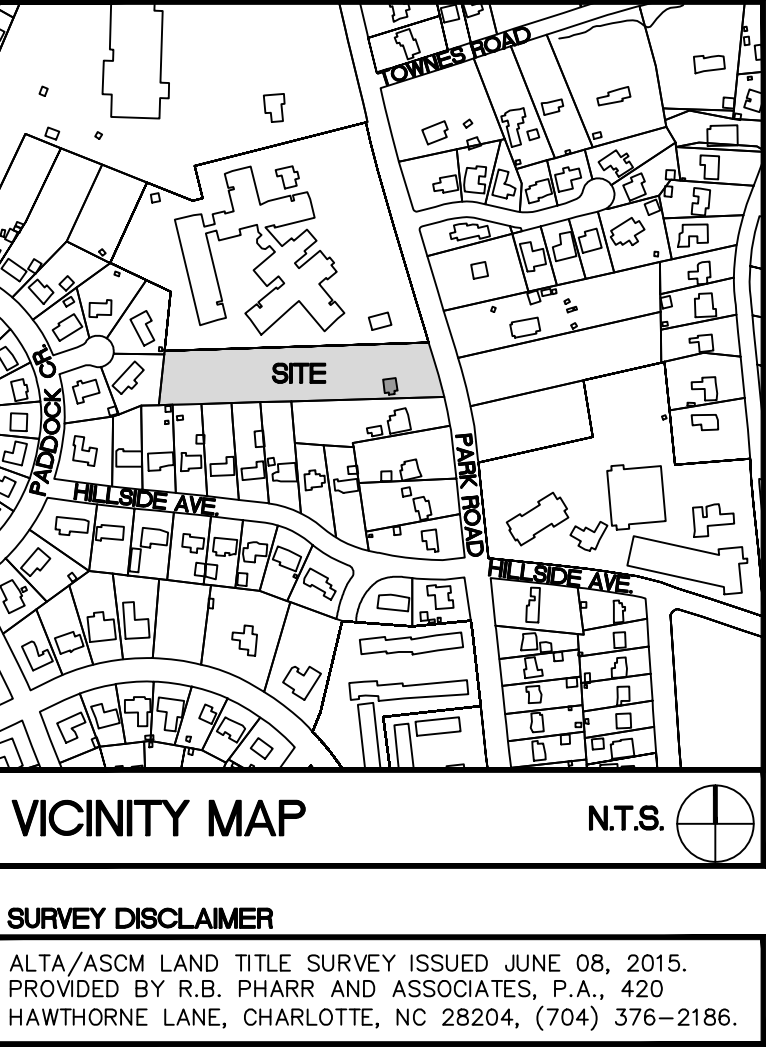
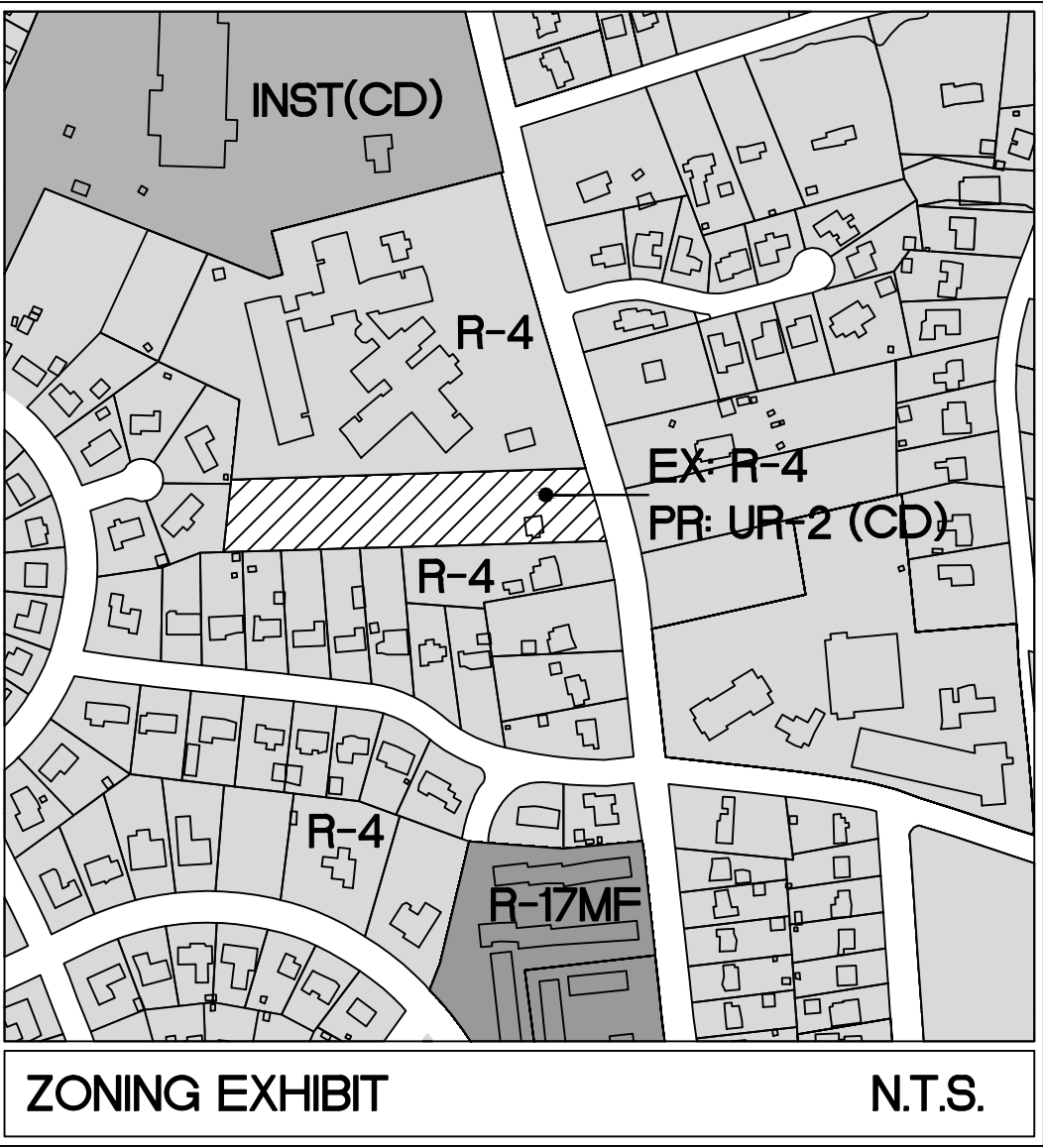
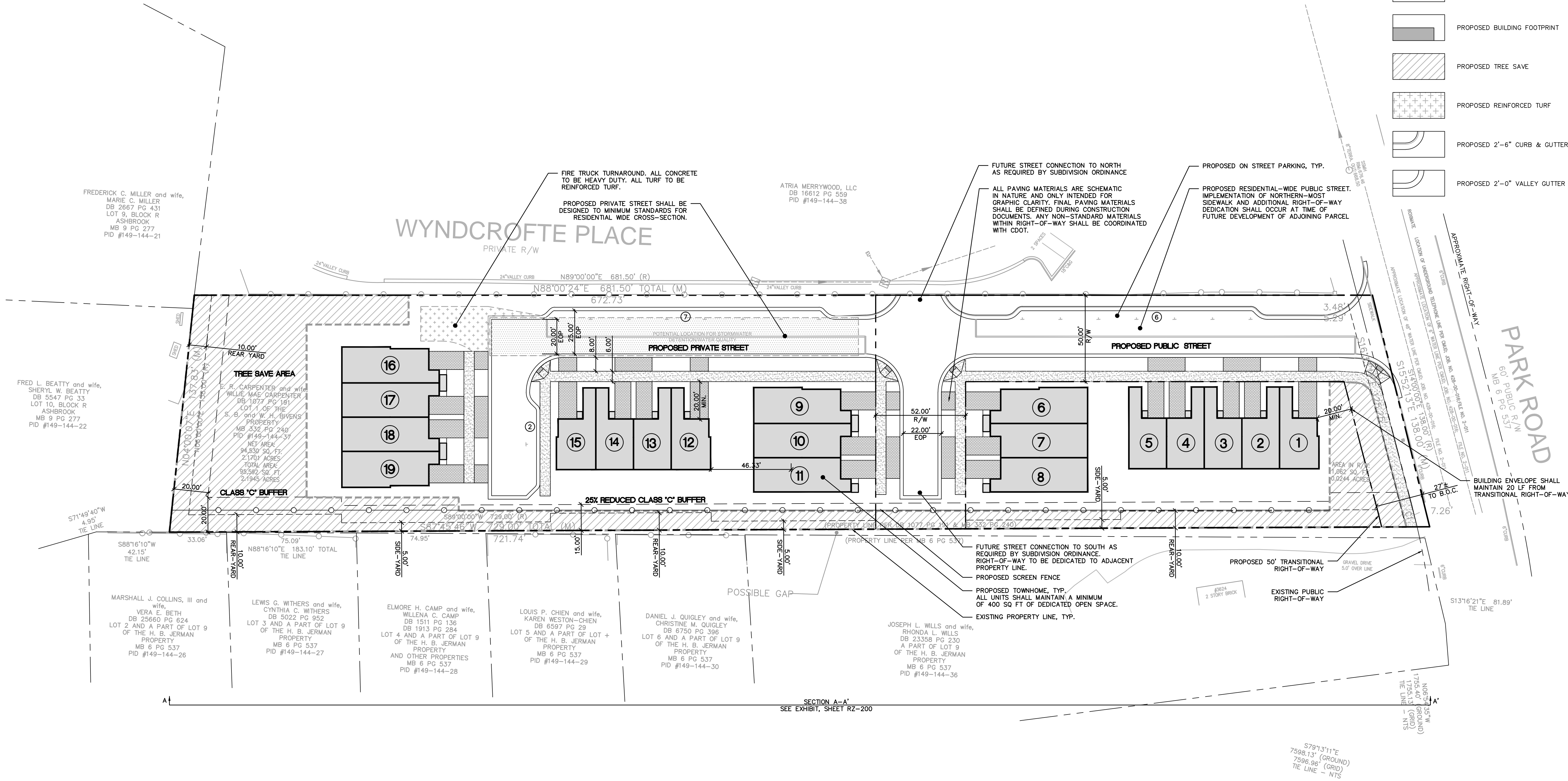


| | |
|----------------------------|---|
| REZONING SUMMARY | |
| PETITIONER: | SELWYN PROPERTY GROUP 4310 PARK ROAD, SUITE 101 CHARLOTTE, NC 28209 |
| PROPERTY OWNER: | EUGENE R CARPENTER MARGARET C. SMITH 4920 PINE RIDGE RD. CHARLOTTE, NC 28226 |
| REZONING SITE AREA: | TOTAL: 2.223 AC |
| TAX PARCEL #: | 149-144-37 |
| EXISTING ZONING: | R-4 |
| PROPOSED ZONING: | UR-2 (CD) |
| EXISTING USE: | SINGLE FAMILY, VACANT |
| PROPOSED USE: | SINGLE FAMILY ATTACHED |
| TOTAL UNITS: | 19 |
| MINIMUM SETBACK: | 14' FROM BACK-OF-CURB OR TRANSITIONAL R/W , WHICHEVER IS GREATER. |
| MINIMUM SIDE YARD (SOUTH): | 5' |
| MINIMUM REAR YARD: | 10' |
| MINIMUM TREE SAVE: | 15% = 0.333 ACRES |
| TOTAL ON-SITE PARKING: | 42 SPACES |



- LEGEND**
- | | |
|--|------------------------------|
| | PROPOSED SIDEWALK |
| | PROPOSED BUILDING FOOTPRINT |
| | PROPOSED TREE SAVE |
| | PROPOSED REINFORCED TURF |
| | PROPOSED 2'-6" CURB & GUTTER |
| | PROPOSED 2'-0" VALLEY GUTTER |



**SELWYN
PROPERTY GROUP**
4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

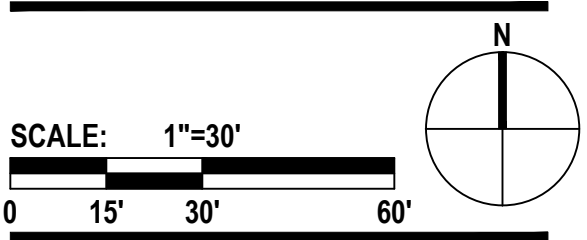
**3620 PARK ROAD
RESIDENTIAL
REZONING**

3620 PARK ROAD
CHARLOTTE, NC 28209

ColeJenest & Stone
*Shaping the Environment
Realizing the Possibilities*
200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
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**CONDITIONAL
REZONING PLAN**

Project No.
4378.02
Issued
09/28/15
Revised
12/18/15 - REVISED PER CITY OF CHARLOTTE COMMENTS



RZ-100

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PETITION #: 2016-004

DEVELOPMENT STANDARDS

December 18, 2015

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Selwyn Property Group Investments, LLC to accommodate the development of a residential community on that approximately 2.23 acre site located on the west side of Park Road, north of the intersection of Park Road and Hillside Avenue, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel No. 149-144-37.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”).
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
- The development and use depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such use and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, buffer and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Site Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 19 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- As depicted on the Rezoning Plan, the Site will be served by public and private streets.
- The public street shall be built to a residential-wide standard. Notwithstanding the foregoing, the installation of the sidewalk along the northern side of the public street and the dedication of additional right of way to accommodate the sidewalk shall occur at the time that the adjoining parcel of land located to the north of the Site (Tax Parcel No. 149-144-38) is redeveloped since the

sidewalk will be located on this adjoining parcel of land. The developer of the adjoining parcel of land located to the north of the Site (Tax Parcel No. 149-144-38) shall install the sidewalk and dedicate the right of way for the sidewalk.

- The private street shall be built to a residential wide standard. Notwithstanding the foregoing, a sidewalk shall not be required to be installed on the northern side of the private street.
- As depicted on the Rezoning Plan, Petitioner shall construct a public stub street to the northern boundary line of the Site.
- As depicted on the Rezoning Plan, Petitioner shall construct a public stub street towards the Site's southern boundary line. However, the improvements associated with this public stub street shall terminate in the location depicted on the Rezoning Plan. Petitioner shall dedicate right of way from the terminus of the improvements relating to this public stub street to the southern boundary line of the Site as depicted on the Rezoning Plan to accommodate a potential future vehicular connection to the parcels of land located to the south of the Site in the event that such parcels are redeveloped. This right of way area shall remain unimproved except for a fence and landscaping associated with the Class C buffer until such time that the public stub street is extended to the southern boundary line of the Site in connection with the redevelopment of the parcels of land located to the south of the Site.
- A minimum of 42 parking spaces shall be provided on the Site. The on-street parking spaces located on the northern side of the public street and the northern side of the private street are included in the 42 parking spaces, as are the parking spaces located in the garages associated with the single family attached dwelling units.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- Prior to the issuance of a certificate of occupancy for any new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Park Road as required to provide right of way measuring 50 feet from the existing centerline of the Park Road right of way, to the extent that such right of way does not already exist.

D. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
- The maximum height in feet of the single family attached dwelling units shall be 35 feet as measured from the average grade at the base of the structure.
- Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

E. Streetscape/Buffer/Landscaping

- A 20 foot wide Class C buffer shall be established along the Site's western boundary line and along a portion of the Site's southern boundary line as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. This 20 foot wide Class C buffer shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer. The width of this 20 foot wide Class C buffer shall not be reduced.
- A 15 foot wide Class C buffer shall be established along a portion of the Site's southern boundary

line as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of this Class C buffer has been reduced by 25% from 20 feet to 15 feet by the installation of a fence that meets the standards of Section 12.302(8) of the Ordinance. This 15 foot wide Class C buffer shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer.

- The fence described above shall be located along the entire southern boundary of the Site as depicted on the Rezoning Plan.
- 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 Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- A buffer is not required to be established on the Site along the northern boundary line of the Site adjacent to the assisted living/retirement community pursuant to Section 12.302(1) of the Ordinance.
- An 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage on Park Road.

F. Environmental Features

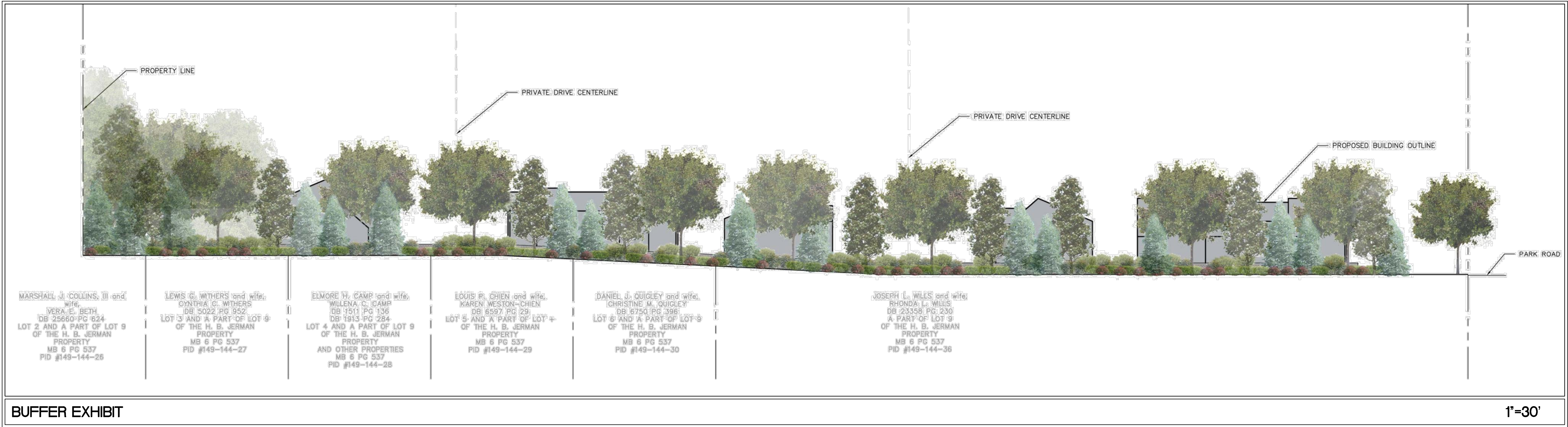
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term “Petitioner” 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 who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



SELWYN
PROPERTY GROUP

4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

3620 PARK ROAD
RESIDENTIAL
REZONING

3620 PARK ROAD
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DEVELOPMENT
STANDARDS

Project No.
4378.02
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Revised
12/18/15 - REVISED PER CITY OF CHARLOTTE COMMENTS



RZ-200

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PETITION #: 2016-004