

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Northwood Partners

Rezoning Petition No. 2023-039

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 21, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Thursday, December 7th at 7:00 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had nineteen (19) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Neil Edwards and Mike Wilson, as well as by Petitioner's agents Randy Goddard with Design Resource Group, Adam McGuire from LandDesign, and Collin Brown, Lisa Arnold, and Lisa Larkins with Alexander Ricks.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 20.34-acre site located between Old Providence Road and Providence Road, north of River Oaks Lane. He explained that this rezoning is included in an assemblage of three rezonings in the immediate area. He displayed a map of the three rezoning areas and explained that the traffic study considered all three sites to holistically address traffic concerns in the area.

Mr. Brown displayed the zoning map and explained that the site was currently zoned N1-A. Mr. Brown displayed the current zoning of the site and surrounding parcels and the rezoning proposal. He explained that the recently adopted UDO converted to new zoning districts and this petition was submitted under the former Zoning Ordinance. Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place type is Neighborhood 1 which is consistent with

the current zoning but the future plan for a mixed-use neighborhood center was not contemplated at the time of plan adoption.

Mr. Brown explained that the rezoning petition is a conditional MUDD-O, and he displayed the proposed rezoning plan for the property. He stated that the rezoning petition limits development to 15 detached single-family residences, 80 single family attached townhomes, and 650 multi-family units. The height would also be limited to 65-feet for the multifamily buildings and 50-feet for the townhomes.

Mr. Brown displayed the most recent site plan that incorporated concerns from the neighborhood to the south of the site. One of the outcomes of this meeting was better alignment of southern road to connect to Old Providence Lane. He explained that the townhomes would provide a transition from the multi-family located toward the center of the site.

Mr. Randy Goddard presented the transportation considerations for the site and the surrounding area. He stated that he is working with all three petitions on the traffic study. Mr. Goddard showed a slide of the impacted intersection in this corridor of Providence Road. One goal of the proposed transportation improvements is to create a safer environment for multi-modal transportation which includes bicycles and pedestrians. He discussed improvements at Sardis Lane and showed the turn movements from Sardis onto Providence Road. He explained the various intersection improvements and new turning movements.

Mr. Brown explained that the rezoning timeline could result in a public hearing in February and City Council decision in March, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to our team.

The virtual meeting was then opened for discussion:

In response to a question about the extension of International Drive under the Subdivision Ordinance, Mr. Goddard responded that this parcel requires two network streets. The extension of International Drive provides better east/ west connectivity across Providence Road. Mr. Brown explained that the extension moves through the Horizon site.

An attendee asked why there isn't a significant natural buffer between the single-family homes to the south and this site. Mr. Brown explained that the townhomes help to transition the intense uses of the site. He indicated that a buffer is not a requirement but offered to have continued conversations on creating a buffer in this area including walking the site with the neighbors.

In response to a question about the Horizon property not moving forward and the commitment for a new road, Mr. Brown stated that it might shift the location of the proposed road. He confirmed that regardless of the Horizon site, a road is required to provide an east/west connection. Mr. Brown added that the new street is a benefit to Horizon currently and in the future.

In response to a question regarding the turning movements at Old Providence and Providence, Mr. Goddard stated that the neighborhood could still make a left turn onto Providence Road from Old Providence Road. The turning movements will remain the same.

In response to questions on the proposed timeline, the development team explained that it would be at least a year from the time of zoning approval to start construction. The design process would take about a year and then construction would take about 18-24 months.

Attendees asked questions about the price and type of units. The development team indicated that the units would be market-rate class A housing. Mr. Brown stated that units would be for rent.

In response to a question about overall trips from the three petitions, Mr. Goddard explained that AM/ PM trips are included in the study. He stated that the residential traffic would peak in the morning and afternoon.

An attendee asked about who would pay for the new streets. Mr. Brown explained that all the transportation improvements would be paid for by the developers.

An attendee asked if the parties involved (NCDOT, CDOT, and the developers) have come to an agreement on the proposed transportation improvements. Mr. Goddard stated that they are close and that at the time of approval, there would be a mitigation plan for the intersection improvements.

In response to a question about the pedestrian connection to the greenway, the development team stated that there would be a connection from the sidewalk to the greenway. The development team is working with Mecklenburg County on the location of the connections.

An attendee asked about the size of the proposed road on the map. Mr. Brown stated that the plan was illustrative and would go through more detailed design throughout the development process.

The meeting concluded at approximately 7:50 p.m. without any further questions or discussion from the community.

Respectfully submitted this 15th day of January 2024.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH

2023-039	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-039	Arbor Estates	S.B.	Coyne	6136 RHONE DR, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Blueberry Lane Homes	Amanda	Raymond	1400 BLUEBERRY LANE, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Brandywine Homeowners Associati	Bunnie	Owen	2309 CHRISTENSENS CT, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Chambery Homeowners Association	Kevin	Chapman	933 DACAVIN DRIVE, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Crown Colony Neighborhood Assoc	Melinda	Rose	6500 SHAFTESBURY RD, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Driftwood/Rosehaven Duplexes Ow	Judy	Warner	7211 CROWN COLONY DR, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Dunedin Homeowners Association	Marilyn	Dotson	5515 DUNEDIN LANE, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Eastside Community Economic Dev	Johnnie	Wallace	5411 DUNEDIN LN, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Hampton Leas	Sheryl	Johnson	6520 PENSFORD LANE, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Lansdown Homeowners Association	Bill	Schroeder	6741 FOLGER DR, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Lansdowne Civic League	Tammy	Baker	6827 FOLGER DR, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Matthews Murkland Presbyterian	Angelece	Cook	7001 OLD PROVIDENCE ROAD, CHARLOTTE, NC, 28266		CHARLOTTE	28266
2023-039	Oak Forest	Kathy	Byrne	5408 GUILDBROOK RD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Old Salem/Meredith Neighborhood	Marlyn	Morton	1338 E BARDEN RD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Oxford Park	Dennis	Grills	2525 LYNBRIDGE DRIVE, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Pellyn Place Homeowners Associa	Stephanie	Robinson	6329 BENTRIDGE DR, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Providence Landing Atrium Homeo	Hank	Panzer	6300 SADDLEBROOK CT, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Providence Landing Atrium Homeo	Philip	Stafford	6309 SADDLEBROOK CT., CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Providence Woods Homeowners Ass	John	Collins	6955 OLD PROVIDENCE RD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Sardis Hills Neighborhood Assoc	Jimmy	Heisel	215 WILBY DRIVE, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Sardis Hills Neighborhood Assoc	Mark	Herboth	131 WILBY DR, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Sardis Oaks Homeowners Associat	Janus	Spence	330 WILBY DR, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-039	Shalom Park Environment	Bette	Andrews	5007 PROVIDENCE ROAD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-039	Summerlake	Gretchen	Brown	2720 FLINTGROVE ROAD, CHARLOTTE, NC, 28226		CHARLOTTE	28226

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK

2023-039	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-039	18725120	ARCLP-CHARLOTTE LLC				111 WESTWOOD PL UNIT 200		BRENTWOOD	TN	37207
2023-039	18727126	GARBER	JASON D	ERIN D	GARBER	718 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18727127	WELLS	RAYMOND N	PAMELA K EDGAR	WELLS	5952 OLD PROVIDENCE RD		CHARLOTTE	NC	28226
2023-039	18727128	PADIPURAKAL	MATHEW ZACHARIAH	SUMA	BOBY	5944 OLD PROVIDENCE RD		CHARLOTTE	NC	28226
2023-039	18727137	KRYSH	KEVIN			6217 OLD PROVIDENCE LN		CHARLOTTE	NC	28226
2023-039	18727141	SHIVES	DONALD E			5918 OLD PROVIDENCE RD		CHARLOTTE	NC	28226
2023-039	18727143	GIAMMATTEI	LAURA			703 SAINTE ROSE LN		CHARLOTTE	NC	28226
2023-039	18727144	WILSON	MICHEAL SEAN	MELISSA JILL	WILSON	707 SAINTE ROSE LN		CHARLOTTE	NC	28226
2023-039	18727145	TREBBE	GREGORY TODD			715 SAINTE ROSE LN		CHARLOTTE	NC	28226
2023-039	18727146	YANG	YANG	JING	ZHOU	714 SAINTE ROSE LN		CHARLOTTE	NC	28226
2023-039	18727147	MAHGOUNB	HANI A	JENNIFER L	LITTLE	706 SAINTE ROSE LN		CHARLOTTE	NC	28226
2023-039	18727148	WILSON	STEVEN WAYNE			702 SAINTE ROSS LN		CHARLOTTE	NC	28226
2023-039	18727189	CHAMBERY HOMEOWNERS ASSOC	INC			PO BOX 20072		CHARLOTTE	NC	28202
2023-039	18727310	MEHDI	SYED AZAM	ESTHER	CHUNG	6000 OLD PROVIDENCE RD		CHARLOTTE	NC	28226
2023-039	18727401	ARMSTRONG	KEVIN L			107 THORNCOTE PL		CHARLOTTE	NC	28226
2023-039	18727402	TESTA	RALPH	ANDREA	TESTA	111 THORNCOTE PL		CHARLOTTE	NC	28226
2023-039	18727403	SANCHEZ	PAMELA IRACEMA			115 THOMCOTE PL		CHARLOTTE	NC	28226
2023-039	18727404	SULLIVAN	MICHAEL	CAREN	SULLIVAN	1829 BELLA VISTA CT		ARDEN	NC	28704
2023-039	18727405	SUTTON	MIRIAN R	TRUST	RONALD B & MIRIAN R SUTTON REVOCABLE	123 THORNCOTE PLACE		CHARLOTTE	NC	28226
2023-039	18727406	MALANEY	TIMOTHY			316 AUDREY PL		CHARLOTTE	NC	28226
2023-039	18727407	LEVI	MICHELLE C	DAVID M	LEVI	312 AUDREY PL		CHARLOTTE	NC	28226
2023-039	18727408	GOODLING	ROBERT S	SUSAN R	GOODLING	308 AUDREY PL		CHARLOTTE	NC	28226
2023-039	18727415	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18727416	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18727417	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18727418	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18727419	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18727420	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18727422	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18727423	WINDSOR RESIDENTIAL GROUP LLC				5955 CARNEGIE BLVD SUITE 225		CHARLOTTE	NC	28209
2023-039	18733101	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC				8514 MCALPINE DR STE 190		CHARLOTTE	NC	28211
2023-039	18735102	RESERVE AT PROVIDENCE I LLC				PO BOX 5169		OAK BROOKE	IL	60522
2023-039	18735109	RESERVE AT PROVIDENCE II LLC				5931 PROVIDENCE RD		CHARLOTTE	NC	28226
2023-039	18736101	SAM'S INVESTMENTS VIII LLC				PO BOX 56607		ATLANTA	GA	30343
2023-039	18736102	HDP GLADEDALE LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2023-039	18736103	LEVINE LIMITED PARTNERSHIP IV			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
2023-039	18736104	LEVINE LIMITED PARTNERSHIP IV			C/O DANIEL S LEVINE	PO BOX 2439		MATTHEWS	NC	28106
2023-039	18736105	LEVINE LIMITED PARTNERSHIP IV			%DANIEL S LEVINE	PO BOX 2439		MATTHEWS	NC	28106
2023-039	18736106	DSL PROVIDENCE LLC			C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR UNIT 190		CHARLOTTE	NC	28211
2023-039	18736110	DSL PROVIDENCE LLC			C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR UNIT 190		CHARLOTTE	NC	28211
2023-039	18736111	DSL PROVIDENCE LLC			C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR UNIT 190		CHARLOTTE	NC	28211
2023-039	18736112	DSL PROVIDENCE LLC			C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR UNIT 190		CHARLOTTE	NC	28211
2023-039	18736113	VO	DIEP BRADICK			620 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736114	DESCALZI	LUIS F		MARIA CAROLINA CLEMENTE	616 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736115	CREEDON	TAYLOR D	COURTNEY	FEE	600 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736116	RODRIGUEZ	ROBERT P			534 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736117	MULLINS	PATRICIA W	MICHAEL RANDOLPH	MULLINS	528 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736118	YOUNG	TERENCE BRANDON	KRISTA	YOUNG	520 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736119	TESSNER	FAY E JR			512 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736120	WALKER	CHASE	MELISSA T	WALKER	504 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736121	BIAN	LILI	GUOEN	ZHOU	5841 FIVE KNOLL DR		CHARLOTTE	NC	28226
2023-039	18736122	HUNTSBERGER	CARL K	TAMARA L	HUNTSBERGER	501 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736123	BELLEFEUILLE	ADAM	JOANNA L	BELLEFEUILLE	505 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736124	BRYANT	STEPHEN R	TIFFIN	KREGER BRYANT	511 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736125	PAUL	FRANKLIN J	RUTH L	PAUL	517 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736126	HENDERSON	PAUL C	DEBORAH	HENDERSON	523 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736127	ANDRESEN	ALEXANDER K H	LINDA M	ANDRESEN	529 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736128	ALVARADO	MARLON	BRIANNA	ALVARADO	535 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736129	HUGHES	ANDREW	KRYSTAL	PARR	601 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736130	SAMPSON	EDWARD A			609 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18736151	DSL PROVIDENCE LLC			C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR UNIT 190		CHARLOTTE	NC	28211
2023-039	18736152	LEVINE LIMITED PARTNERSHIP IV			%LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
2023-039	18737201	PAVESE	CHRISTOPHER R			6011 OLD PROVIDENCE RD		CHARLOTTE	NC	28226
2023-039	18737202	JORDAN	MIA MICHELLE			619 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18737203	SCHULTZ	STEPHEN P	DONNA	DUTTON	623 RIVER OAKS LN		CHARLOTTE	NC	28226
2023-039	18737204	CRISTALDI	MICHAEL	HEIDI L	CRISALDI	650 VENDUE PL		CHARLOTTE	NC	28226
2023-039	18737226	6029OLDPROV LLC				1927 S TRYON ST UNIT 107		CHARLOTTE	NC	28203

EXHIBIT B

November 17, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, December 7th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Northwood Ravin
Petition No.: 2023-039

Dear Charlotte Neighbor:

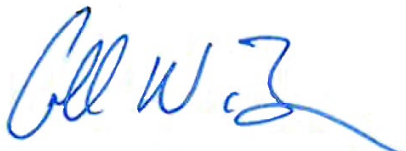
Our firm represents Northwood Ravin (the “Petitioner”) in their proposal to rezone approximately thirty-five (35) acres located on the west side of Providence Road and east side of Old Providence Road, more particularly described as Tax Parcels 187-361-12, 187-361-03, 187-361-11, 187-361-04, 187-361-52, 187-361-05, 187-361-06, 187-361-10, 187-361-51, 187-361-02. The Petitioner is requesting a rezoning from the R-3 (N1-A) and R-20MF zoning districts to the MUDD-O zoning district to accommodate future single family, single family attached, and multi-family development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, December 7th at 7:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Providence”) and/or the petitioner (“Northwood Ravin”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



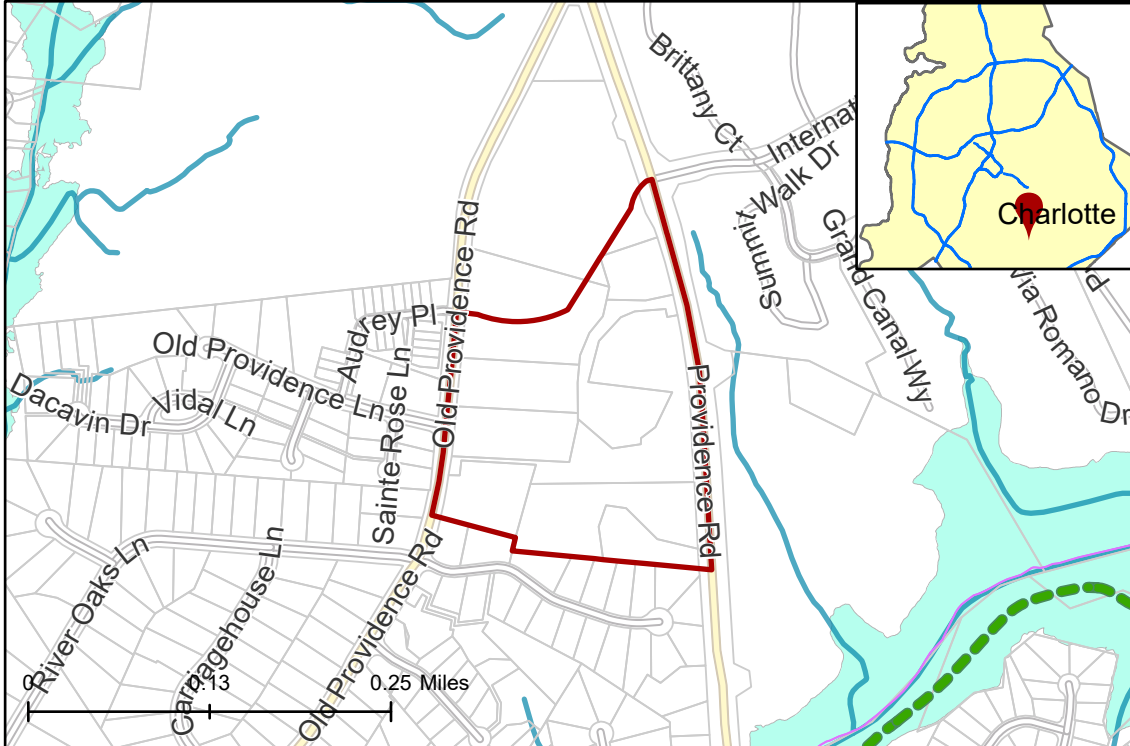
Collin W. Brown

2023-039: Northwood Ravin

Current Zoning N1-A (Neighborhood 1-A), R-20MF (Multi Family Residential)
Requested Zoning MUDD-O (Mixed Use Development, Optional)

Approximately 20.12 acres

Location of Requested Rezoning



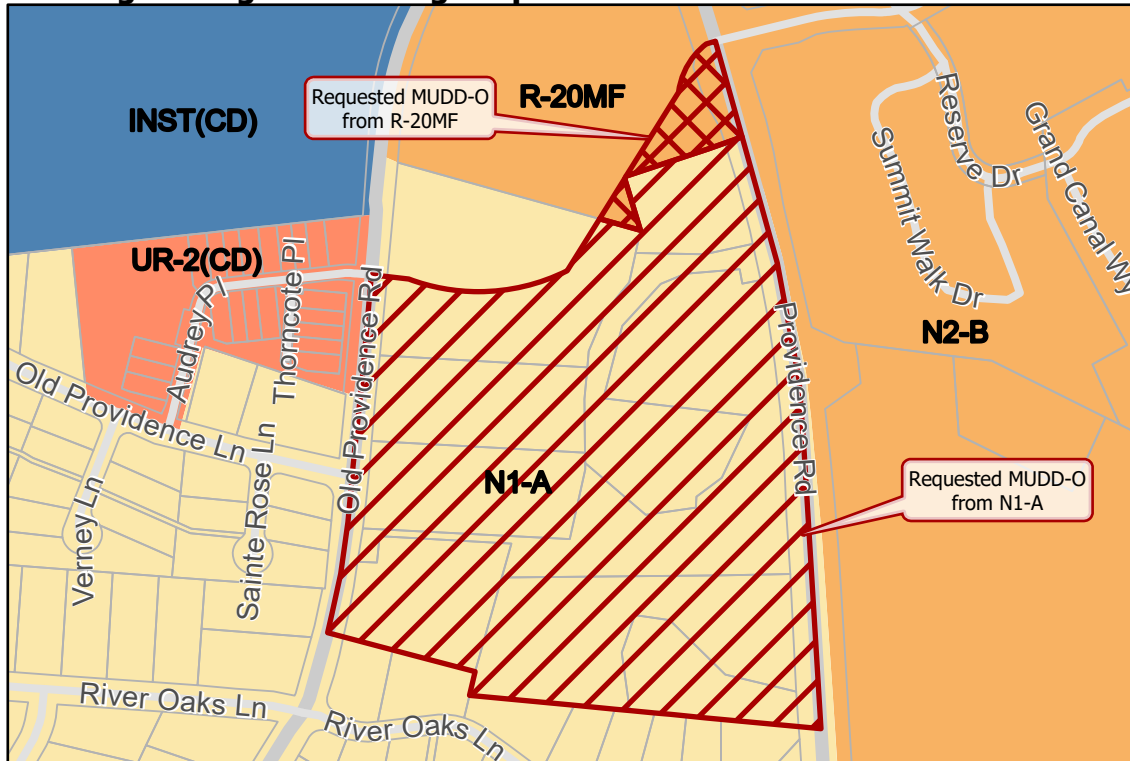
Rezoning Map



- 2023-039
- Inside City Limits
- Parcel
- · — · — · Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested MUDD-O from R-20MF
- Requested MUDD-O from N1-A

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Institutional



Map Created 7/13/2023














EXHIBIT C

Participants (26)



Find a participant

LA	Lisa Arnold (Host, me)			
CB	Collin Brown			
CB	Collin Brown			
	Mike Wilson			
RG	randy Goddard			
AM	ADAM MCGUIRE			
BD	Barbara Devinney			
DG	Dennis Grills			
DD	Donna Dutton			
GA	Gonzalo Asis			
HC	Heidi Cristaldi			
HC	Heidi Cristaldi			
JB	Jeanne Brannon			
KD	K Doyle George			
KC	Kevin Chapman			
KW	Kevin Woods			
LL	Lisa Larkins			
NE	Neil Edwards			
RR	Robert Rodriguez			
RP	ruth paul			
SC	S Coyne			

-  Stephen Schultz  
-  Tami Huntsberger  
-  Tariq Bokhari  
-  14847076295 
-  Krystal Hughes 

-  Linda Andresen  
-  Ed Driggs  

EXHIBIT D

REZONING #2023-039



@ PROVIDENCE & OLD PROVIDENCE


NORTHWOOD RAVIN

Official Community Meeting

December 7, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **2040 Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Early Concept Renderings**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



TEAM INTRODUCTIONS

Property Owner:

Levine Properties

Petitioner:

Northwood Ravin

David Ravin, Mike Wilson, Neil Edwards



**Alexander
Ricks
PLLC**

Collin Brown & Lisa Arnold



Randy Goddard & Michael Wickline

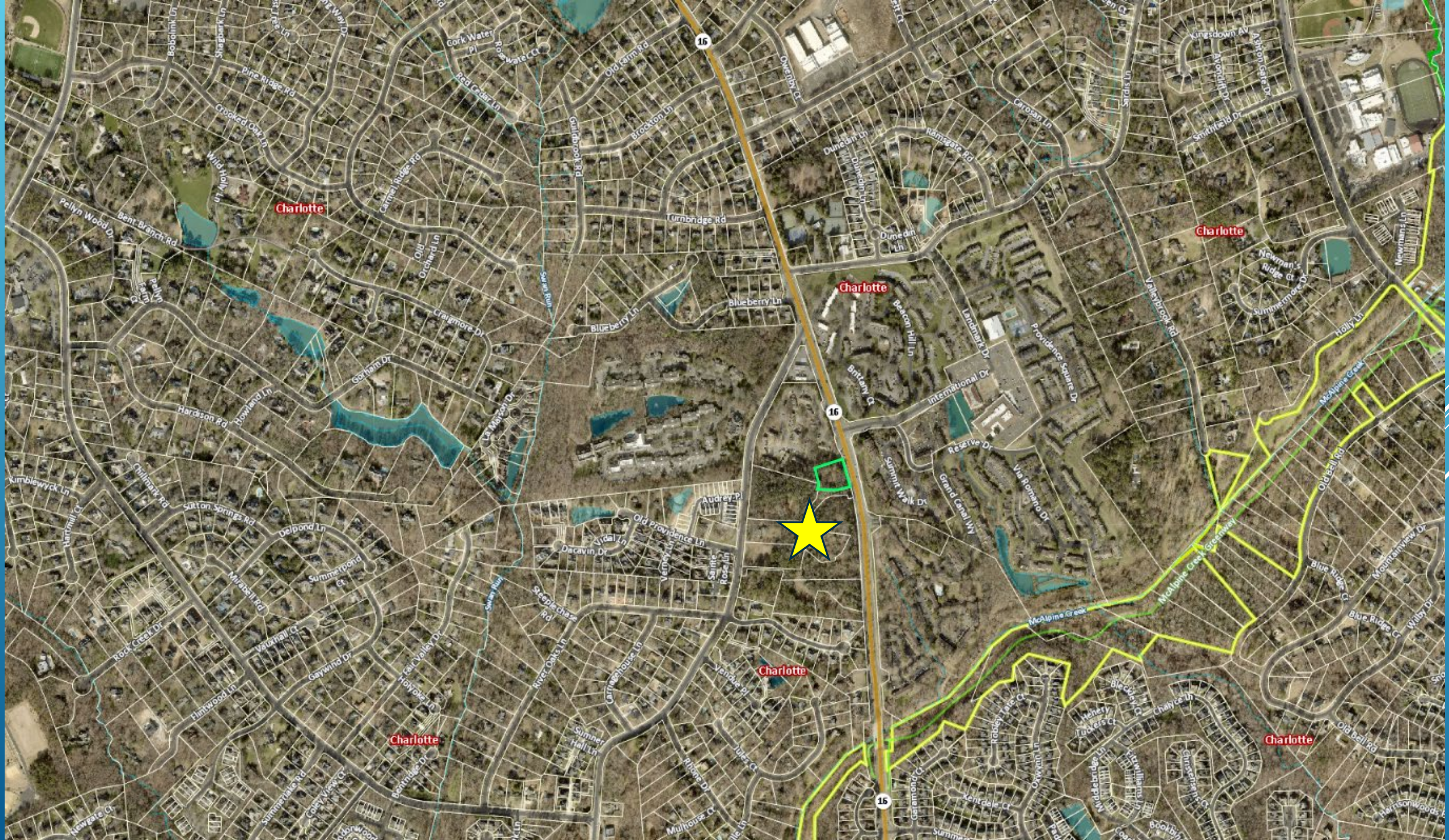
LandDesign.
CREATING PLACES
THAT MATTER.

Nate Doolittle,
Adam McGuire

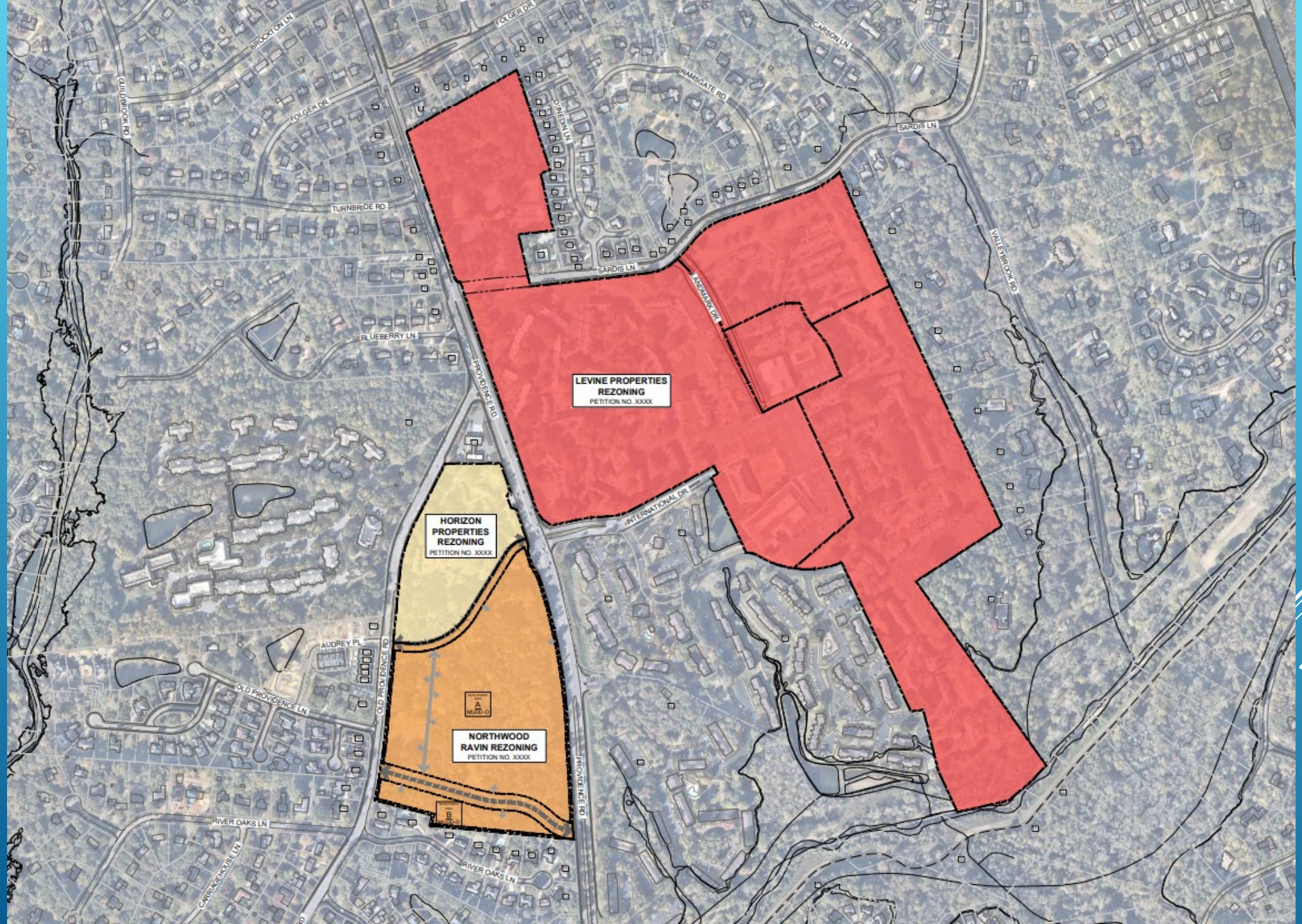
PROPERTY LOCATION







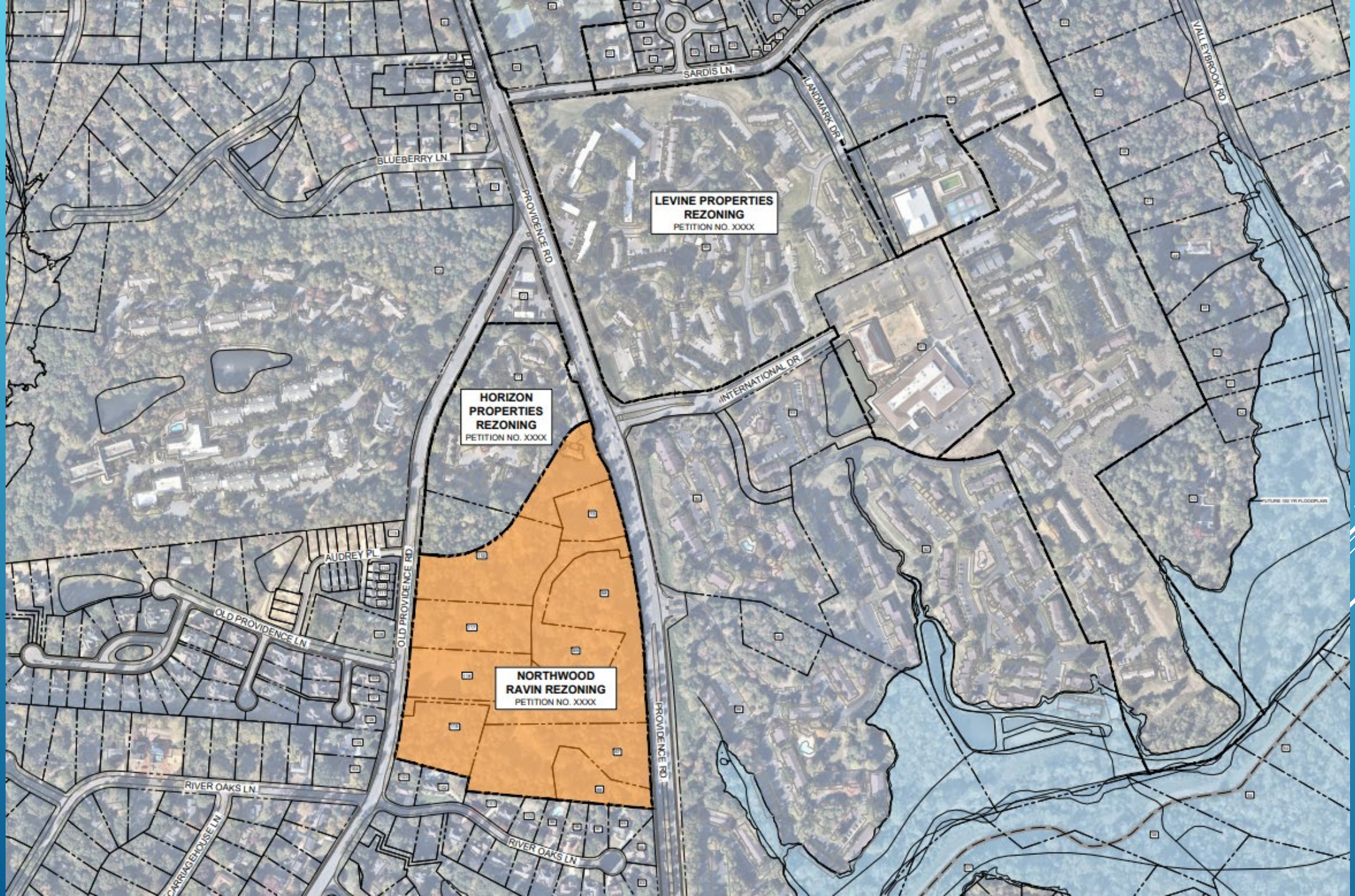




**LEVINE PROPERTIES
REZONING**
PETITION NO. XXXX

**HORIZON
PROPERTIES
REZONING**
PETITION NO. XXXX

**NORTHWOOD
RAVIN REZONING**
PETITION NO. XXXX



**LEVINE PROPERTIES
REZONING**
PETITION NO. XXXX

**HORIZON
PROPERTIES
REZONING**
PETITION NO. XXXX

**NORTHWOOD
RAVIN REZONING**
PETITION NO. XXXX

BLUEBERRY LN

SARDIS LN

LANDMARK DR

VALEBROOK RD

PROVIDENCE RD

INTERNATIONAL DR

AUDREY PL

OLD PROVIDENCE LN

OLD PROVIDENCE RD

RIVER OAKS LN

PARRISHOUSE LN

RIVER OAKS LN

PROVIDENCE RD

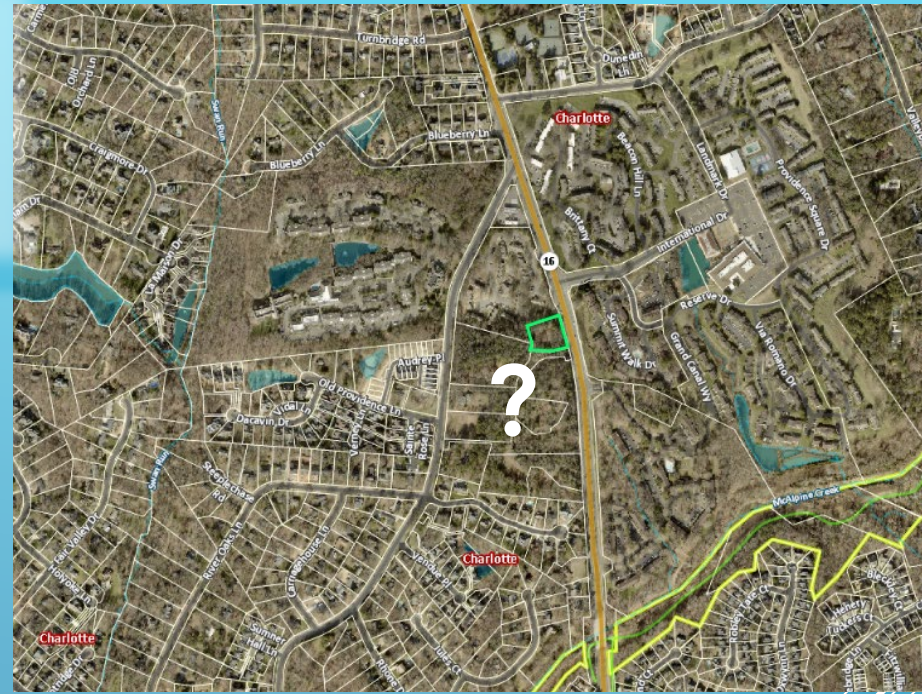
FUTURE 100 YR FLOODPLAIN

DEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY



How to identify Conditional Rezoning:

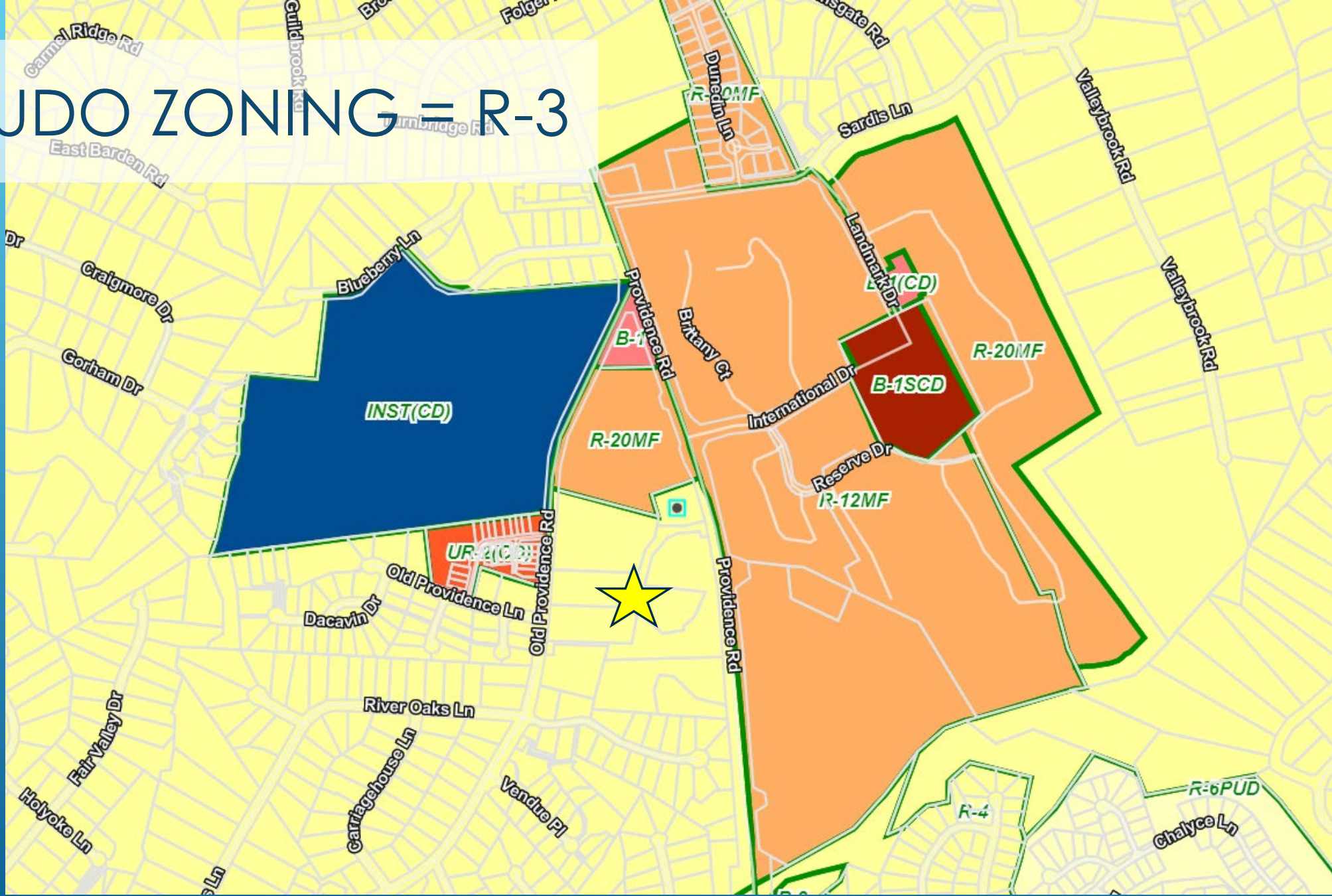
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

EXISTING ZONING

PRE-UDO ZONING = R-3

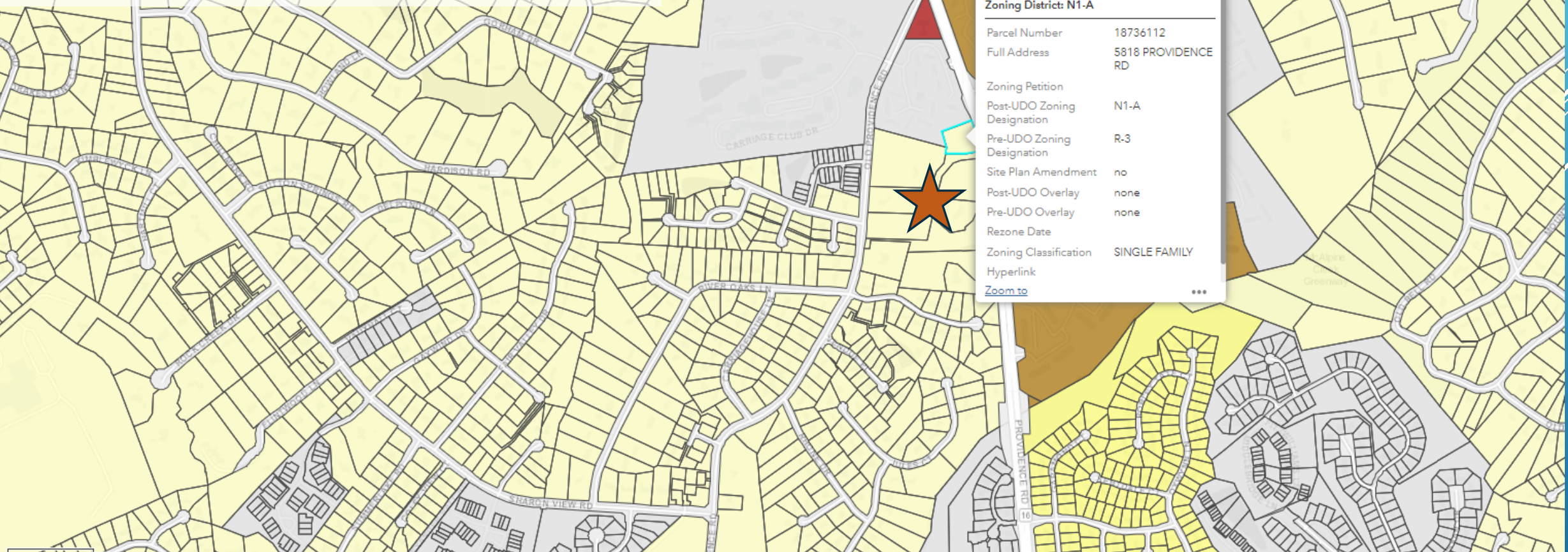


5818 PROVIDENCE RD

Address

5818 PROVIDENCE RD

CURRENT ZONING WITH UDO TRANSLATION = N1-A



Zoning District: N1-A	
Parcel Number	18736112
Full Address	5818 PROVIDENCE RD
Zoning Petition	
Post-UDO Zoning Designation	N1-A
Pre-UDO Zoning Designation	R-3
Site Plan Amendment	no
Post-UDO Overlay	none
Pre-UDO Overlay	none
Rezoning Date	
Zoning Classification	SINGLE FAMILY
Hyperlink	
Zoom to	...

2040 POLICY MAP RECOMMENDATION

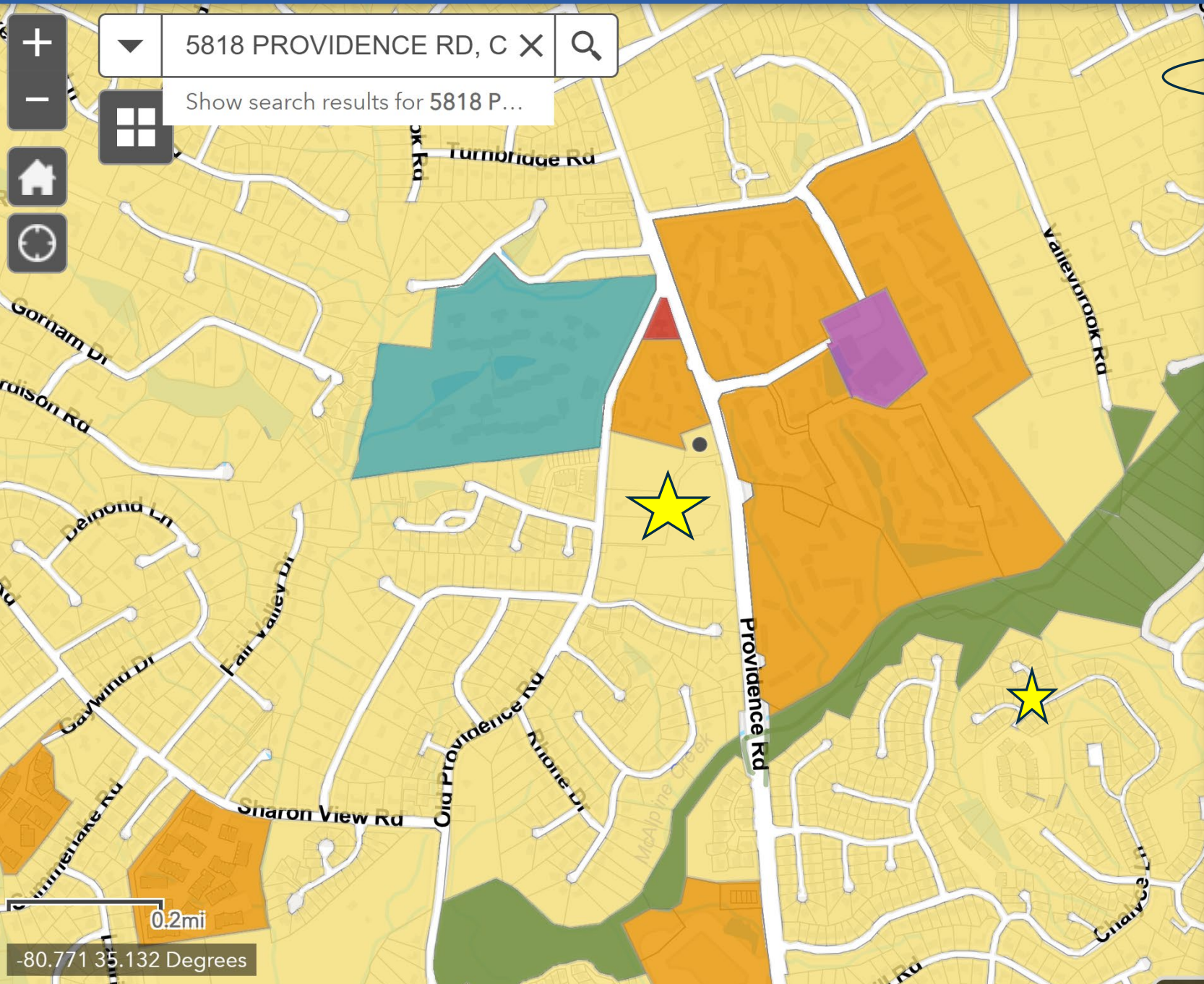




Charlotte Future 2040 Policy Map

Legend

Charlotte Future 2040 Policy Map



Neighborhood 1

Neighborhood 2

Parks & Preserves

Commercial

Campus

Manufacturing & Logistics

Innovation Mixed-Use

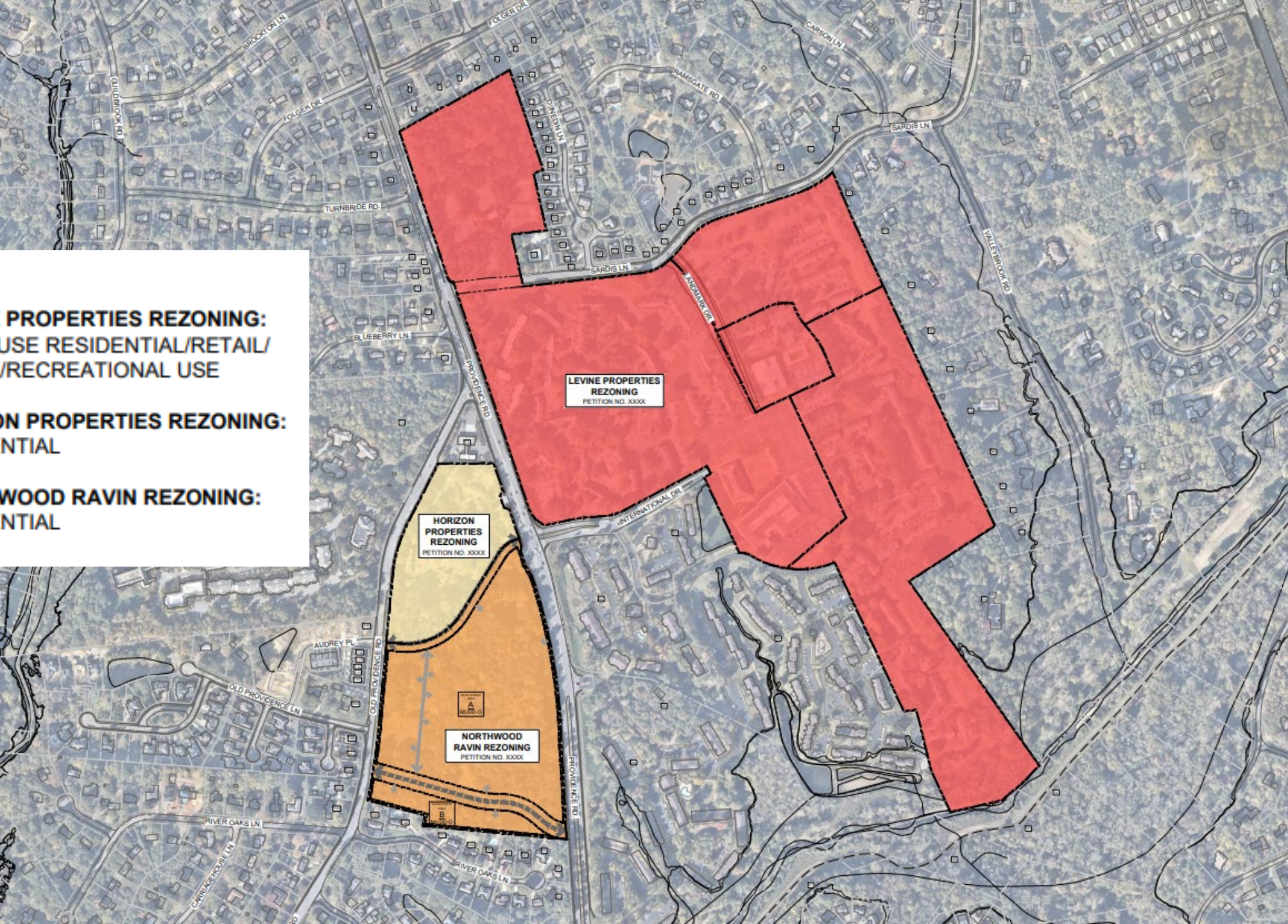
Neighborhood Center

Community Activity Center


Regional Activity Center


-80.771 35.132 Degrees


REZONING REQUEST



LEGEND

 **LEVINE PROPERTIES REZONING:**
MIXED-USE RESIDENTIAL/RETAIL/
OFFICE/RECREATIONAL USE

 **HORIZON PROPERTIES REZONING:**
RESIDENTIAL

 **NORTHWOOD RAVIN REZONING:**
RESIDENTIAL

VISION FOR PROVIDENCE RD JOINT REDEVELOPMENT

THIS REZONING AND THOSE LISTED FOR OTHER PARCELS GENERALLY DEPICTED HEREIN PROVIDES AN EXCITING REDEVELOPMENT OPPORTUNITY FOR PORTIONS OF AN EXISTING OVER 55 YEAR OLD MULTI-FAMILY RESIDENTIAL NODE IN THE PROVIDENCE RD, SARDIS LANE AND OLD PROVIDENCE RD AREA.

THE THREE COORDINATED, SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING A PORTION OF THE OVER 55 YEAR OLD OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.

THIS REVITALIZATION WILL CREATE NEW AFFORDABLE/WORKFORCE HOUSING UNITS AND UPGRADE/EXTEND THE USEFUL LIFE OF OTHERS.

IT WILL BRING SMALLER FORMAT RETAIL AND AN EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK AND PEDESTRIAN WALKABILITY.

OPPORTUNITIES FOR FURTHER AND BROADER OUTREACH INTO THE COMMUNITY WILL TAKE PLACE SHORTLY IN ADVANCE OF THE FULL GEAR UP OF THE REZONINGS UNDER THE CITY REZONING PROCESS TO TAKE PLACE IN SEVERAL MONTHS.

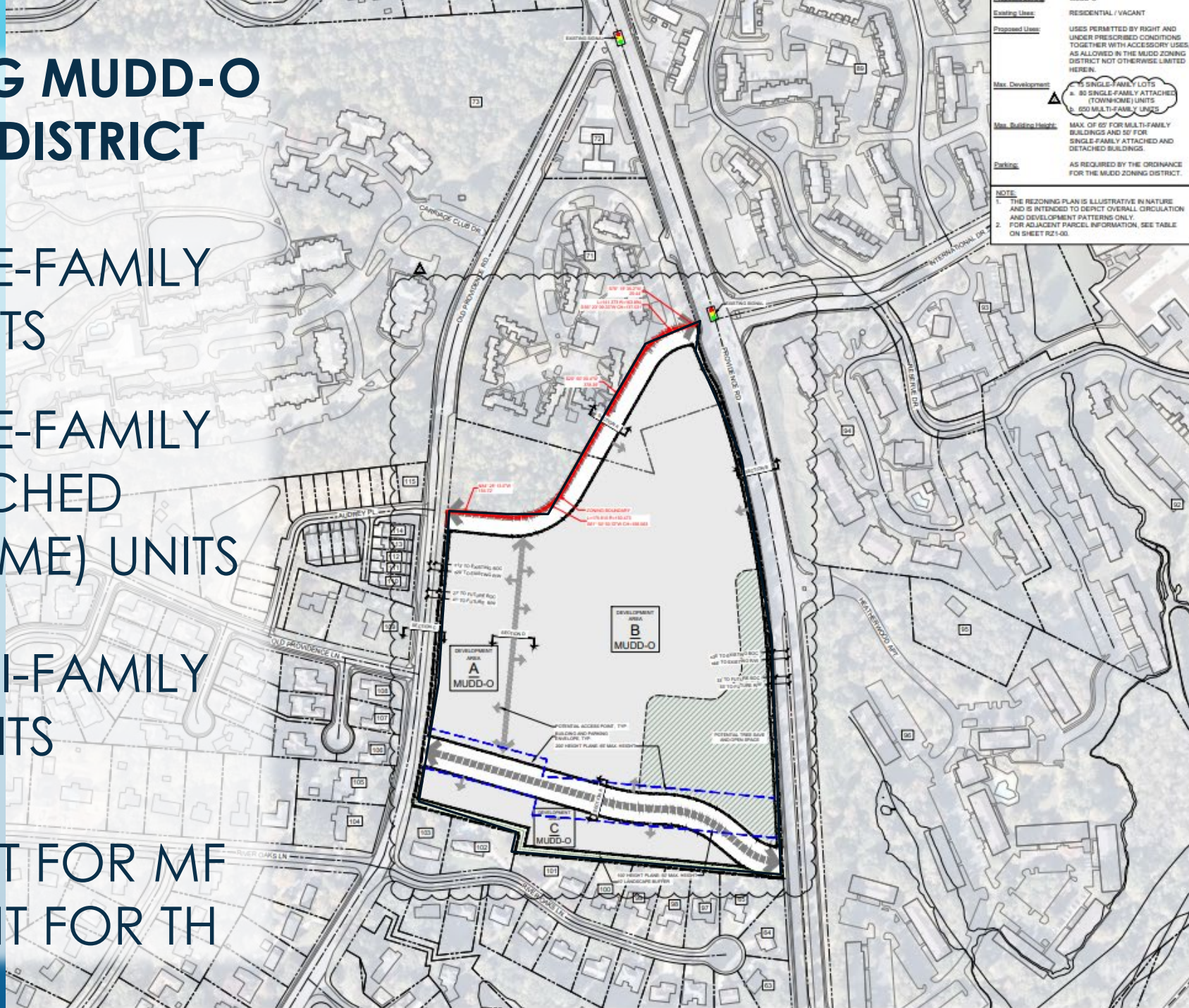
REQUESTING MUDD-O ZONING DISTRICT

15 SINGLE-FAMILY LOTS

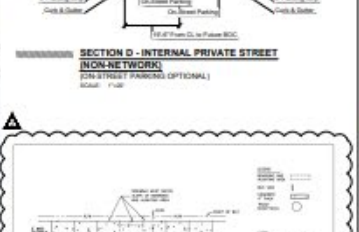
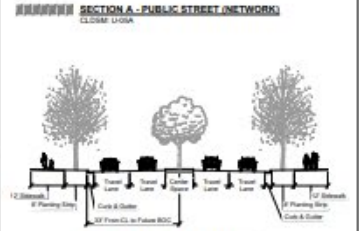
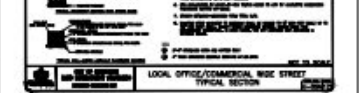
80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS

650 MULTI-FAMILY UNITS

65' HEIGHT FOR MF
50' HEIGHT FOR TH

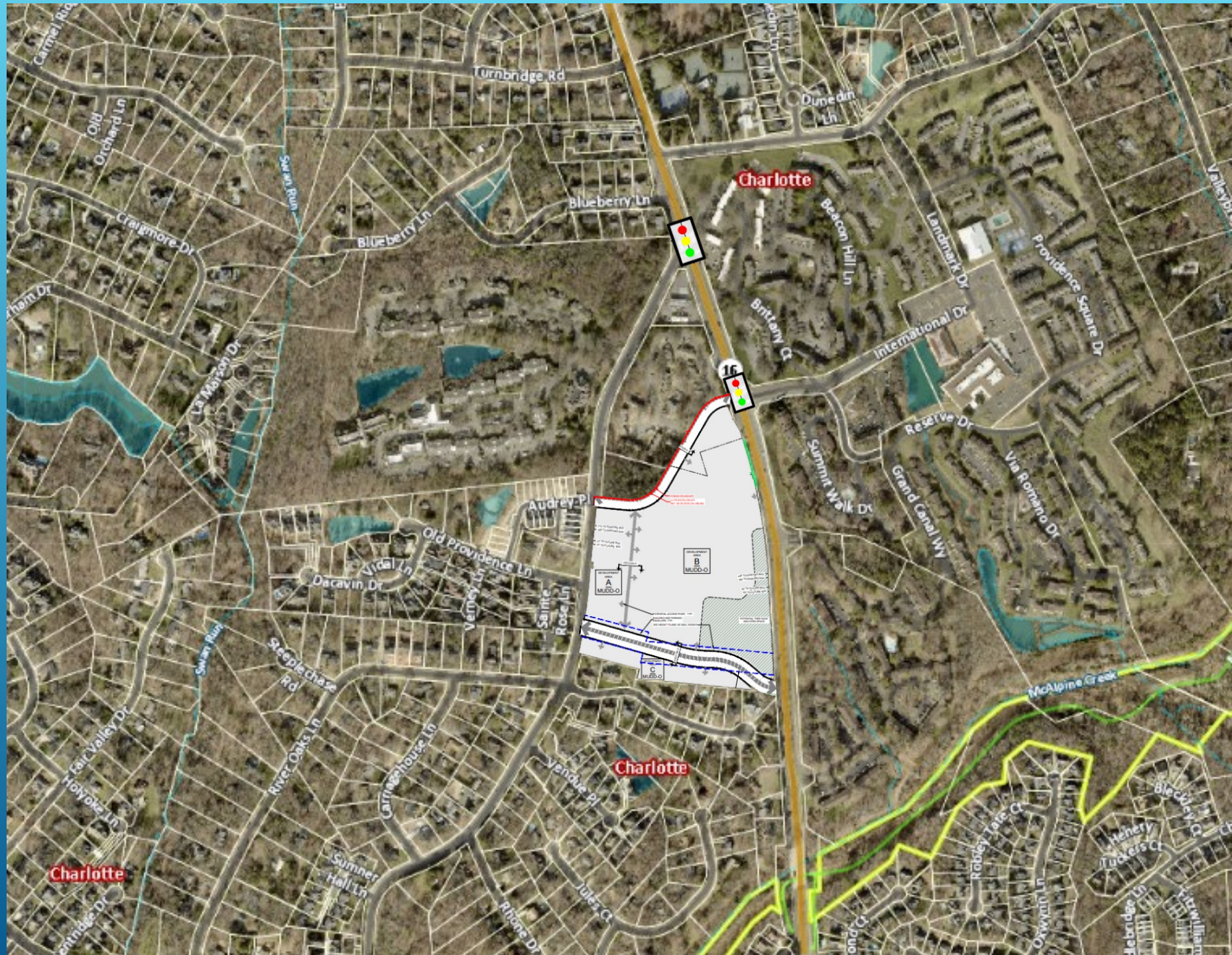


Existing Uses:	RESIDENTIAL / VACANT
Proposed Uses:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED HEREIN.
Max. Development:	15 SINGLE-FAMILY LOTS 80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS 650 MULTI-FAMILY UNITS
Max. Building Height:	MAX. 65' 00" FOR MULTI-FAMILY BUILDINGS AND 50' FOR SINGLE-FAMILY ATTACHED AND DETACHED BUILDINGS
Parking:	AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.
NOTE:	1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY. 2. FOR ADJACENT PARCEL INFORMATION, SEE TABLE ON SHEET RZ1-00.



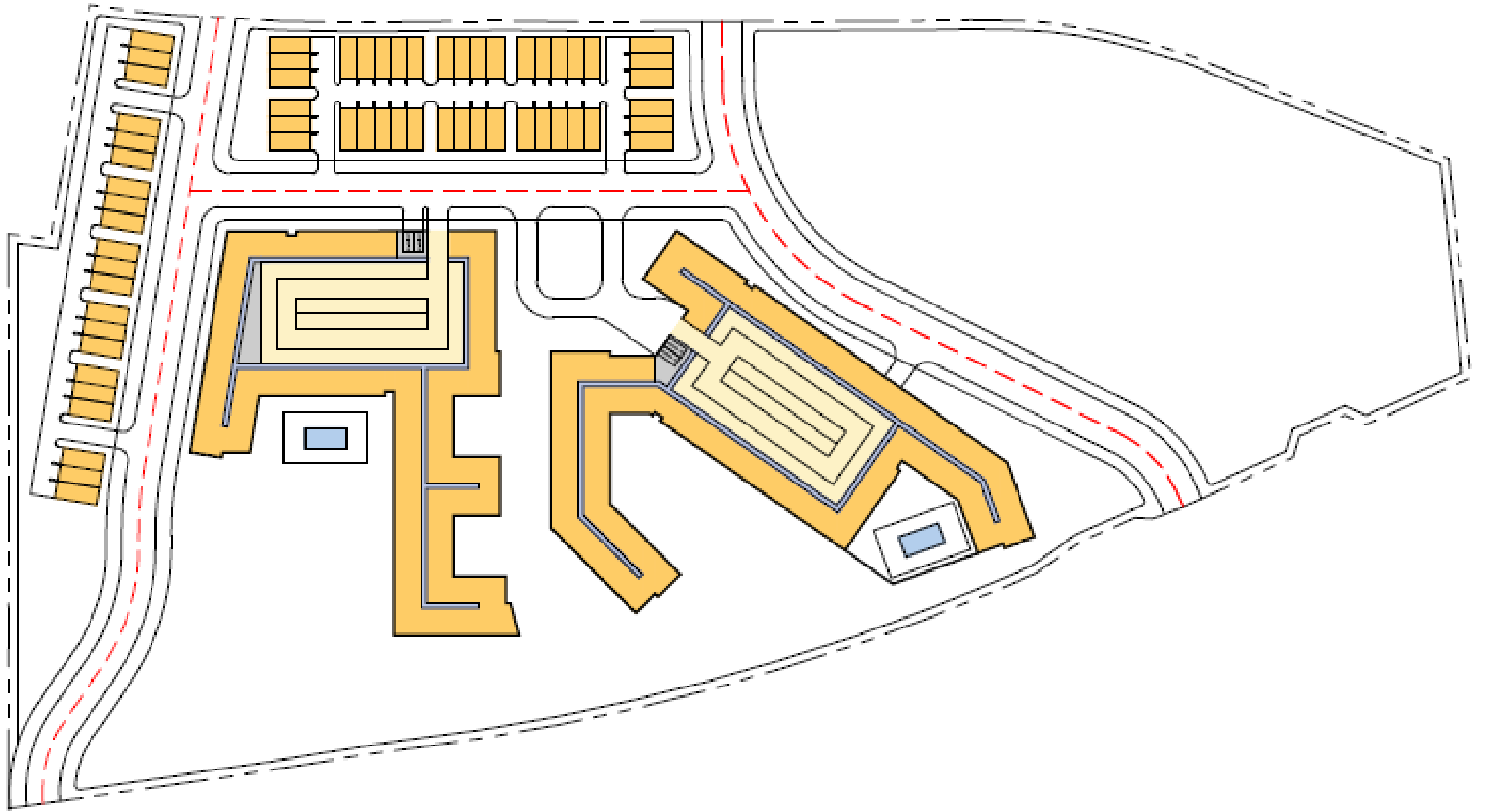
NOTE: CATS REQUESTS THE CONSTRUCTION OF AN ADA COMPLIANT BUS STOP ANT BUS STOP STANDARD 60.91A TO REPLACE THE EXISTING STOP AT SIDA PROVIDENCE ROAD. THE FINAL LOCATION WILL BE COORDINATED WITH THE DEVELOPER DURING THE PERMITTING PROCESS.

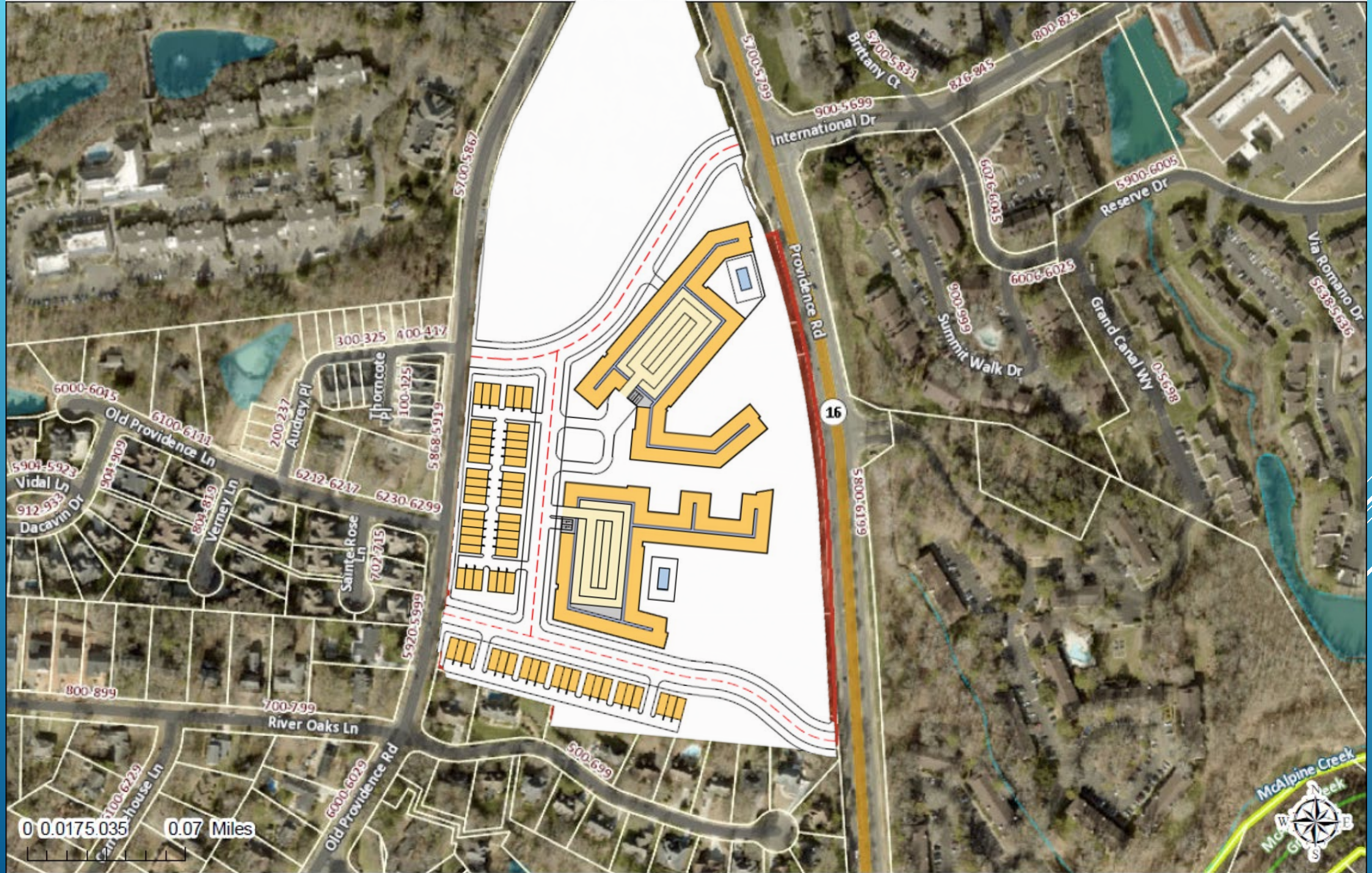
NOTE: 1. FOR ADJACENT PARCEL INFORMATION, SEE TABLE ON SHEET RZ1-00.



CONCEPTUAL LAYOUT







16

0 0.0175 0.035 0.07 Miles






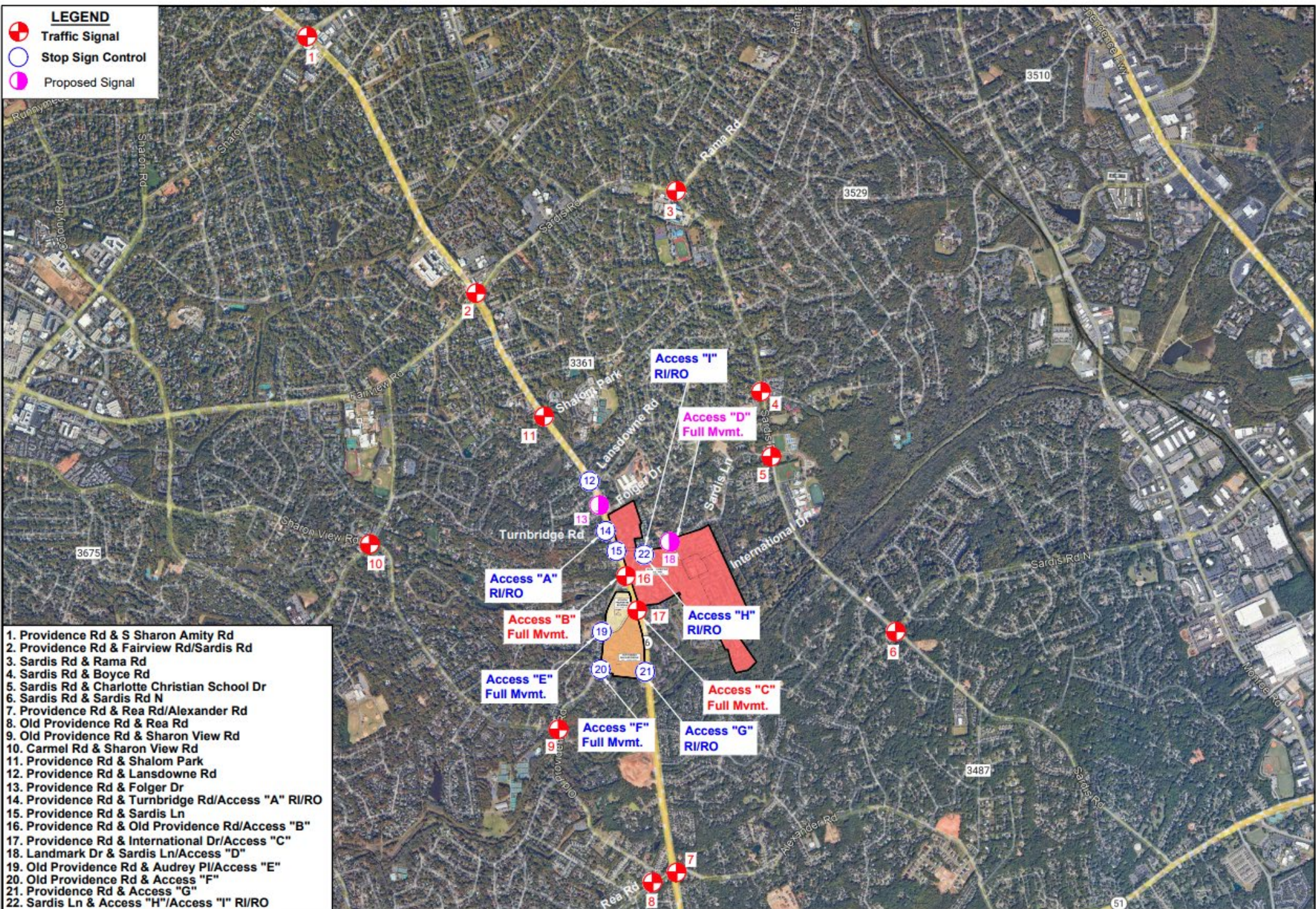
McAlpine Creek



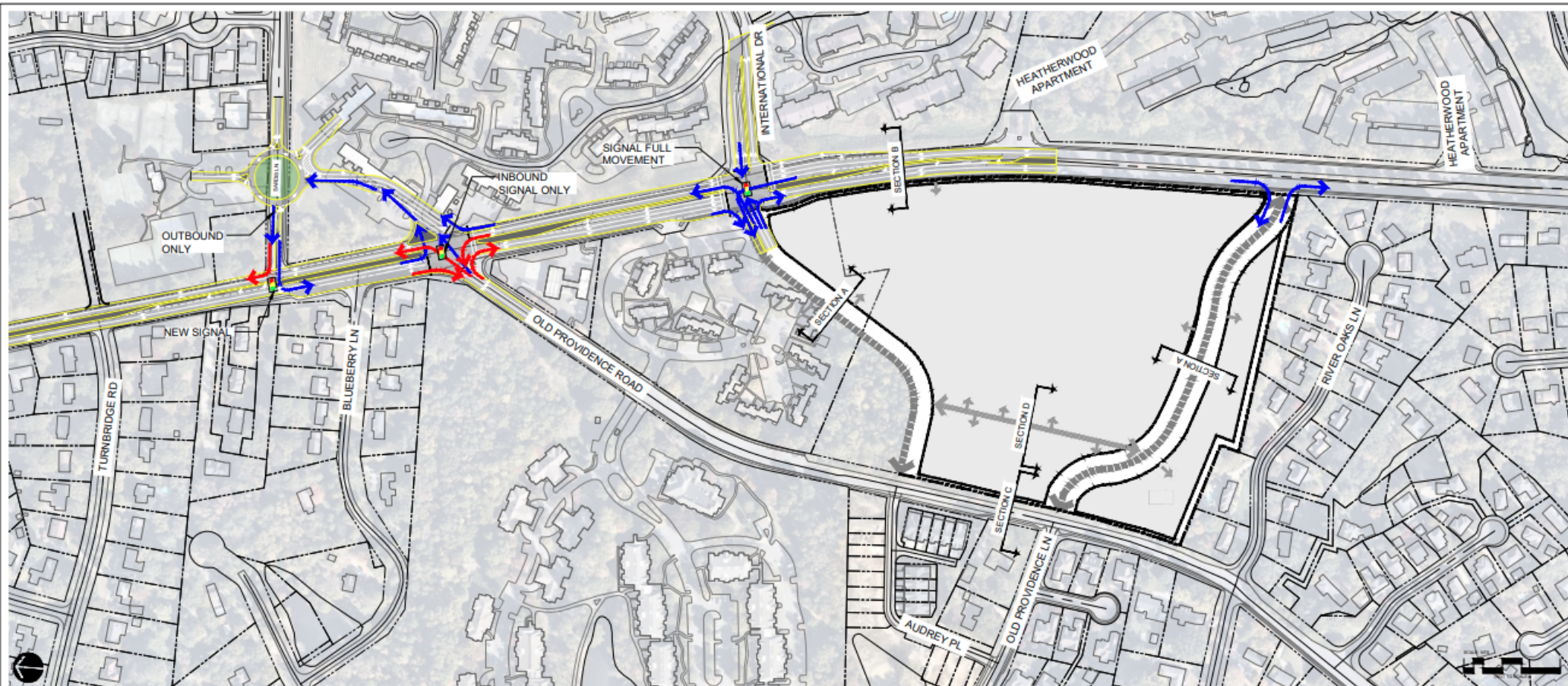
TRANSPORTATION

LEGEND

-  Traffic Signal
-  Stop Sign Control
-  Proposed Signal

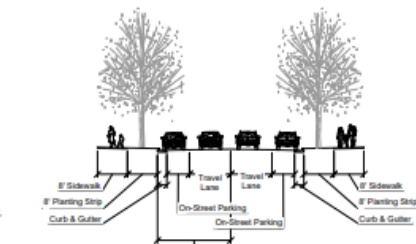
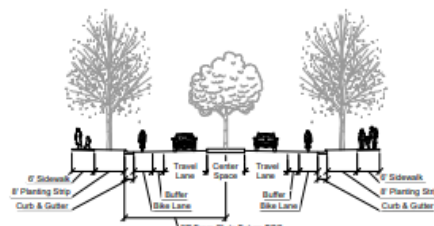
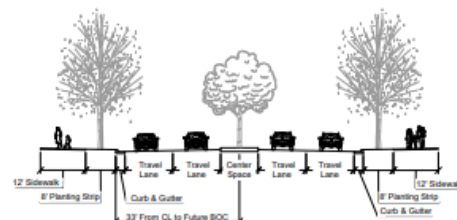
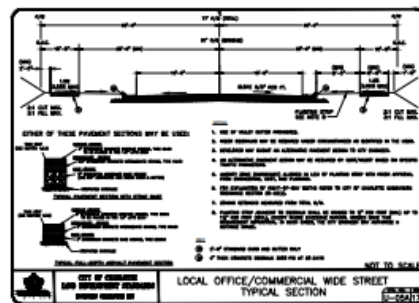


1. Providence Rd & S Sharon Amity Rd
2. Providence Rd & Fairview Rd/Sardis Rd
3. Sardis Rd & Rama Rd
4. Sardis Rd & Boyce Rd
5. Sardis Rd & Charlotte Christian School Dr
6. Sardis Rd & Sardis Rd N
7. Providence Rd & Rea Rd/Alexander Rd
8. Old Providence Rd & Rea Rd
9. Old Providence Rd & Sharon View Rd
10. Carmel Rd & Sharon View Rd
11. Providence Rd & Shalom Park
12. Providence Rd & Lansdowne Rd
13. Providence Rd & Folger Dr
14. Providence Rd & Turnbridge Rd/Access "A" RI/RO
15. Providence Rd & Sardis Ln
16. Providence Rd & Old Providence Rd/Access "B"
17. Providence Rd & International Dr/Access "C"
18. Landmark Dr & Sardis Ln/Access "D"
19. Old Providence Rd & Audrey Pl/Access "E"
20. Old Providence Rd & Access "F"
21. Providence Rd & Access "G"
22. Sardis Ln & Access "H"/Access "I" RI/RO

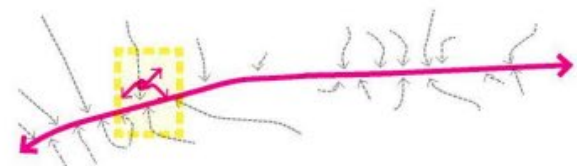


LEGEND

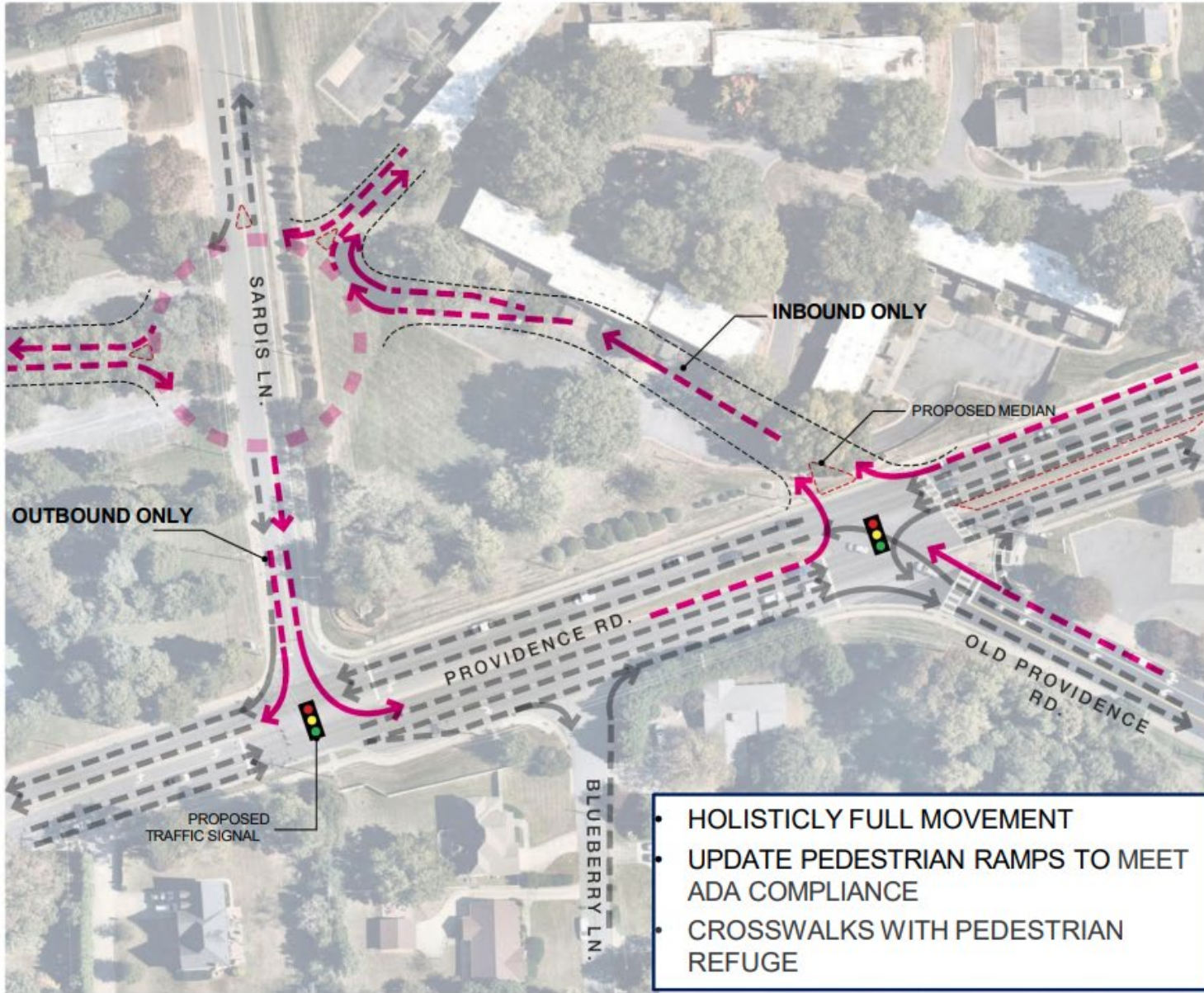
- EXISTING TRAFFIC PATTERN
- PROPOSED TRAFFIC PATTERN



PROVIDENCE ROAD CORRIDOR ACCESS MANAGEMENT - SARDIS LN.

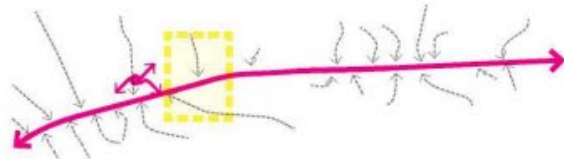


- LEGEND**
- PROPOSED PRIMARY MOVEMENTS
 - EXISTING PRIMARY MOVEMENTS
 - PROPOSED SECONDARY MOVEMENTS
 - EXISTING SECONDARY MOVEMENTS
 - PROPOSED MEDIAN
 - PROPOSED TRAFFIC SIGNAL



- HOLISTICLY FULL MOVEMENT
- UPDATE PEDESTRIAN RAMPS TO MEET ADA COMPLIANCE
- CROSSWALKS WITH PEDESTRIAN REFUGE

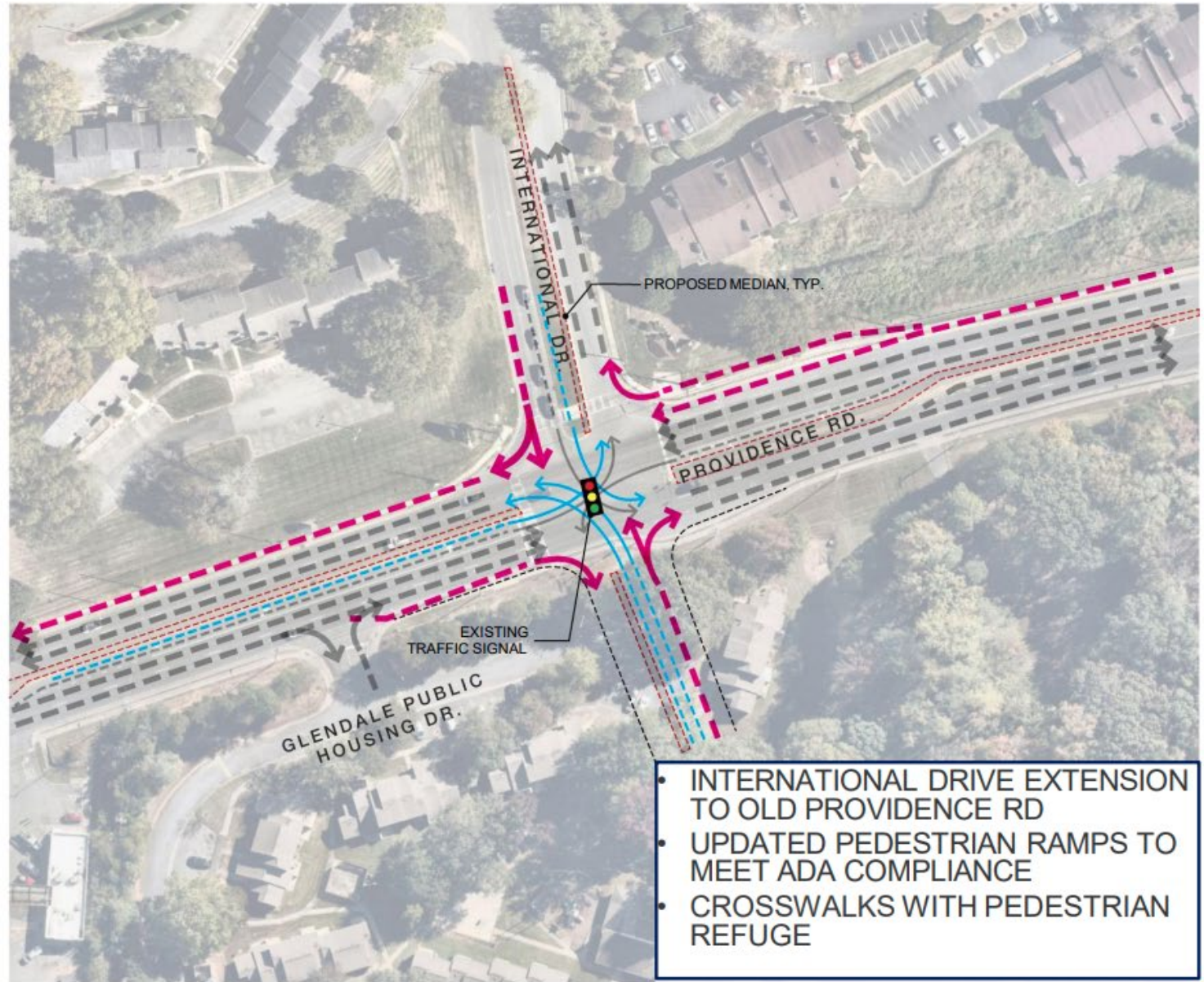
PROVIDENCE ROAD CORRIDOR ACCESS MANAGEMENT - INTERNATIONAL



LEGEND

- PROPOSED PRIMARY MOVEMENTS
- EXISTING PRIMARY MOVEMENTS
- PROPOSED SECONDARY MOVEMENTS
- EXISTING SECONDARY MOVEMENTS
- PROPOSED MEDIAN
- PROPOSED TRAFFIC SIGNAL

EXISTING CONDITIONS



- INTERNATIONAL DRIVE EXTENSION TO OLD PROVIDENCE RD
- UPDATED PEDESTRIAN RAMPS TO MEET ADA COMPLIANCE
- CROSSWALKS WITH PEDESTRIAN REFUGE

REZONING TIMELINE

- Rezoning Application Filed: January 2023
- Neighborhood Connections: Spring 2023
- Initial Outreach Meeting: June 6th
- Rezoning Application Processed: June 26th
- Staff Review/1st Round of Comments: July 31st
- 1st Revised Plan Submittal: November 13th
- Official Community Meeting: Today December 7th
- Earliest Possible Public Hearing: January 16th **Feb 20th**
- Zoning Committee: January 30th
- Earliest Possible Decision: February 19th **March 18th**

QUESTIONS?

Type your
questions





THANK YOU!

