

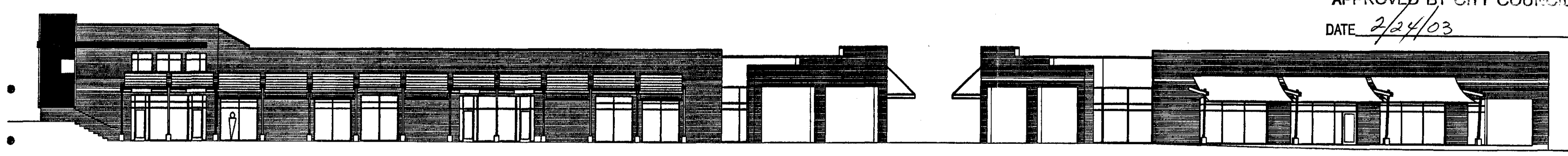
SELWYN INVESTMENTS, LLC
SELWYN CORNERS SHOPPING CENTER
MUDD OPTIONAL SITE PLAN NOTES

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of existing buildings and proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
 - Access to the site will be provided by existing driveway connections to Colony Rd. and Selwyn Ave. as shown on this site plan.
 - The proposed use of the property will be for renovation of the existing structures, including the potential to add new windows, doors or enclosures of patio or breezeway areas, to accommodate retail, restaurant, and/or office uses along with associated parking and service areas. These improvements will be made within the existing outline of the building, except for outdoor seating areas that may fall outside of the existing building outline.
 - All dumpsters and recycling containers will be screened with solid enclosures and gates.
 - The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping, except as noted in the section below dealing with Optional Provisions. The building will be limited to 50 feet or less in height, measured to the peak of the roof. Street trees along the Colony Rd. edge of the site will be preserved but trees along Selwyn Ave. will be removed and replaced as part of the streetscape improvements.
 - In view of the fact that this site proposes to rehabilitate and reuse existing structures, the Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to signage, streetscape requirements, setbacks and yards, parking location and configuration, and screening to recognize the existing structures and other existing site features. Specifically, the Optional provisions indicated on the site plan are as follows:
 - The Petitioner seeks approval to utilize a detached sign to identify the center. This sign would be limited to 15 feet in height and 50 sq. ft. in area on each side.
 - The Petitioner seeks approval to utilize a modified streetscape on Colony Rd. due to existing topographic conditions.
 - The Petitioner seeks approval to utilize the existing natural screening along the rear edge of the site to meet the screening requirement for the parking lot.
 - Parking will be provided which meets or exceeds the requirements of the Ordinance. The Petitioner will develop the site and related parking based on the following standards:
 - The Petitioner will maintain an off site parking lot that is presently located on tax parcel 175-08-249 for the use of tenants, employees, and customers of the shopping center as a condition of this approval.
 - In addition to the condition to include the off site lot in the parking for the shopping center, the following combination of standards will control the amount of additional parking over and above the ordinance requirements as part of this conditional plan.

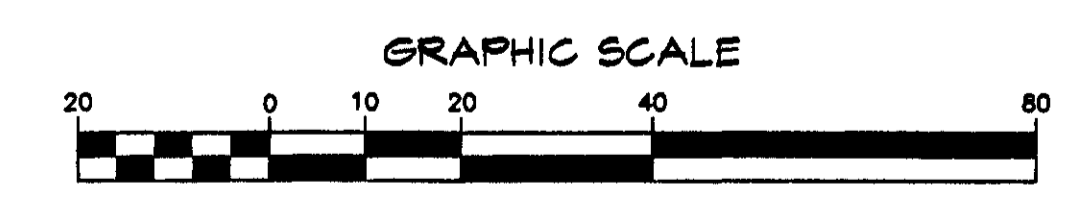
A. The types of restaurant tenant will determine the minimum parking to be provided as follows:	
Small neighborhood food service type tenants such as a bagel or bakery shop, coffee shop, sandwich or sub shop, ice cream shop, delicatessen, pizza shop, specialty food shop or take out shop or similar uses.	1 per 175 sq.ft.
Other restaurants such as fine dining or full service restaurants not included in the definition above.	1 per 125 sq.ft.
 - All other uses within the site, including outdoor seating. 1 per 600 sq.ft.
 - The Petitioner will have the option of meeting these requirements with on site, off site, or a combination of facilities so long as the standards outlined above are met.
 - The Petitioner will be allowed to share parking spaces as provided for in Section 12.205.
 - The Petitioner will furnish space and facilities for the parking of bicycles.
 - Any new lighting installed within the parking area will be pedestrian scale with downward directed lighting and designed and installed to shield light from adjoining properties.
 - The Petitioner will work with CDOT to improve pedestrian crossing opportunities at the Selwyn and Colony intersection.
 - The Petitioner will limit the amount of area that may be used for outdoor seating to a total of 3,000 sq. ft.
- Resubmitted September 25, 2002.
Revised per staff and neighborhood comments 11/15/02
Revised per Zoning Committee approval 2/11/03

SITE TABULATIONS	
CURRENT ZONING:	BI & O2
PROPOSED ZONING:	MUDD-Optional
CURRENT & PROPOSED USE:	NEIGHBORHOOD SPECIALTY RETAIL
ACREAGE OF PROPERTY:	1.47 AC
GROSS BUILDING SF:	25,656 SF
ACCESS:	2 DRIVEWAYS, 1 ON SELWYN AVE. AND 1 ON COLONY RD.

APPROVED BY CITY COUNCIL
DATE 2/24/03

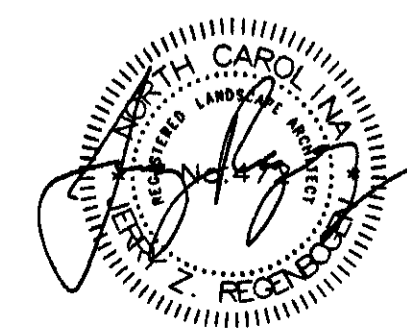


PROPOSED ILLUSTRATIVE ELEVATION SCALE: 1/16"=1'-0"



Selwyn Corners Shopping Center
2839 Selwyn Avenue, Charlotte, NC

For Public Hearing
Technical Data Sheet - #99-129



REVISION DATE
1. October 21, 2002
2. November 15, 2002
3. February 17, 2003
September 23, 2002

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