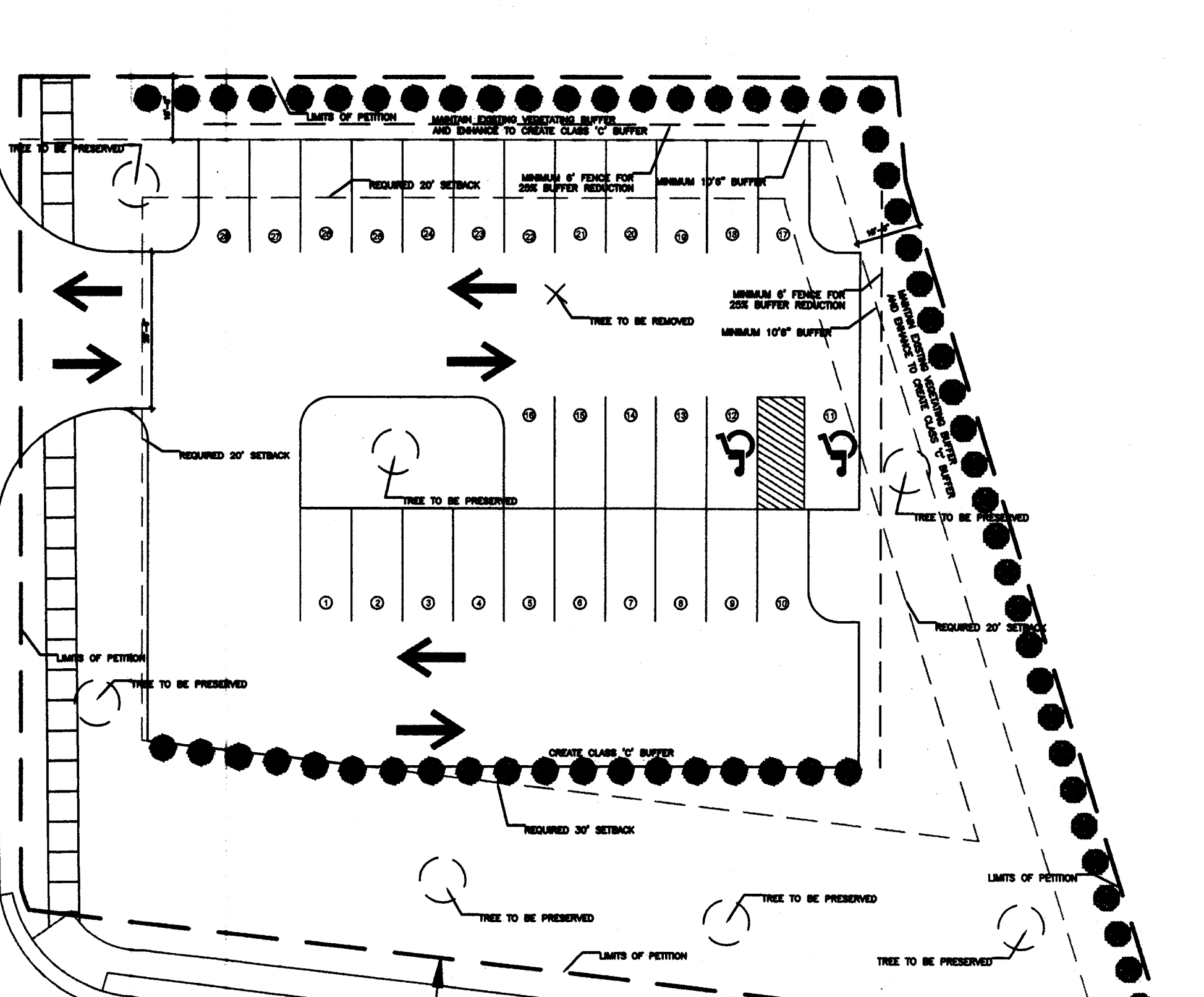
HASSELL PLACE



A1 SITE PLAN OPTION 3
1"=20'

SELWYN AVENUE

HASSELL PLACE



A3 SITE PLAN OPTION 4
1"=20'

SELWYN AVENUE