

1. Development Data

AREA: 1.31 ACRES  
TAX PARCEL NO: 171-043-19; 171-043-18; 171-043-20 & 171-043-24  
EXISTING ZONING: R-4 and O-2  
PROPOSED ZONING: MUDD-O  
EXISTING USE: Office/SF Residential

PROPOSED USE: Mixed Use Development to include up to 6 Attached Dwelling Units ("Townhomes"), structured parking and a 5 story building to include up to 4 floors of Multi Family Dwelling Units and up to 11,000 square feet of Retail, Restaurant, Commercial and/or Office, Petitioner reserving the right to use all or a portion of the 5 story building for hotel, business or office use.

MAX. BUILDING HEIGHT: Not to exceed 5 Stories or 55 feet from top of curb on Park Road; Townhomes not to exceed 3 stories or 40 feet; structured parking (ground floor plus 1 level) not to exceed 15 feet, not including stair tower.

MAX. BUILDING AREA: Not to exceed 90,000 SF, including Townhomes but excluding structured parking.

RESIDENTIAL DENSITY: Not to exceed 87 units

NONRESIDENTIAL DENSITY: Not to exceed 11,000 SF

RESIDENTIAL PARKING REQUIRED: 1.00 SPACE/UNIT

NONRESIDENTIAL PARKING REQUIRED: 1.00 SPACE/ 600 GROSS SF

RESIDENTIAL PARKING PROVIDED: 1 SPACE/UNIT (Minimum)

NONRESIDENTIAL PARKING PROVIDED: 1.00 SPACE/ 600 GROSS SF (Minimum)

2. General Provisions:

- These Development Conditions form a part of the Rezoning Petition filed by Selwyn Property Group Investments, LLC ("Petitioner" or "Owner") to accommodate the development of an approximately 1.31 AC site located on the west side of Park Road near the corner of Park Road and Woodlawn and the corner of Woodlawn and Drexmore Avenue and which is more particularly depicted on the Site Plan (the "Site"). These Development Conditions, the Site Plan, Elevations, Application and any revisions thereof are collectively referred to as the "Rezoning Petition".
- The proposed design, including location of access points, size, configuration and location of buildings and parking areas may be altered or modified during the design/development/construction phases, as long as it meets the requirements of Section 6.207 of the Ordinance.
- The Site is currently improved with three small commercial buildings and one residence.
- The number of accessory buildings will not exceed the number of principal buildings on the Site.
- The Development of this Site will be governed by the Rezoning Petition and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"), subject to the optional provision(s) set out below.

3. Optional Provision:

The following variation from the MUDD minimum standards for design and development is requested as part of this MUDD-O Petition:

- Section 9.8506 (2)(c)(1)(a) (Sign, banners, flags and pennants): The Rezoning Petition seeks the optional provision to allow signs located on any building wall of a structure to have a maximum sign surface of all signs on one wall not to exceed 10% of building wall area to which the sign is attached for a maximum of 200 square feet.
- Section 9.8506 (2)(c)(1)(b) (Sign, banners, flags and pennants): The Rezoning Petition seeks the optional provision to permit a ground mounted or monument sign and such sign shall have a maximum height of five feet and a maximum face area of fifty square feet.
- Section 9.8506 (4) (Urban Open Space): The Rezoning Petition seeks to opt out of Urban Open Space requirement to the extent it is required for the structured parking.

4. Permitted Uses:

- The intended use of the Site shall be permitted for up to 6 Townhomes, 2 levels of structured parking (ground floor plus 1 level), and a 5 story building to include up to 4 floors of Multi Family dwelling units and up to 11,000 SF of commercial use, including retail, restaurant, general and medical office uses and business service uses. Accessory uses and structures allowed in MUDD, including, but not limited to, leasing office and amenities to the residential units such as recreation area and fitness facility shall also be permitted and shall not be included as part of the 11,000 SF of commercial use. Residential units may be either for sale or for rent.
- Notwithstanding anything herein to the contrary, Petitioner reserves the right to use all or portions of the 5 story building for hotel use or professional business and general office use as permitted in MUDD zoning.
- The residential units may be either for sale or rent.

5. Transportation:

- Access to the Site will be generally as depicted on the Site Plan. Exact driveway locations and design will be subject to review and approval of the City Department of Transportation.
- Petitioner shall endeavor to provide mutually agreeable cross access through the Site to adjacent redevelopment of adjacent property.
- Petitioner shall provide pedestrian connection from the Townhomes to adjacent single family property (Parcel 171-043-25), to be installed upon redevelopment of the property from single family to multi family.
- The proposed driveway connections to Park Road and Drexmore Avenue will require a driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and types/width of the driveways will be determined by CDOT during the driveway permit process.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- A Right of Way Encroachment Agreement is required for the installation of any non-standard

items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard items. Contact CDOT for additional information concerning cost, submittal and liability insurance coverage requirements.  
g. Exact location of access control gates will be determined during development plan review process.

6. Architectural Standards:

- Petitioner commits to orienting the end unit of the Townhome component towards Drexmore and creating a connection between the existing single family on Drexmore and the Townhome component of the Project on Drexmore, through the use of stoops, windows, porches, landscaping and/or sidewalks as generally depicted on the Site Plan and elevations.
- The attached building elevation(s) are intended to represent the general architectural theme and overall design of the proposed buildings to be constructed on the Site. Petitioner reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved.
- Exterior building materials shall consist of fiber cement siding, panels and trim, stucco, synthetic stone clad/vener and painted precast in proportions as generally shown on the attached building elevations.

7. Streetscape, Landscaping and Buffers:

- Street trees, landscaping, buffers and screening will be provided as required by the Ordinance, subject to these Development Conditions.
- Petitioner will use eight (8) foot planted trellis of deciduous or evergreen vine, or other visual screen in the location as generally depicted on the Site Plan to "soften" and screen the urban open space.
- Landscaping as generally depicted on the Site Plan, will be maintained between the structured parking and the adjacent single family use; and between the town homes and the adjacent single family use until such time as the adjacent single family property (171-04-325) is redeveloped for multi-family or some other commercial or office use.
- Upon CATS request, made during the City Engineering land disturbance permit process, Petitioner shall construct a bus waiting pad on Park Road to be located generally as depicted on the Site Plan. The pad shall be constructed to CATS development standards 60.01B.
- Petitioner shall offer for dedication additional right of way along Park Road to include an thirteen (13) foot planting strip and an eight (8) foot sidewalk (twenty-one (21) feet from back of curb), generally as depicted on the Site Plan. This offer of dedication shall be made prior to issuance of Certificate of Occupancy.
- Petitioner shall provide an eight (8) foot planting strip and six (6) foot sidewalk along Drexmore Avenue, generally as depicted on Site Plan.

8. Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance ("PCO")
- The Petitioner shall comply with the City of Charlotte Tree Ordinance.

9. Parks, Greenway and Open Space:

- Petitioner shall provide privately constructed urban open space as generally depicted on the Site Plan.
- The square footage of the pedestrian passageway through the urban open space shall be counted toward the minimum open space requirements.
- The urban open space as generally depicted on the Site Plan will be improved with seating and/or planters.

10. Fire Protection:

Reserved

11. Signage:

Signage shall be allowed in accordance with the Ordinance, subject to these Development Conditions.

12. Lighting:

- All new light pole fixtures located within the site shall be a maximum of 20' height and shall be fully shielded. Lighting will be full cut-off fixtures designed to achieve zero (0) feet candles along the western property edge.
- No wall-pak lighting shall be allowed, with the exception of safety lighting over exit stairs.
- Incidental decorative lighting, such low path lighting and landscape lighting may also be installed.

13. Phasing:

N/A

14. Other:

15. Amendments to the Rezoning Petition:

Future amendments to the Rezoning Petition may be applied for by the Owner or Owners of the Site in accordance with the provisions of Section 6.207 "Alterations of Approval" of the Ordinance.

16. Binding Effect of the Rezoning Petition:

Upon approval of this Rezoning Petition, all conditions applicable to the development of the Site imposed under the Rezoning Petition, unless amended in the manner provided under the Ordinance, shall be binding upon and inure to the benefit of the Petitioner and the current and subsequent Owners of the Site and their respective successors in interests and assigns.

Throughout these Development Conditions, the terms "Petitioner" and "Owner" or "Owners" 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 and may be involved in any future development thereon.

17. Vesting:

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. §160A-385.1, due to the nature of the redevelopment, the level of investment, the timing of the redevelopment and certain infrastructure, economic cycles and market conditions this Rezoning Petition includes vesting of the approved Rezoning Plan and conditional zoning district associated with this Rezoning Petition for a five (5) year period.



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
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PARK AT MONTFORD

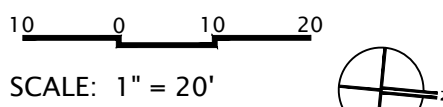
4424 PARK ROAD, CHARLOTTE, NORTH CAROLINA

SELWYN PROPERTY GROUP, INC.

1914 BRUNSWICK AVENUE SUITE 2A  
CHARLOTTE, NORTH CAROLINA 28207  
704-343-2828

REZONING PLAN

PETITION #  
2014-044



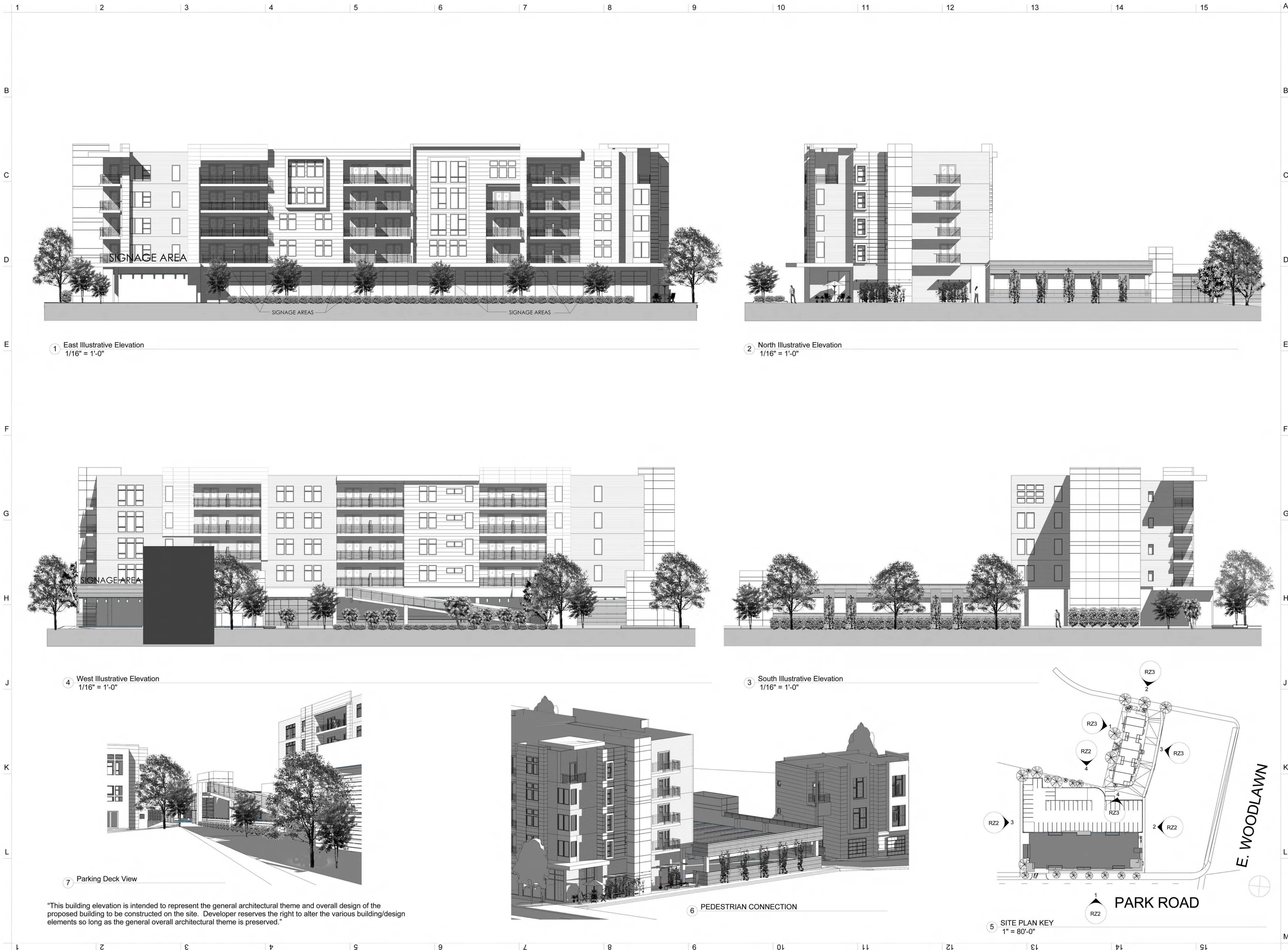
PROJECT #: 379-003  
DRAWN BY: BS  
CHECKED BY: XX

DEVELOPMENT  
DATA

MARCH 24, 2014

REVISIONS:  
1. 5-16-14 FOR PUBLIC HEARING





**PARK at MONTFORD**  
4424 PARK ROAD  
CHARLOTTE, NORTH CAROLINA

**SELWYN PROPERTY GROUP**  
1914 BRUNSWICK AVENUE SUITE 2A  
CHARLOTTE, NORTH CAROLINA 28207  
704-343-2828

**REZONING PLAN**

REVISION:  
#1 5-16-2014

**bhm**  
ARCHITECTS PA  
1928 South Boulevard  
Charlotte, NC 28203  
704.333.5931  
www.bhmarc.com

Project Number  
Date  
Drawn By  
Checked By

Project Number  
4/9/14  
Author  
Checker

**Rezoning  
Illustrative  
Elevations**

**SHEET**  
**RZ2**  
Scale





8 Breezeway Front



9 Breezeway Rear



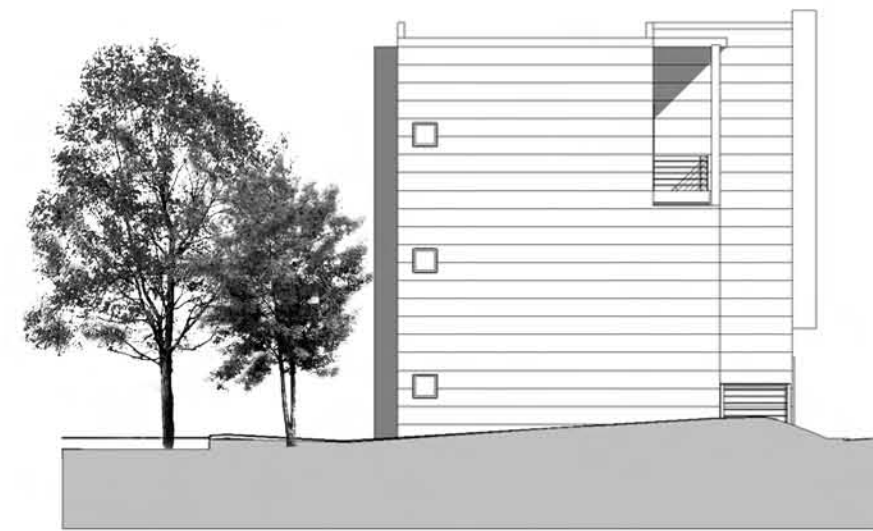
3 North Town Home elevation  
1/16" = 1'-0"



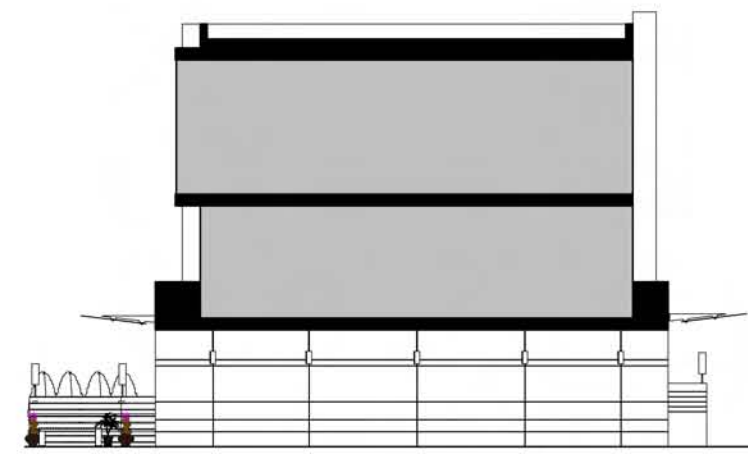
1 South Town Home Elevation  
1/16" = 1'-0"



2 West Town Home Elevation  
1/16" = 1'-0"



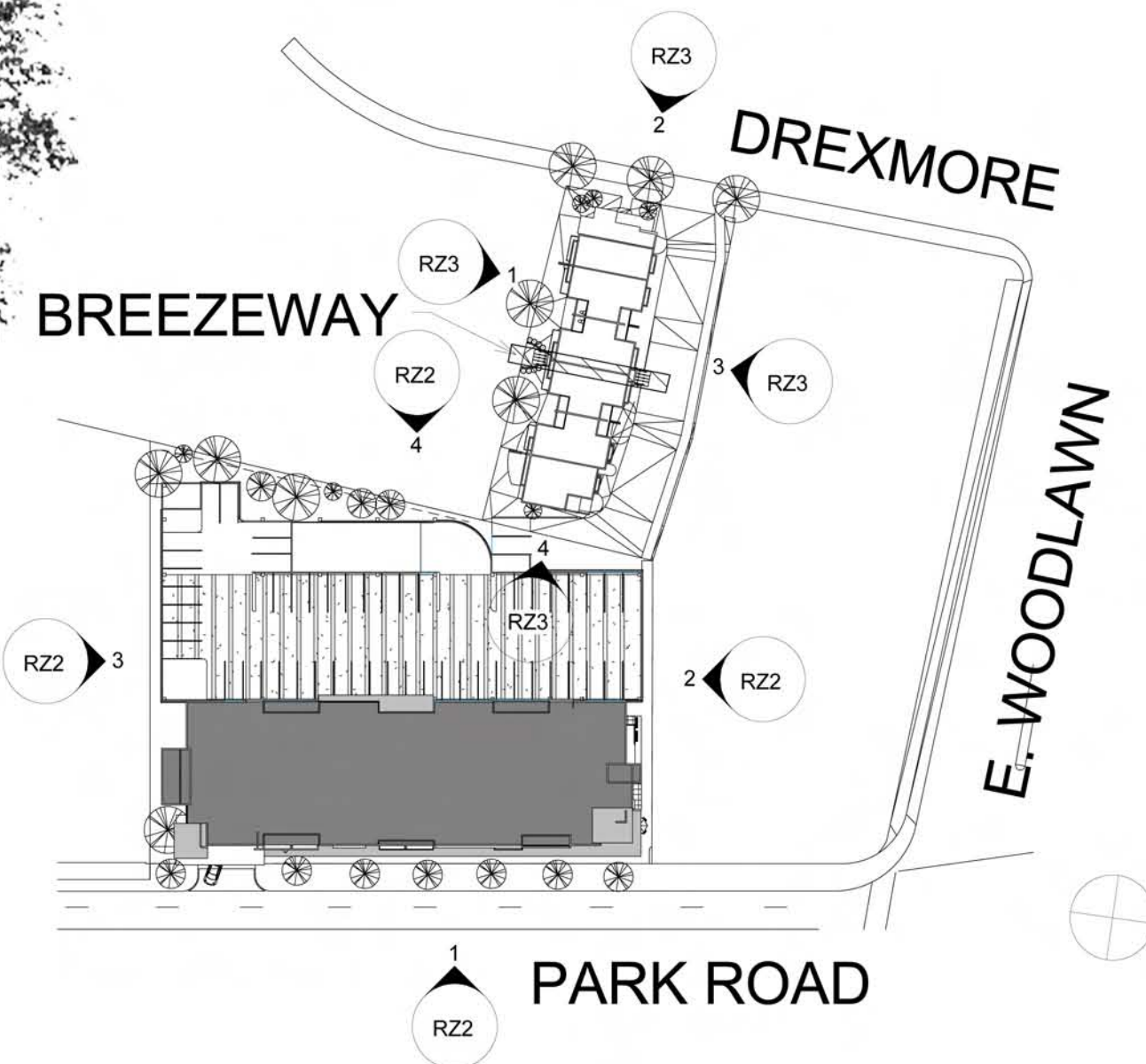
4 East Town Home Elevation  
1/16" = 1'-0"



10 Section Through Breezeway  
1/16" = 1'-0"



7 Drexmore View 1



5 SITE PLAN KEY 2  
1" = 80'-0"

"This building elevation is intended to represent the general architectural theme and overall design of the proposed building to be constructed on the site. Developer reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved."



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## REZONING PLAN

REVISION:  
#1 5-16-2014



Project Number  
Date 4/9/14  
Drawn By Author  
Checked By Checker

Rezoning  
Illustrative  
Elevations

SHEET

RZ3

Scale

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PARK ROAD ILLUSTRATIVE ELEVATION

BARTLETT HARTLEY AND MULKEY ARCHITECTS PA

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COLORED ELEVATIONS: NOT TO SCALE



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REZONING PLAN

REVISION:  
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Rezoning  
Illustrative  
Elevations

**RZ4**  
Scale

5/16/2014 9:37:51 AM



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

B

C

D

E

F

G

H

J

K

L

1



DREXMORE AVENUE VIEW 2

BARTLETT HARTLEY AND MULKEY ARCHITECTS PA

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REZONING PLAN

REVISION:  
#1 5-16-2014



Project Number	Project Number
Date	4/9/14
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Townhomes  
Front  
Elevation

SHEET  
RZ5  
Scale

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15





DREXMORE AVENUE VIEW 1

BARTLETT HARTLEY AND MULKEY ARCHITECTS PA

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Project Number	Project Number
Date	4/9/14
Drawn By	Author
Checked By	Checker

Townhomes  
Rear  
Elevation

SHEET  
RZ6  
Scale





PARK ROAD OVERALL ELEVATION



SECTION THRU SITE



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REZONING PLAN

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Project Number	Project Number
Date	4/9/14
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Site Section

**SHEET**

**RZ7**

Scale