

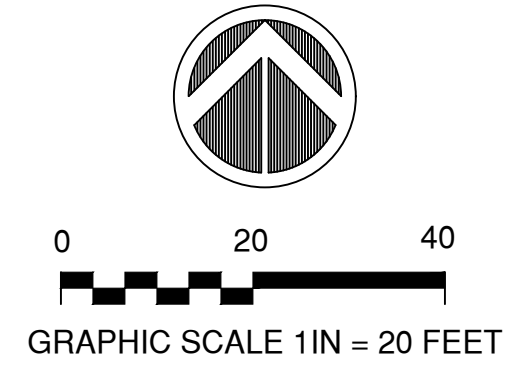
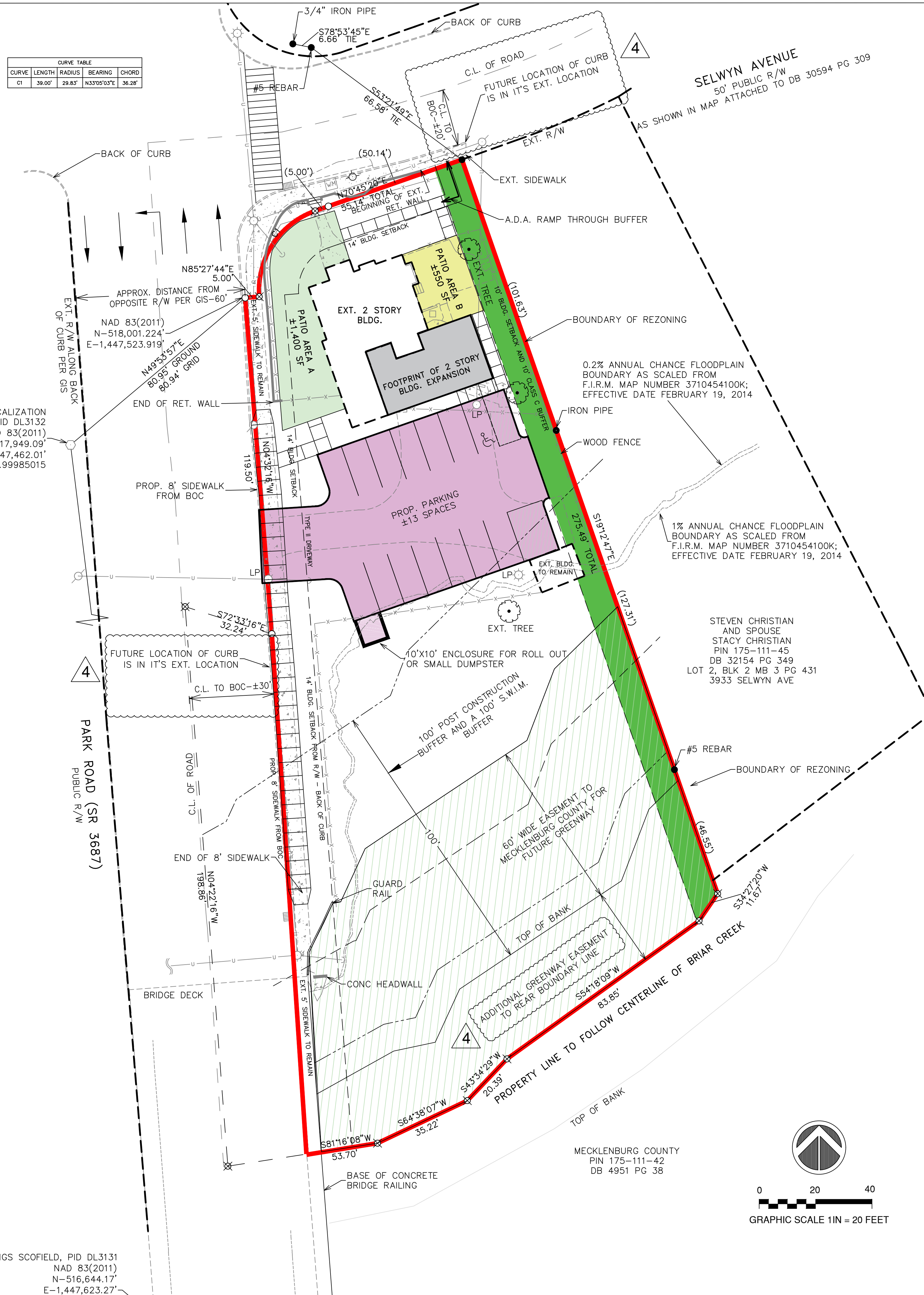
VICINITY MAP
NOT TO SCALE

JASON GRODENSKY
PIN 175-111-88
DB 31019 PG 247
LOT 1, BLK 2 MB 3 PG 341
3941 SELWYN AVE
AREA 42,829 SQ. FT. (0.983 AC)

NGS SCOFIELD, PID DL3131
NAD 83(2011)
N-516,644.17'
E-1,447,623.27'

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	39.00'	29.83'	N33°05'03"E
			36.28'

POINT OF LOCALIZATION
NGS SELWYN, PID DL3132
NAD 83(2011)
N-517,949.09'
E-1,447,462.01'
CGF = 0.99985015



SITE DEVELOPMENT DATA

1. Development Data Table	
Tax Parcels:	17511188
Total Site Area:	
Existing Zoning:	N1-A
Proposed Zoning:	MUDD-O
Existing Use:	Office, Retail and Residential
Proposed Use:	Any use or combination of non-residential uses and accessory uses as permitted in Sections 9.8502 & 9.8503 of City of Charlotte Zoning Ordinance.
Residential Density:	N/A
Square Footage (Existing):	2,800 sq ft.
Outdoor Patio & Building Expansion:	increase of up to 1,500 sq ft
Floor Area Ratio:	
Maximum Building Height:	40'
Parking Spaces Required:	Parking as required per Section 9.8507

- 2. General Provisions**
- The development of the Site will be governed by this Site Plan and the standards and applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district and the optional provisions herein shall govern the development of this Site.
 - The development depicted on the Site Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patios, parking areas, expansion areas and/or site elements may be altered or modified within the limits prescribed by the Ordinance and the Optional Provisions provided below.
 - Alterations to the conditional plan are subject to Section 6.207, Alterations to Approval.
 - The area within the existing wood fence at the rear of the site shall not be used for outdoor storage.
- 3. Optional Provisions**
- Parking minimum requirements shall be reduced by 25% to facilitate preservation of the existing building.
 - Parking shall be permitted in the manner generally depicted on the Site Plan.
 - The parking lot shall be generally depicted on the Site Plan and if parking screening is required, then Petitioner must meet the parking screening requirements of 12.303 and any other parking screening requirements by providing a living screen or wall that is at least 4' tall.
 - The curb and streetscape along Selwyn Ave., shall remain as currently established and generally depicted on the Site Plan.
 - The curb and streetscape along Park Rd., shall remain located at the back of curb on the condition that the Petitioner shall replace the existing 5' wide sidewalk with an 8' wide sidewalk, beginning at the back of curb, and where feasible given the grade of the parcel, as generally depicted on the Site Plan. Petitioner shall be required to build or remove any retaining walls to facilitate the widening of the sidewalk. The segment of the sidewalk to be replaced with 8' wide sidewalk shall begin from the southern edge of the existing brick retaining wall on Park Rd., and continue towards the bridge on the southern portion of the parcel to the extent feasible given the natural grade. In order to preserve the existing retaining wall, the Petitioner shall extend the sidewalk adjacent to the existing brick retaining wall by installing additional concrete to fill in the entire area between the back of curb and the existing retaining wall.
 - In order to facilitate the rehabilitation of the existing building, the existing building shall not be required to comply with the fenestration requirements of Section 12.5441(k) of the Zoning Ordinance, provided that any new buildings or additions shall meet the applicable fenestration requirements and in no event shall the existing fenestration be reduced.
 - In order to facilitate the rehabilitation of the existing building, the building and patio area may be retained and improved and/or building may be expanded as generally set forth on the site plan and subject to restrictions on total expansion set forth below.
 - The existing retaining wall may remain in place.
 - The existing building and existing patio may be improved and replaced as necessary.
 - In order to facilitate the adaptive reuse of the building, the existing building may be expanded as generally shown on the site plan, provided that such expansion shall be limited to a combined total amount of 1,500 sq ft.
- 4. Conditional Provisions**
- Existing outdoor patios located between the building and the adjacent single-family residential lot including the existing "Patio Area B" may only be used for commercial purposes (does not apply to residential uses) between the hours of 8:00 am and 5:00 pm. The area marked as "Patio Area A" shall be limited to the hours of 7:00 am and 8:00 pm on Tuesdays through Thursday and 7:00 am - 10:00 pm on Fridays, Saturdays and days preceding Federal Holidays.
 - All commercial customer activities cease by 10:00 pm on weekdays and 11:00 pm on weekends and holidays.
 - Petitioner shall provide a driveway easement for the portion of the parcel that includes the area beginning at the southern property line and continuing to 60 feet from the top of the north west bank of Briar Creek, to Mecklenburg County for use as a driveway and/or stormwater use as generally set forth on the Site Plan. This driveway easement shall be required prior to issuance of the certificate of occupancy. In addition, Petitioner shall provide access and construction easements as necessary to Mecklenburg County, for no charge, to be used for construction of the driveway or other creek access and improvements.
 - Petitioner shall maintain and/or construct a fence along the boundary line generally with the adjacent residential parcel:
 - The fence shall be required along the boundary line from the southern edge of the parking lot and continuing Selwyn Ave., as allowed under the Ordinance and
 - The fence shall be built at the maximum height allowable with allowance for variation as necessary to preserve existing landscaping; and
 - Petitioner may build the fence higher than the Ordinance standards, but no higher than 15 ft., upon approval of adjacent property owner.
 - There shall be no outdoor amplified music outside of the hours allowed for outdoor patio use as set forth herein.
 - Live music shall not be allowed in the area marked as Patio Area B.
- 5. Permitted uses**
- Allowed uses the site may be devoted to the following uses as permitted by right or under prescribed conditions in the MUDD zoning district together with any incidental or accessory uses associated therewith:
 - EDEE Type I and EDEE Type II;
 - Commercial office uses;
 - Professional business and general office;
 - Retail sales;
 - Residential use;
 - Buildings for dramatic musical or cultural activities;
 - Services such as beauty shops and barber shops;
 - Artist studios and/or galleries;
 - Bicycle services;
 - Bicycle sharing stations;
 - Small-scale class learning businesses;
 - Food establishments;
 - Health clinics; and
 - Dwellings limited to detached, duplex, triplex and mixed use buildings.
 - Sales of alcohol shall only be allowed if food is also available for purchase.
- 6. Transportation**
- Petitioner to construct a new 8' sidewalk where feasible along Park Rd. as generally depicted on the Site Plan and described in the Optional Provisions.
 - All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
 - To be coordinated in permitting and prior to the issuance of the first certificate of occupancy, the Petitioner shall dedicate and convey in fee simple to the City of Charlotte, the area of the parcel from the back of curb to two feet behind the back of sidewalk where feasible.
- 7. Architectural Standards**
- Areas marked as future building or patio expansion areas may be any combination of multi-story or single story patio and/or building provided that overall height shall not exceed 40' including any rooftop patio structures.
 - Petitioner may increase the size of the existing building or add additional floors or square footage to the building so long as the building does not exceed 40' in height.
 - Urban Design elements to include new pedestrian-oriented entrances, covered and uncovered patios and improved interaction between the parcel and the public sidewalk.
 - Petitioner shall provide a minimum of a 5 ft wide sidewalk for pedestrian access from building to Park Rd.
 - Existing Building shall remain.
- 8. Streetscape and Landscaping**
- Beginning at the southern edge of the existing brick retaining wall and continuing to the Park Rd. Bridge, a fourteen (14) foot setback as measured from the back of the existing curb along Park Rd. will be provided subject to the Optional Provisions. The setback shall include replacement of existing sidewalk with an eight (8) foot wide sidewalk immediately adjacent to the existing curb, where feasible with the existing grading, and a planting strip between the sidewalk and the existing fence, as generally depicted on the Site Plan.
 - In order to maintain alignment with the existing brick retaining wall and the existing sidewalk, Petitioner may retain the existing streetscape on Selwyn Ave., at the corner of Selwyn Ave. and Park Rd. and for the entire length of the existing brick wall on Park Rd. as generally depicted on the Site Plan.
 - Addition of street trees and interior trees as generally shown on the site plan shall be planted.
- 9. Environmental Features**
- Tree save areas - N/A
- 10. Parks, Greenways and Open Space**
- Reservation/Dedication of park and/or greenway: As noted on site plan and conditional notes above.
 - Park and/or greenway improvements: N/A
- 11. Fire Protection**
- Per applicable Ordinance.
- 12. Signage**
- Sign limitations - Per Ordinance requirements.
- 13. Lighting**
- All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.

MANSOUR EDLIN CONSULTING
1200 EAST MOREHEAD ST.
SUITE 220
CHARLOTTE, N. C. 28204
Phone 704/672-1560

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PROJECT NUMBER 06.13.2024CON
DESIGN BY MIB
APPROVED BY ME
DRAWN BY MIB
Date 06.13.2021
DIGITAL FILE 2024 DEPALO

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ISSUE

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4. POST ZONING COMMITTEE REVISIONS 10.09.2024
3. MSC. SITE PLAN & NOTES REVISION 09.18.2024
2. PREVIOUS REVISIONS BY OTHERS

1. PREVIOUS REVISIONS BY OTHERS

REVISION

OWNER

3G INVESTMENTS & DEVELOPMENTS LLC
516 N. HWY 16
DENVER, NC 28037

3941 SELWYN AVE
CHARLOTTE, NC 28209
PIN 175-111-88

REZONING PETITION #2020-071

REZONING SITE PLAN

C1.0

PRINTING SHEET FULL SIZE 24X36