

LEGEND

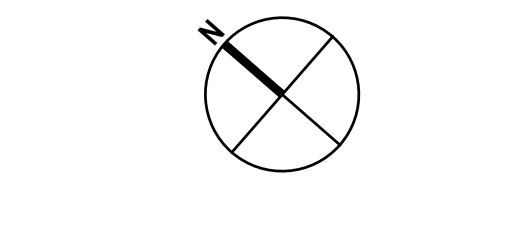
SYMBOL	DESCRIPTION
[Hatched Box]	GREENWAY DEDICATION AREA
[Hatched Box]	CREEK EASEMENT
[Hatched Box]	DUKE RIGHT-OF-WAY
[Hatched Box]	DEDICATED TREE SAVE
[Hatched Box]	PROPOSED SIDEWALK CONNECTION
[Hatched Box]	PROPOSED CURB AND GUTTER

REZONING SUMMARY

PETITIONER:	NR PINEHURST PROPERTY OWNER, LLC 558 E. STONEWALL STREET SUITE 120 CHARLOTTE, NC 28202
PROPERTY OWNER:	NR PINEHURST PROPERTY OWNER, LLC 558 E. STONEWALL STREET SUITE 120 CHARLOTTE, NC 28202
REZONING SITE AREA: (GR50)	±36.06 AC
AREA TO BE DEDICATED: (PROVIDENCE ROAD TRANSITIONAL ROW)	±1.89 AC
REZONING SITE AREA: (NET)	±34.21 AC
TAX PARCEL #:	183-121-11; 183-121-19; 183-121-18
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O-SFA
EXISTING USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
MINIMUM SETBACK:	34' FROM THE FUTURE BACK OF CURB
MINIMUM SIDE YARD:	75' FOR SITE BOUNDARY ABUTTING SINGLE FAMILY RESIDENTIAL
MINIMUM REAR YARD:	75'
MAXIMUM BUILDING HEIGHT:	5 STORIES
PARKING RATIO:	1.00/UNIT MINIMUM
DEDICATED TREE SAVE:	REQUIRED: 5.13 AC (15%) PROVIDED: 5.13 AC
APPROVED DENSITY:	830 UNITS PER APPROVED REZONING
UNIT BREAKDOWN:	PHASE I: 326 UNITS PHASE II: 333 UNITS PHASE III: APPROXIMATELY 26 TOWNHOME UNITS (BUILDINGS 7-10) APPROXIMATELY 145 APARTMENT UNITS (BUILDINGS 1-2)



REZONING PETITION 2023-162



SCALE: 1"=60'
 0 30' 60' 120'

SCALE: 1"=60'
 DATE: 01/15/2024
 DESIGNED BY:
 DRAWN BY: PJH
 CHECKED BY: JOB

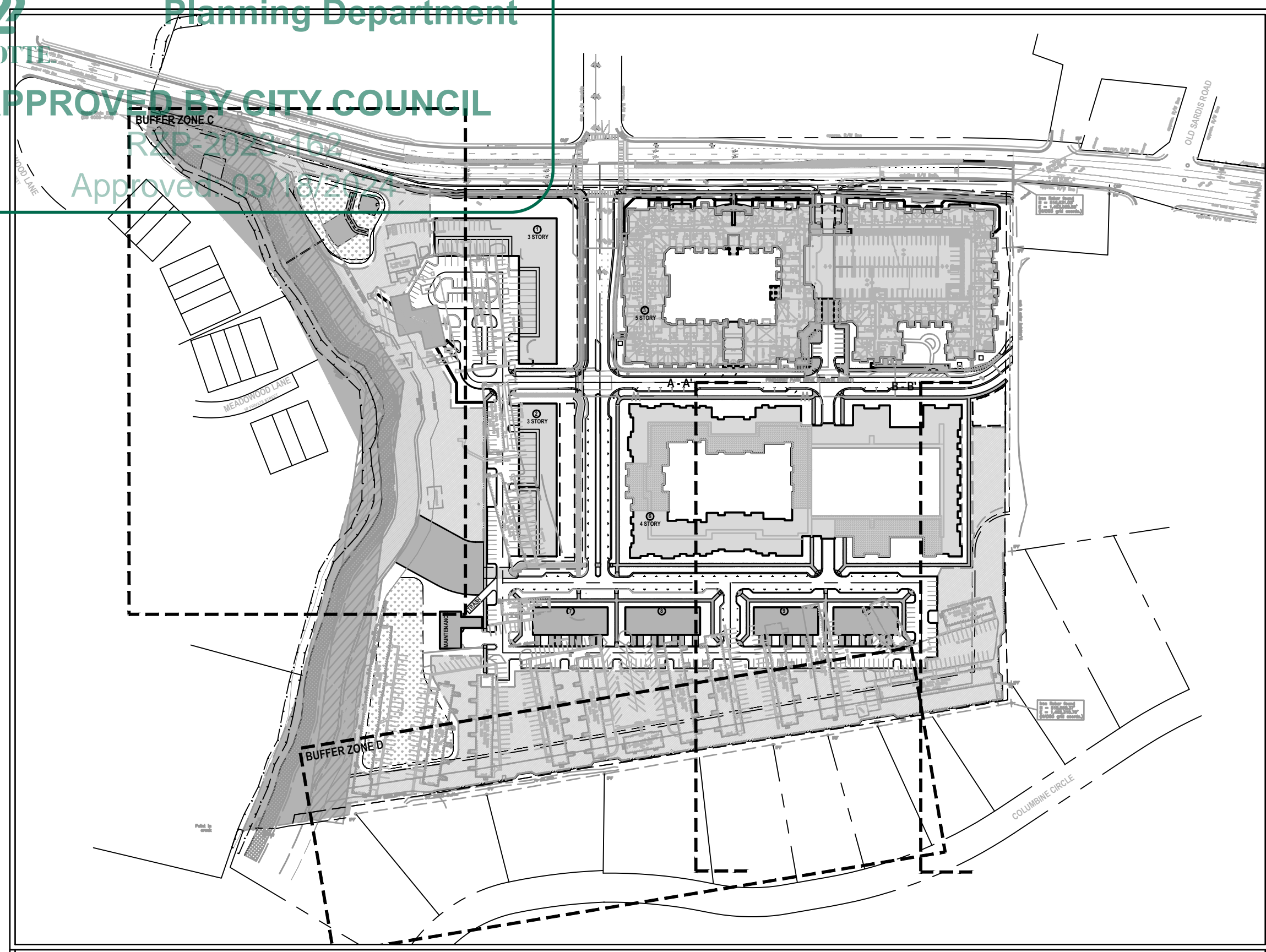
RZ-100

FILE NO.:

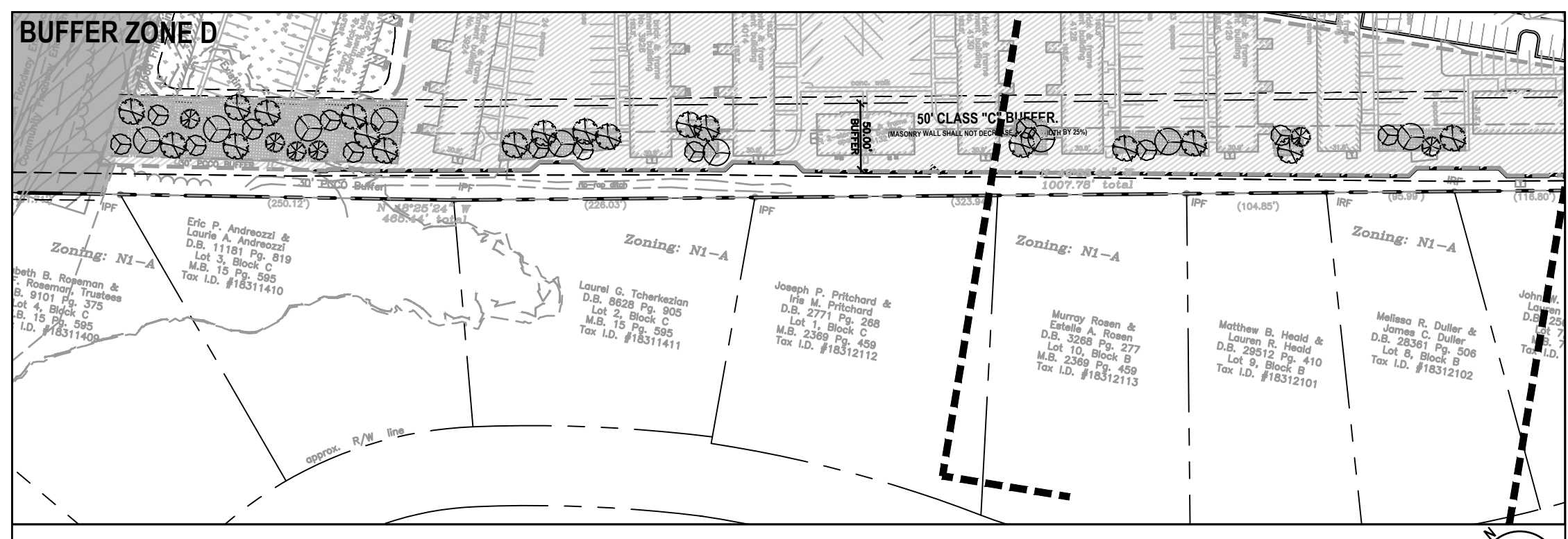
- SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
- SEE SHEET RZ-300 FOR REZONING EXHIBITS

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

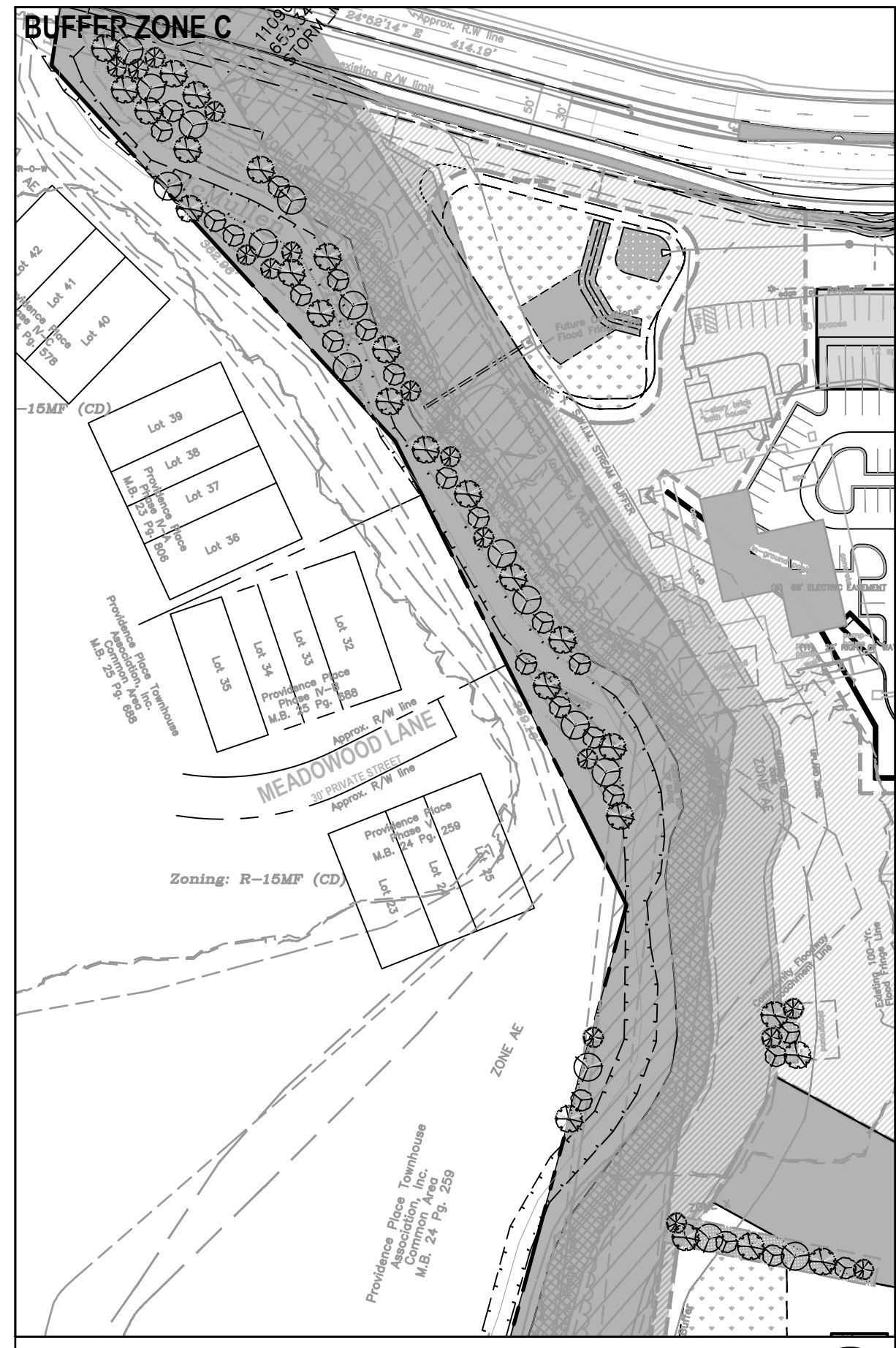
© Bolton & Menk, Inc. 2024. All Rights Reserved. RZ-100 (REV. 01/15/2024) - Plans (CAD) - Project (CAD) - Sheets (Revised) Phase III - Rezoning RZ-1 - Rezoning PLAN SHEET 2/22/2024 2:26:26 PM



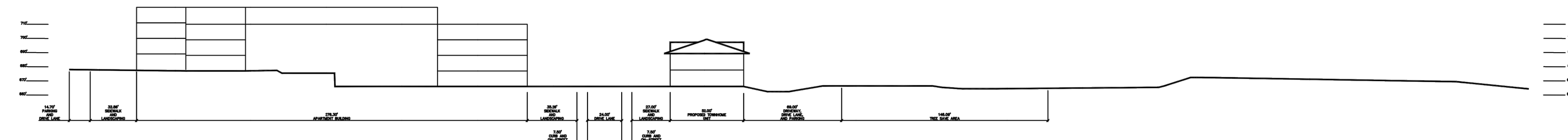
LEGEND



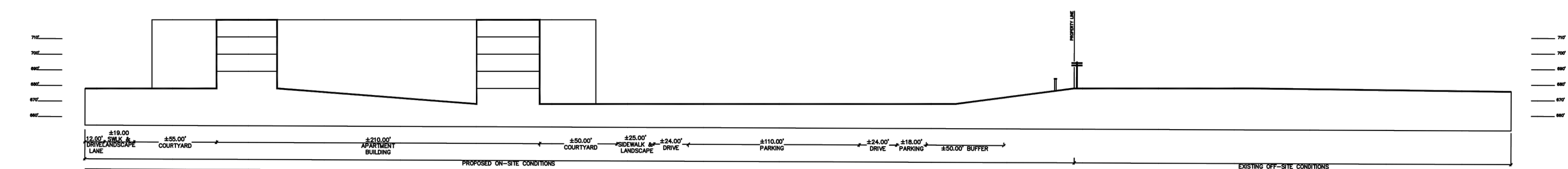
BUFFER AREA D



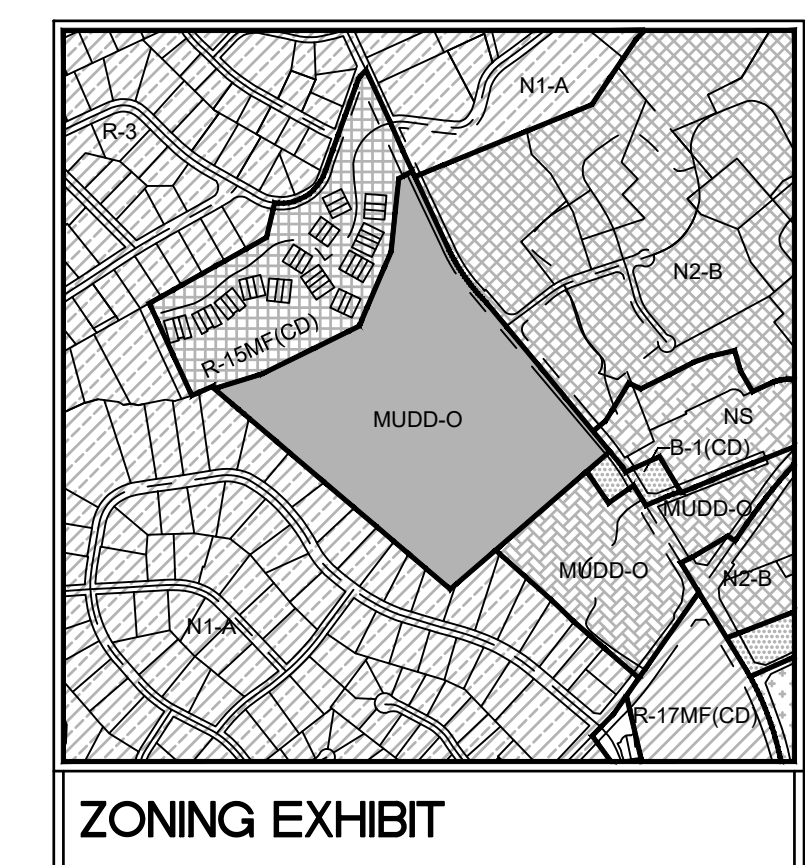
BUFFER AREA C



SECTION A-A'
SCALE: 1"=60'
0 30' 60' 120'



SECTION B-B'
SCALE: 1"=60'
0 30' 60' 120'



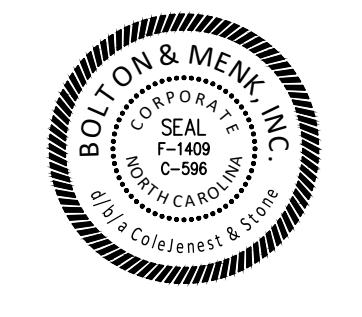

ColeJenest & Stone
BOLTON & MENK, INC.
 200 SOUTH TRYON STREET, SUITE 1400
 CHARLOTTE, NORTH CAROLINA 28202
 Phone: (704) 376-1555
 Email: info@colejeneststone.com
 www.bolton-menk.com

NORTHWOOD RAVIN, LLC
 558 EAST STONEWALL STREET
 SUITE 120
 CHARLOTTE, NC 28202

PROVIDENCE ROW PHASE III
 4100 PROVIDENCE ROAD
 CHARLOTTE, NC 28204

PHASE III REZONING

PROJECT NO:
 4711
 REVISIONS:
 ▲ 1ST CYCLE CITY COMMENTS



▲ **REZONING PETITION**
2023-162

SCALE:	1" = 60'
DATE:	01/15/2024
DESIGNED BY:	
DRAWN BY:	PIH
CHECKED BY:	JOB

RZ-300

FILE NO.:

- North Carolina**
www.nc811.org
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
 - ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
 - SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.