

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Northwood Ravin

Rezoning Petition No. 2023-162

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 Unified Development Ordinance (UDO).

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 December 28, 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, January 11th at 5:30p.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 twelve (12) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Jeff Furman and Mike Wilson, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins from Alexander Ricks, Jay Silverman and Chip Baker from Dwell Design Studio, and Jake Bachman from Bolton and Menk

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 36-acre site located on the west side of Providence Road, north of Fairview Road. He explained that this site was rezoned previously for multi-family and this petition is a site plan amendment to approved zoning plan. The first phase of this development has been constructed. He displayed a map showing the exact location of the administrative amendment on the property.

Mr. Brown displayed the zoning map and explained that the site was currently zoned MUDD-O. Mr. Brown displayed a site plan of the approved administrative amendment and compared the previously approved zoning plan with the amendment to provide context on plan changes since the original rezoning. The administrative amendment allowed townhomes to be built in the rear of

the site and removed the accessory garages. He explained that the City approved the townhomes administratively.

Mr. Brown stated that the proposed zoning petition would only include the proposed buildings located adjacent to Providence Road. The previous zoning plan allowed for four buildings to be developed and the new plan would allow two buildings. The rezoning proposal changes to the footprint of the proposed buildings within this area of the site with no increase to the total number of units. The reduction in density of the townhomes would be shifted to the proposed buildings along Providence Road. He explained that the new buildings under the site plan amendment would be the same distance from the residential property line as the approved zoning plan. There are no changes to the buffer along residential fronting Columbine Circle.

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 development team stated that the proposed site plan amendment is in response to the grade of the site. The hill makes it difficult to design the buildings as shown on the zoning plan.

The virtual meeting was then opened for discussion:

Regarding a question about the proposed number of units approved and proposed, Mr. Brown responded that the total unit will not change from the previous approval. A member of the development team added that they have not determined that exact number of units in each proposed new building, but the two proposed buildings would contain approximately 170 units.

A couple of the attendees asked the development team to explain the administrative amendment process, staff reviewer, and approval timeline. Mr. Brown discussed the layout change and townhomes on the rear of the site which was approved under an administrative amendment. He added that the reduction intensity and increased distance from the property line allowed the change through the administrative amendment process. He explained that administrative amendments are approved at the staff level by the Zoning Administrator. Mr. Brown added that public notification is not required for an administrative amendment and that the administrative amendment was approved in October 2023. A member of the development team added that a rezoning was required for the change to the buildings at Providence Road.

An attendee asked about the gray shape at the bottom of the site plan. Mr. Brown stated that it was a potential amenity area.

A couple of the attendees asked about the timeline for construction. A member of the development team indicated that he anticipated construction to begin at the end 2024 at the earliest. The duration of construction would be about 30 months total.

A couple of the attendees asked questions about the amenity areas. The attendees had concerns about the type of future amenities that would be provided onsite. A member of the development team stated that the existing amenities would be improved and moved. A member of the development team added that the new amenities areas haven't been fully contemplated yet but could include pickleball or other lawn games. Mr. Brown explained that amenities could include

various types of recreational or open space uses. The attendees explained that they are concerned about noise from the amenity area and did not want pickleball as an amenity along the rear of the site.

In response to a question about the height of the townhome units, a member of the development stated that the townhomes would be two stories in height. Mr. Brown added that they are a reduction in height from the previous rezoning plan.

In response to a question about the new building design, a member of the development stated that they did not have elevations to share yet.

In response to a question about the number of units within the townhome buildings, a member of the development team anticipated that there would be about 7 to 8 units per building. Mr. Brown clarified that the walkways shown on the plan are to illustrate the connection to the building.

An attendee asked about the overall development density. A member of the development team stated that the overall development density would be 23 units per acre.

In response to a question about the ownership of the townhome units, a member of the development team explained that they would be for rent.

A couple of the attendees asked questions and had overall concerns about the stormwater impacts. The attendees indicated that stormwater has been an issue in the area. A member of the development team explained that a significant part of the plan includes a stormwater detention area to help control site runoff. Mr. Brown stated that the site would be developed under better standards than what was developed in the past on this site. A member of the development team explained that the detention ponds will be installed prior to new construction and will improve the existing conditions of the site. He added that they are maintaining the existing storm drains in the interim.

An attendee asked about the connection between the site and the property to the south as well as the future plans for the parcel to the south. A member of the development explained that the developer of the southern site would connect in the future but did not know the timeline. He also did not know when this site would be ultimately redeveloped.

An attendee asked about the lighting along the rear of the site. Mr. Brown explained that the site lighting details were not included in the rezoning plan. A member of the development team explained that site lighting would be contained onsite and would be studied through a photometric plan. The amenity area near Columbine would not be lit.

An attendee asked a question about the berm between the site and Providence Place. Mr. Brown stated that if it was approved in the rezoning plan then it would be carried over to this site plan amendment. A member of the development team explained that they are steadily improving the buffering and landscaping on site.

A couple of the attendees expressed a preference for an in-person meeting over the Zoom platform. Mr. Brown explained that there is generally better attendance in virtual meetings. He indicated that the development team will schedule future in-person meetings with interested neighbors to discuss concerns.

An attendee asked about the location of the Duke Energy easement. A member of the development team stated that a survey would illustrate the exact location of the easements onsite. A member of the development team added that the buffer is located outside of the easement.

An attendee asked about stormwater facilities within the SWIM buffer. A member of the development team explained that the stormwater facilities will be removed out of the SWIM buffer during the next plan submittal.

The meeting concluded at approximately 6:40 p.m. without any further questions or discussion from the community.

Respectfully submitted this 15th day of January 2024.

cc: Maxx Oliver, 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 ANY

2023-162	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-162	Carmel Park Neighborhood Associ	Todd	Stewart	4533 OGLUKIAN RD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Charlotte Leadership Academy	Wendy	Sellers	4634 SIMSBURY RD. APT. B, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Charlotte Metro	Adam	Hawthorne	2907 PROVIDENCE ROAD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Columbine Homeowners Assn.	Carolyn	Cariburg	4409 COLUMBINE COURT, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Cotswold Neighborhood Associati	John	Hallman	308 WONDERWOOD DRIVE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Foxcroft East Homeowners Associ	Hildy	Strasser	4351 ARBOR WAY, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Foxcroft Homeowners Association	Allen	Nedrich	2101 SEDLEY RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Foxcroft Homeowners Association	Joshua	arnold	4400 SIMSBURY RD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Greentree Neighborhood Associat	Scott	Wallace	951 GREENTREE DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Greylyn Drive Neighborhood Asso	Fisk	Outwater	1319 GREYLYN DR, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Greylyn Drive Neighborhood Asso	Jeffrey	Pease	1335 GREYLYN DRIVE, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Greylyn Drive Neighborhood Asso	Kam	Tai	1233 GREYLYN DR, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Greylyn Drive Neighborhood Asso	Rick	Glassen	1234 GREYLYN DRIVE, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Heathmoor Homeowners Associatio	Diedrich	Oglesbee	2938 HEATHMOOR LANE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Huntingtowne Farms Neighborhood	Doug	Bell	236 HUNTER LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Jefferson Park Neighborhood Ass	JF	Rice	1014 JEFFERSON DR, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-162	Kelsey Glen Neighborhood Associ	PaulGloria	Lacey	928 JEFFERSON DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Lansdowne	Durann	Archer	423 MAMMOTH OAKS DRIVE, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-162	Mammoth Oaks	Rebecca	Kucera	6101 CREOLA ROAD, CHARLOTTE, NC, 28270		CHARLOTTE	28270
2023-162	Old Foxcroft	Kent	Lineberger	1916 SHARON LANE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Old Salem/Meredith Neighborhood	Marlyn	Morton	1338 E BARDEN RD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Providence at Fairview	Daryl	Greenberg	1501 CARMEL ROAD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Providence at Fairview	Stuart	Owen	1327 GREYLYN DRIVE, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Providence Park Neighborhood Or	Ross	Payne	242 BECKHAM CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Providence Park Neighborhood Wa	Eric	Banks	4619 MONTCLAIR AV, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	Shalom Park Environment	Bette	Andrews	5007 PROVIDENCE ROAD, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Southpark Mall-Simon Properties	Randy	Thomas	1335 GREYLYN DR, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-162	Talitha Cumi House Of Prayer	Steven	Yeboah	3926 PROVIDENCE ROAD APT L, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-162	The Cotswolds Condominium Homeo	Bill	Williams	209 SLOANE SQUARE WY, CHARLOTTE, NC, 28211		CHARLOTTE	28211

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 YOU!

2023-162	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-162	18310102	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2023-162	18310107	RUTHERFORD	HILDA PICKENS			1801 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310108	KEESLER	ANNE	DAVID	KEESLER	1803 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310109	SMITH	MARTIN H			1805 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310110	HOWREN	GREGORY J			1813 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310111	JESSO	ALICIA RALL			1815 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310112	DUFRESNE	DAVID A	CHRISTINA B	DUFRESNE	1817 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310113	YDEL	WILHELM C	SARA B	YDEL	1819 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310114	HUNTER	H NEAL JR	SARA T	HUNTER	1827 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310115	GLOVER	DIANE M			1829 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310116	WILLIAMS	PAMELA KERSHNER	TRUST	PAMELA K WILLIAMS FAMILY	1831 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310117	WILLIAMS	E HOLT	PEGGY L	WILLIAMS	1833 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310118	CAMP	DOROTHY ELAINE	CAMP R/T	TRUSTEES OF DOROTHY ELAINE	1837 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310119	SHIRAMINE	MASONORI			1839 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310120	MULLER	LYNN G	JOHN JR	MULLER	1841 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310121	DANIEL	ORION AMOS	MARTHA WILLIAM DANIEL		1847 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310122	CHESSON	REVOCABLE TRUST OF SUSAN MASSE	SUSAN MASSEY	CHESSON	1849 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310123	BRINKLEY	REBA CASSANDRA			1851 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310124	GOLDBERG	RUTH A			1853 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310131	POLLOCK	EUGENIA W		TRUSTEE (U/A 6-1093)	2001 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310132	GAINES	JUDITH B	JOSEPH L	GAINES	2003 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310133	WYLLY MORSE GUTERMAN REVOCABLE	TRUST			2005 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310137	FRENCH	ELIZABETH B			2025 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310138	GRIFFIN	JOHN C	JUANITA D	GRIFFIN	2027 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310139	RANSONE	CAROL LOCHER			2029 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310140	MELCHIOR	GEORGES J P	SHIGEKO	MELCHIOR	2033 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310141	MILGROM	BRENT M JR	TRUST	LYNCHBURG GST IRREVOCABLE	3145 WAMATH DR		CHARLOTTE	NC	28210
2023-162	18310142	CULLEN	ANNE BELL			2037 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310144	CARTER	EDITH H			1902 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310145	HILL	FAMILY TRUST THE		(BRIAN P & MARTHA HILL TR/TST)	1900 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310146	TEW	BARBARA			1804 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310147	WOODARD	ROBERT SUITER	ASHLEY N	CHASTAIN	1806 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310148	NARDI	GLEN	HOLLY	NARDI	1808 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18310149	NEW VUE INVESTMENTS LLC				2500 CLOISTER DR		CHARLOTTE	NC	28211
2023-162	18310199	PROVIDENCE PLACE TOWNHOUSE ASSOC INC				401 HAWTHORNE LN		CHARLOTTE	NC	28204
2023-162	18311104	YOUNT	MICHAEL H	JEAN S	YOUNT	4312 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311105	MOHAMED	WAHEED V			4300 COLUMBINE CR		CHARLOTTE	NC	28211
2023-162	18311106	CONSOLI	ROBERT J JR	JAMIE A	CONSOLI	4234 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311107	VISER	PATRICIA COX			4224 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311108	RUST	ROBERT N IV	ELIZABETH	RUST	4204 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311209	PRIESTER JR	JOHN J	KATHERINE JOHN	PRIESTER	4114 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311210	SCANNELL	BRIAN	KASEY	SCANNELL	4126 COLUMBINE CR		CHARLOTTE	NC	28211
2023-162	18311211	MCCREARY	KENT J	CHRISTINE R	MCCREARY	4106 COLUMBINE CR		CHARLOTTE	NC	28211
2023-162	18311212	CARR	JAMES STEPHEN	ELIZABETH LUCIN	CARR	4100 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311213	LAURA ANN PRATT SPOUSAL	TRUST			4026 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311408	HAGNER	JOSEPH ADAM	DONNA DENISE N	HAGNER	4023 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311409	BLACK	CHRISTINE T			4033 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311410	GUTIERREZ	PATRICK	LAUREN	GUTIERREZ	4101 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311411	TCHERKEZIAN	LAUREL G			4105 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18311412	COLUMBINE 2 LLC				4003 COLUMBINE CIRCLE		CHARLOTTE	NC	28211
2023-162	18311413	GALLAGHER	FREDERIC MERCER IV	ALISON LIGHTHAI	GALLAGHER	223 OCEAN BLVD W		SUPPLY	NC	28462
2023-162	18312101	GAITHER	JOHN ROBERT	SARAH	GAITHER	4201 COLUMBINE CT		CHARLOTTE	NC	28211
2023-162	18312102	DULLER	MELISSA ROBYN	JAMES CRAIG	DULLER	4213 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18312103	MCDOWELL	JOHN WALTER IV	LAUREN D	MCDOWELL	4223 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18312104	RAAD	GEORGE LOUIS	PATRICIA S	RAAD	4233 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18312105	HORNE	CHARLES WRIGHT JR	CHRISTY HAMPTC	HORNE	4301 COLUMBINE CR		CHARLOTTE	NC	28211
2023-162	18312106	GOLDEN TRIANGLE 3 LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
2023-162	18312107	D & H DEVELOPMENT INC				6805 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2023-162	18312110	MALLARD CREEK ASSOCIATES 1 LLC			C/O GREYSTAR REAL ESTATE PARTNER	4250 PROVIDENCE RD		CHARLOTTE	NC	28211
2023-162	18312111	NR PINEHURST PROPERTY OWNER LLC				1057 EAST MOREHEAD ST SUITE 300		CHARLOTTE	NC	28204
2023-162	18312112	PRITCHARD	JOSEPH P	IRIS MARY	PRITCHARD	4111 COLUMBINE CIR		CHARLOTTE	NC	28211
2023-162	18312113	KRAUT	JONATHAN DAVID	ARLEN NALINI	PERSAUD-KRAUT	4113 COLUMBINE CIRCLE		CHARLOTTE	NC	28211
2023-162	18312114	GOLDEN TRIANGLE #3 LLC			C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR STE 190		ATTN: MR DANI	CHARLOTTE	NC
2023-162	18312118	NR PINEHURST PHASE I PROPERTY OWNER LLC			C/O NORTHWOOD INVESTORS LLC	1819 WAZEE ST		DENVER	CO	80202
2023-162	18312119	NR PINEHURST PHASE II PROPERTY OWNER LP			C/O NORTHWOOD INVESTORS LLC	1819 WAZEE ST		DENVER	CO	80202
2023-162	18511126	HANSEN	CATHERINE ROOT			1501 MEADOWOOD LN		CHARLOTTE	NC	28211
2023-162	18511127	STRAWBERRY HILL ASSPCOATES LP				PO BOX 35329		CHARLOTTE	NC	28235
2023-162	18512117	STRAWBERRY HILL CENTER LLC				2401 PARK RD		CHARLOTTE	NC	28203
2023-162	18512118	SAMS INVESTMENTS V LLC				7935 COUNCIL PL STE 200		MATTHEWS	NC	28105
2023-162	18512130	STRAWBERRY HILL	ASSOCIATES L P			PO BOX 35329		CHARLOTTE	NC	28235
2023-162	18512131	STRAWBERRY HILL	ASSOCIATES L P			PO BOX 35329		CHARLOTTE	NC	28235

EXHIBIT B

December 22, 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, January 11th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Northwood Ravin
Petition No.: 2023-162

Dear Charlotte Neighbor:

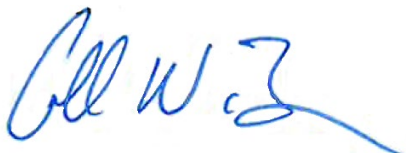
Our firm represents Northwood Ravin (the "Petitioner") in their proposal to rezone approximately thirty-six (36) acres located on Providence Road, north of Fairview Road, and south of Meadowood Lane, more particularly described as Tax Parcels 18312111, 18312118 and 18312119. The Petitioner is requesting a rezoning from the MUDD-O zoning district to the MUDD-O SPA zoning district for a site plan amendment to accommodate future 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, January 11th at 5:30 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 Road") 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

2023-162: Northwood Ravin

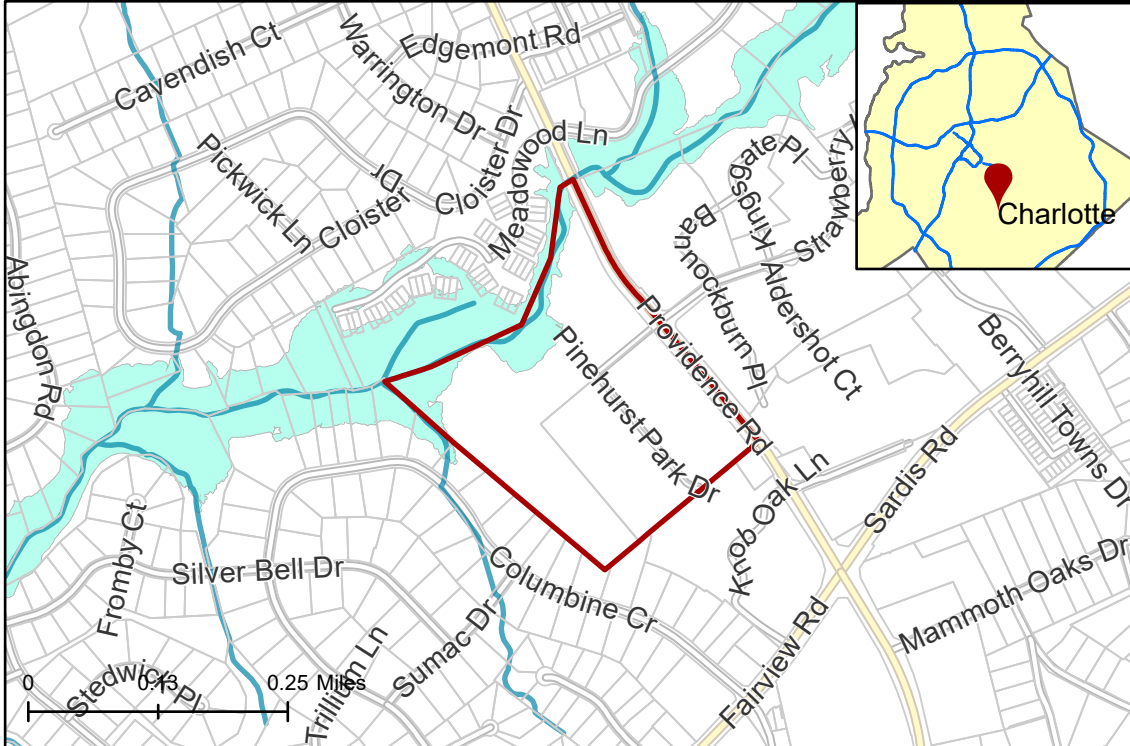
Rezoning Map

Current Zoning MUDD-O (Mixed Use Development District, Optional)

Requested Zoning MUDD-O SPA (Mixed Use Development District, Optional Site Plan Amendment)

Approximately 36 acres

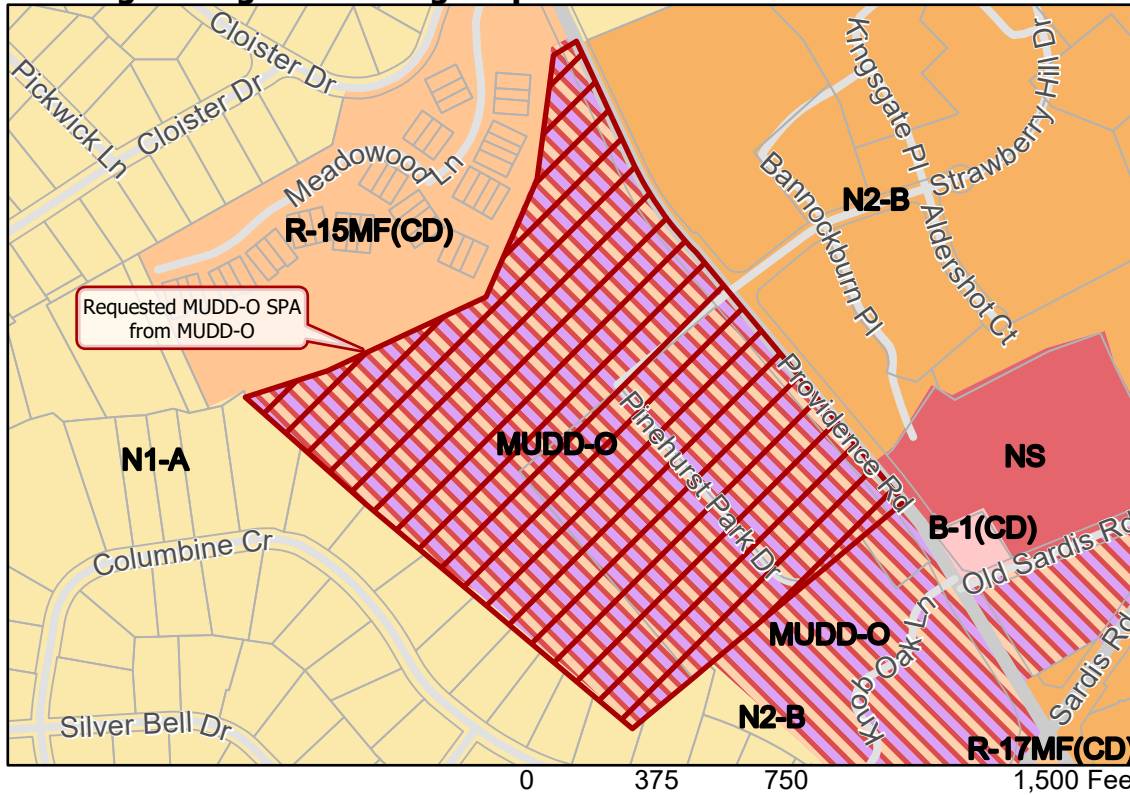
Location of Requested Rezoning



- 2023-162
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Commercial
- Business
- Mixed Use



Map Created 12/5/2023

EXHIBIT C

Participants (21)



Find a participant

- LA** Lisa Arnold (Host, me)
- CB** Collin Brown
- CB** Collin Brown
- CR** Carol Ransone
- CH** Charles Horne
- CB** Chris Black
- EC** Elaine Camp
- EC** Elizabeth Carr
- JB** Jacob Bachman
- JG** James Guterman
- Jay Silverman
- JF** Jeff Furman
- JP** Jessica Pfeiffer
- JD** Jim Duller
- KT** Kam Tai
- LM** Laurel McGeein
- LL** Lisa Larkins
- MD** Martha DANIEL
- MS** Martin Smith
- MY** Michael Yount
- Chip Baker

EXHIBIT D

PROVIDENCE ROW SITE PLAN AMENDMENT

(REZONING #2023-162)


NORTHWOOD RAVIN

Official Community Meeting

January 11, 2024

Alexander
Ricks
PLLC

MEETING AGENDA

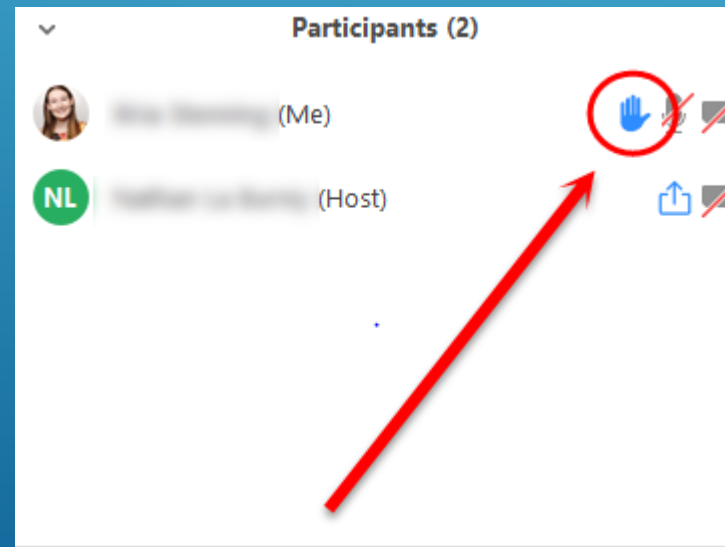
- **Introductions**
 - **Property Location**
 - **Current Zoning Plan**
 - **Review of Site Plan Modification**
 - **Potential Timeline**
 - **Questions/Discussion**
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted upwards from left to right, located in the bottom right corner of the slide.

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner:

NR Pinehurst Property Owner LLC

Petitioner:

Northwood Ravin

Jeff Furman, David Ravin, and Sam Carter



Dwell Design Studio:
Jay Silverman and Chip Baker

Alexander
Ricks
PLLC

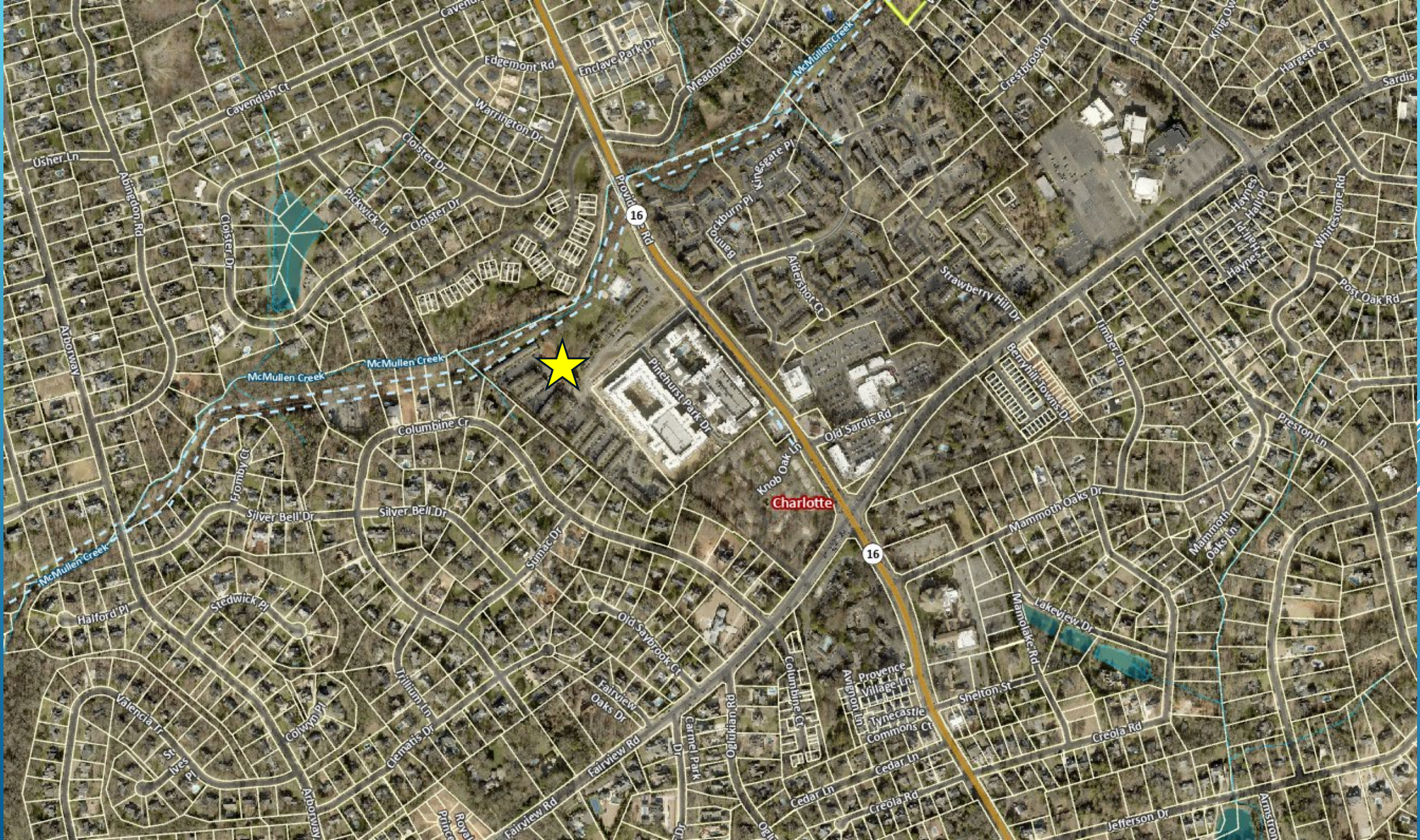
Collin Brown,
Brittany Lins, & Lisa Arnold



Jake Bachman

PROPERTY LOCATION







Charlotte

Charlotte

16

16

Pickwick Ln
3600-3699

Pickwick Ln
2200-2599

Cloister Dr
2600-2699

1900-2099

1870-1999

1700-1853

3800-4049

Barnockburn Pl
4019-4059

4012-4099

5000-5007

4924-4931

4100-4299

Strawberry Hill Dr

4900-4923

4100-4225

Aldershot Ct

Pinhurst On Providence Dr
2200-2299

McMullen Creek

3900-4199

Charlotte

Pinhurst Park Dr
5300-5399

Providence Rd
2100-2235

Charlotte

Old Sardis Rd

4900-5099

4900-5018

4100-4210

4300-4399

4000-4199

er Bell Dr

3800-3899

Silver Bell Dr

Sumac Dr
900-999

4200-4399

4212-4224
Knob Oak Ln

3800-3899

4200-4399

600-699

5800-5899

500-599
Mam

6000-6067

4400-4477
Coventry Row Ct

7000-7041

6100-6171
Betsy





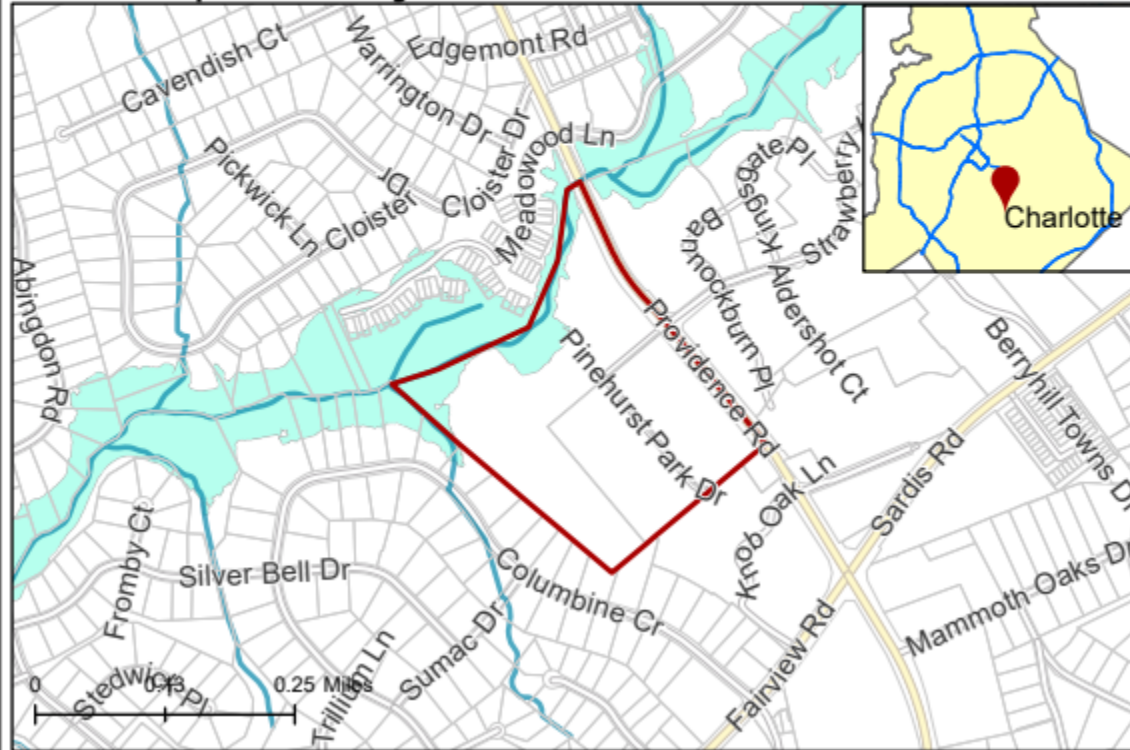
2023-162: Northwood Ravin

Current Zoning MUDD-O (Mixed Use Development District, Optional)

Requested Zoning MUDD-O SPA (Mixed Use Development District, Optional Site Plan Amendment)

Approximately 36 acres

Location of Requested Rezoning



Rezoning Map



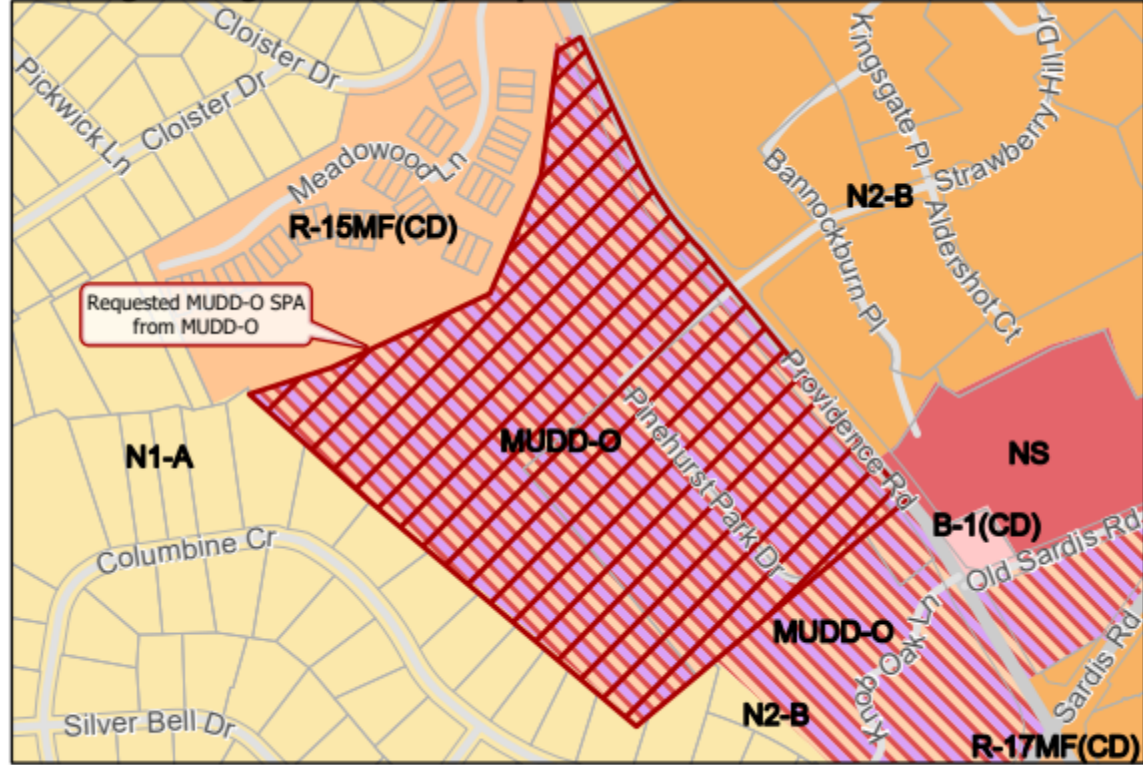
CHARLOTTE.
PLANNING, DESIGN
& DEVELOPMENT


- 2023-162
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari









EXISTING ZONING

Existing Zoning & Rezoning Request

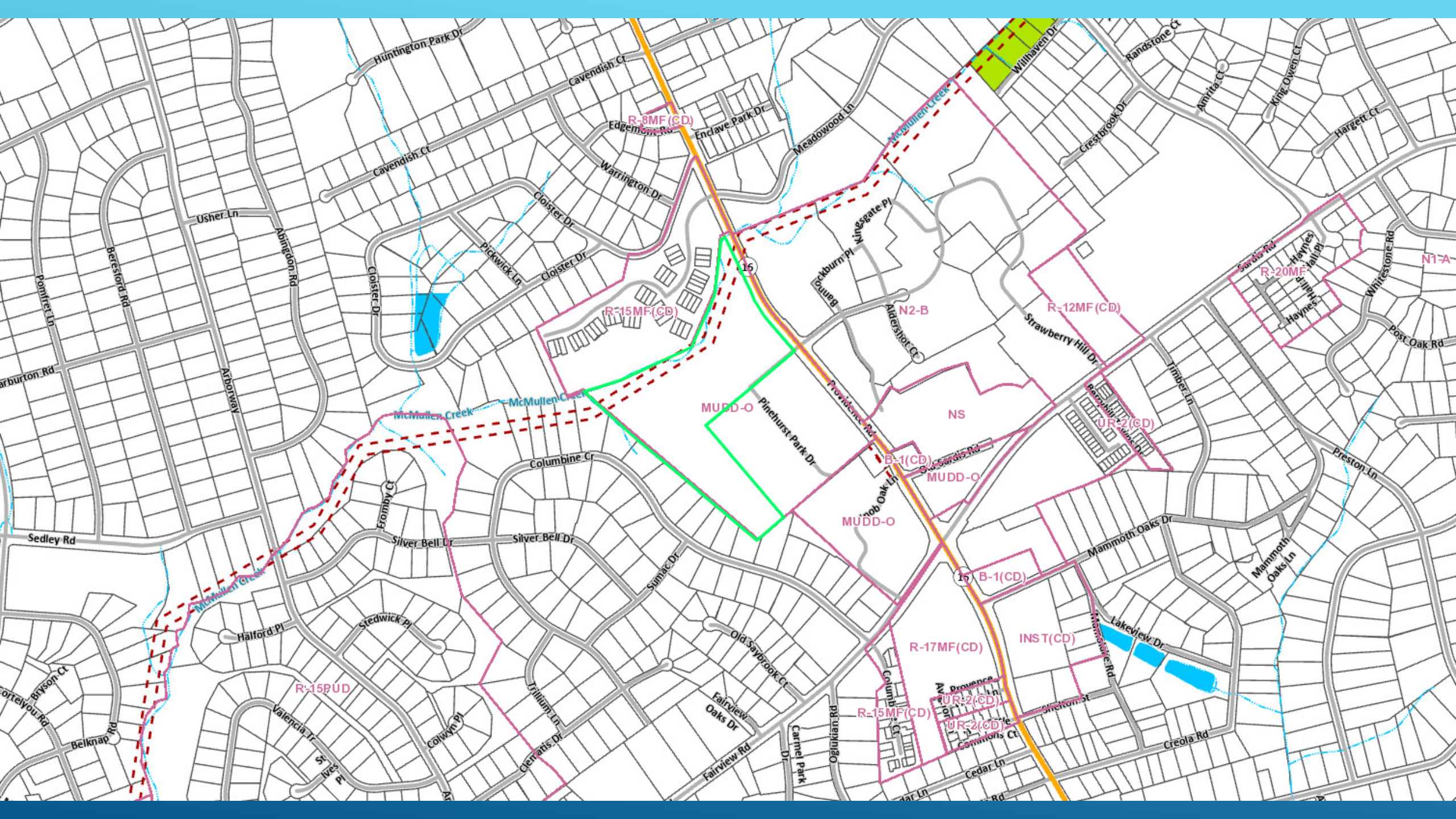


 Requested MUDD-O SPA from MUDD-O

Zoning Classification

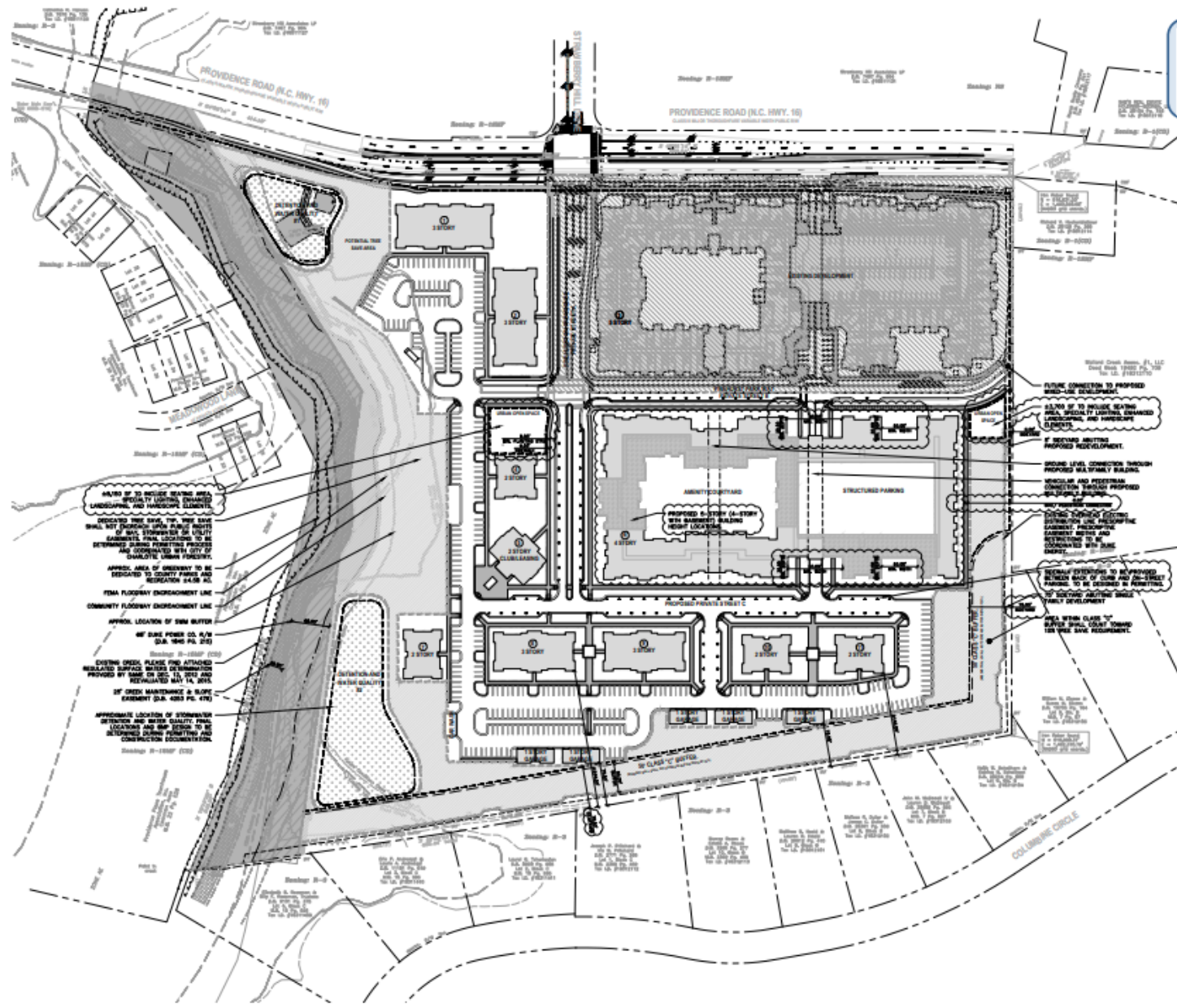
-  Neighborhood 1
-  Neighborhood 2
-  Multi-Family
-  Commercial
-  Business
-  Mixed Use



Map Created 12/5/2023



Conditional Rezoning Approved 2019

830 Total Units




Planning Department
APPROVED BY CITY COUNCIL
 December 16, 2019


NORTHWOOD RAVIN

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

PINEHURST MULTIFAMILY REZONING
 4100 PROVIDENCE ROAD
 CHARLOTTE, NC 28234


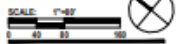

ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities
 200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 ☎ 704 376 1555
 ✉ 704 376 7851
 www.colejeneststone.com

CONDITIONAL REZONING PLAN

Project No. 4403
 Issued 04/19
 Revised 04/19/19 - STAFF REVIEW COMMENTS
 04/10/19 - STAFF REVIEW COMMENTS
 04/10/19 - STAFF REVIEW COMMENTS
 04/10/19 - STAFF REVIEW COMMENTS
 11/28/19 - STAFF REVIEW COMMENTS

REZONING SUMMARY	
PROPERTY OWNER:	588 PINEHURST PROPERTY OWNER, LLC 558 E. STONEWALL STREET SUITE 120 CHARLOTTE, NC 28202
REZONING CITY AREA:	4100-00 AC
AREA TO BE DEDICATED:	41.89 AC
REZONING CITY AREA:	418.21 AC
TAX PARCELS &:	388-121-01
EXISTING ZONING:	MU500-O
PROPOSED ZONING:	MU500-O-374
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
MINIMUM SETBACK:	35' FROM THE FUTURE BACK OF CURB 35' FOR SETBACKS ADJACENT TO EXISTING MULTIFAMILY RESIDENTIAL PROPOSED MAND-USE DEVELOPMENT
MINIMUM FLOOR HEIGHT:	11'
MAXIMUM BUILDING HEIGHT:	11 STORIES
PARKING RATIO:	1.00 PER UNIT
DEDICATED TREE BARK:	1.00 PER UNIT
PROPOSED DENSITY:	SEE LAYOUTS APPROVED REZONING PETITION ACCESS 021 & ACCESS 02 & ACCESS 02
PROPOSED DENSITY (INCLUDED BACK TO SEE UNITS)	830 UNITS
EXISTING DENSITY:	0 UNITS

1. SEE SHEET RZ-300 FOR DEVELOPMENT STANDARDS
 2. SEE SHEET RZ-300 FOR REZONING EXHIBITS


REZONING PETITION
2019-047
 SCALE: 1"=80'

RZ-100

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Charlotte-Mecklenburg Planning Department

DATE: October 16, 2023

TO: Sonja Sanders & Jennifer Short
Zoning Supervisor

FROM: Alyson Craig
Planning Director

SUBJECT: Administrative Approval for Petition No. 2019-047 NR Pinehurst Property Owner, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 [Alterations to Approval](#), minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Modification of site plan to allow town homes towards the rear of the site.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note:

All other Zoning, PCSO, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.

PROPOSED SITE PLAN AMENDMENT

**Rezoning process for a site plan
amendment to modify specific building
design only**



REPLACEMENT OF EXISTING ZONING

200 SOUTH TRIVION STREET, SUITE 2000
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 366-5515
EMAIL: info@northwoodravin.com
www.northwoodravin.com

**NORTHWOOD
RAVIN, LLC**

148 & BROOKLYN VILLAGE AVENUE
CHARLOTTE, NC 28203

**PROVIDENCE ROW
PHASE III**

4300 PROVIDENCE ROAD
CHARLOTTE, NC 28208

**PHASE III
REZONING**

PROJECT NO.

4713

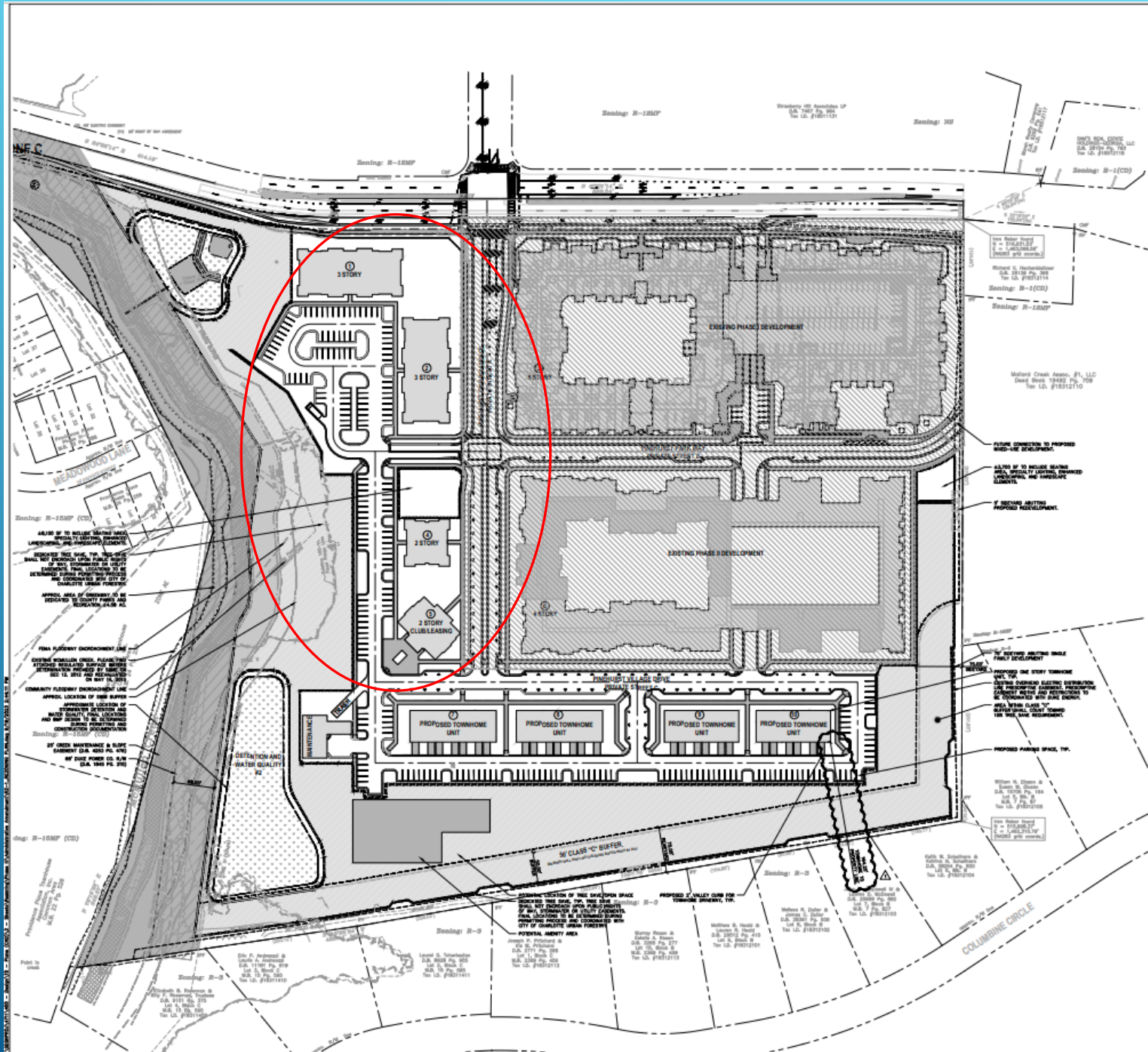
DATE

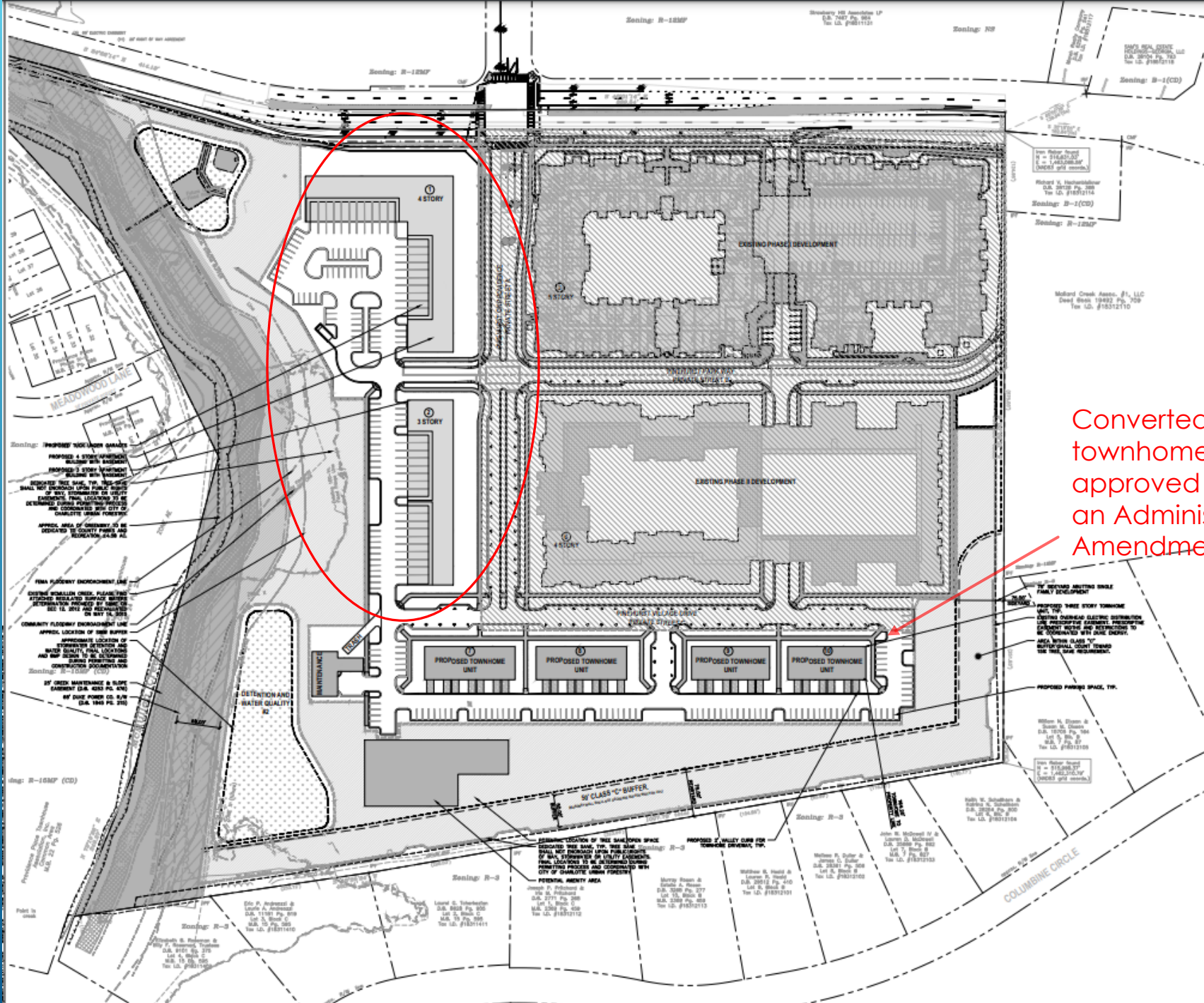
1/20/2024

**PREPARED BY: ADMINISTRATION
REVIEWED BY: FIRST-CIRCLE CONSULTANTS**

Attached to Administrative
Approval

Solomon A. Fortune for
Solomon A. Fortune





Converted to townhomes approved through an Administrative Amendment

LEGEND

SYMBOL

- OVERWAY DESIGNATION AREA
- CREEK CHANNEL
- DUNE RIGHT-OF-WAY
- DESIGNATED TREE SAVE
- PROPOSED INTERNAL CONNECTION
- PROPOSED CURB AND GUTTER

REZONING SUMMARY

REQUIREMENT	PROPOSED	EXISTING
RECORDING SITE AREA:	458.26 AC	58 PARCELS PROPERTY OWNERS, LLC 5816 STONEMAN STREET SUITE 200 CHARLOTTE, NC 28212
AREA TO BE DEDICATED:	458.26 AC	58 PARCELS PROPERTY OWNERS, LLC 5816 STONEMAN STREET SUITE 200 CHARLOTTE, NC 28212
RECORDING SITE AREA:	458.26 AC	58 PARCELS PROPERTY OWNERS, LLC 5816 STONEMAN STREET SUITE 200 CHARLOTTE, NC 28212
TOTAL PARCELS:	180 (21-11, 283-223-28, 283-223-28)	
PROPOSED ZONING:	MU20-D-UPA	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL	
MANUAL SETBACK:	12' FROM THE FUTURE BACK OF CURB	
MANUAL SIDE YARD:	75' FOR SET-BOUNDARY ADJUTING UNITS 50' FOR FAMILY RESIDENTIAL	
MANUAL REAR YARD:	75'	
MANUAL BUILDING HEIGHT:	3 STORIES	
PROPOSED DENSITY:	800 UNITS PER APPROVED REZONING PETITION ACCESS-08	

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



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ENSURING THAT ALL GUTTERS, UTILITIES AND LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, LIGHTS, FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CURBS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, BROOKLYN & BONE STREET.
- SHOWING SHALL BE IN ACCORDANCE WITH LOCAL TRENCHING STANDARDS, OR THE PART 708, SUBPART F, OR AS REQUIRED.

202 SOUTH TRYON STREET, SUITE 200
CHARLOTTE, NORTH CAROLINA, 28202
Phone: (704) 576-1510
Email: info@northwoodravin.com
www.northwoodravin.com

NORTHWOOD RAVIN, LLC
5816 EAST STONEMAN STREET
SUITE 200
CHARLOTTE, NC 28212

PROVIDENCE ROW PHASE III
4300 PROVIDENCE ROAD
CHARLOTTE, NC 28204

PHASE III REZONING
PROJECT NO: 4712
REVISED:



REZONING PETITION 2023-XX



SCALE: 1"=60'

TOTAL	27' x 60"
DATE:	10/24/23
DESIGNED BY:	704
CHECKED BY:	604

RZ-100

POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** October 2023
- ▶ **Application Processed:** November 2023
- ▶ **Official Community Meeting:** Today, January 9th
- ▶ **Earliest Public Hearing:** February 19th
- ▶ **Zoning Committee:** March 5th
- ▶ **City Council Decision:** March 18th

QUESTIONS & DISCUSSION

Type your
questions

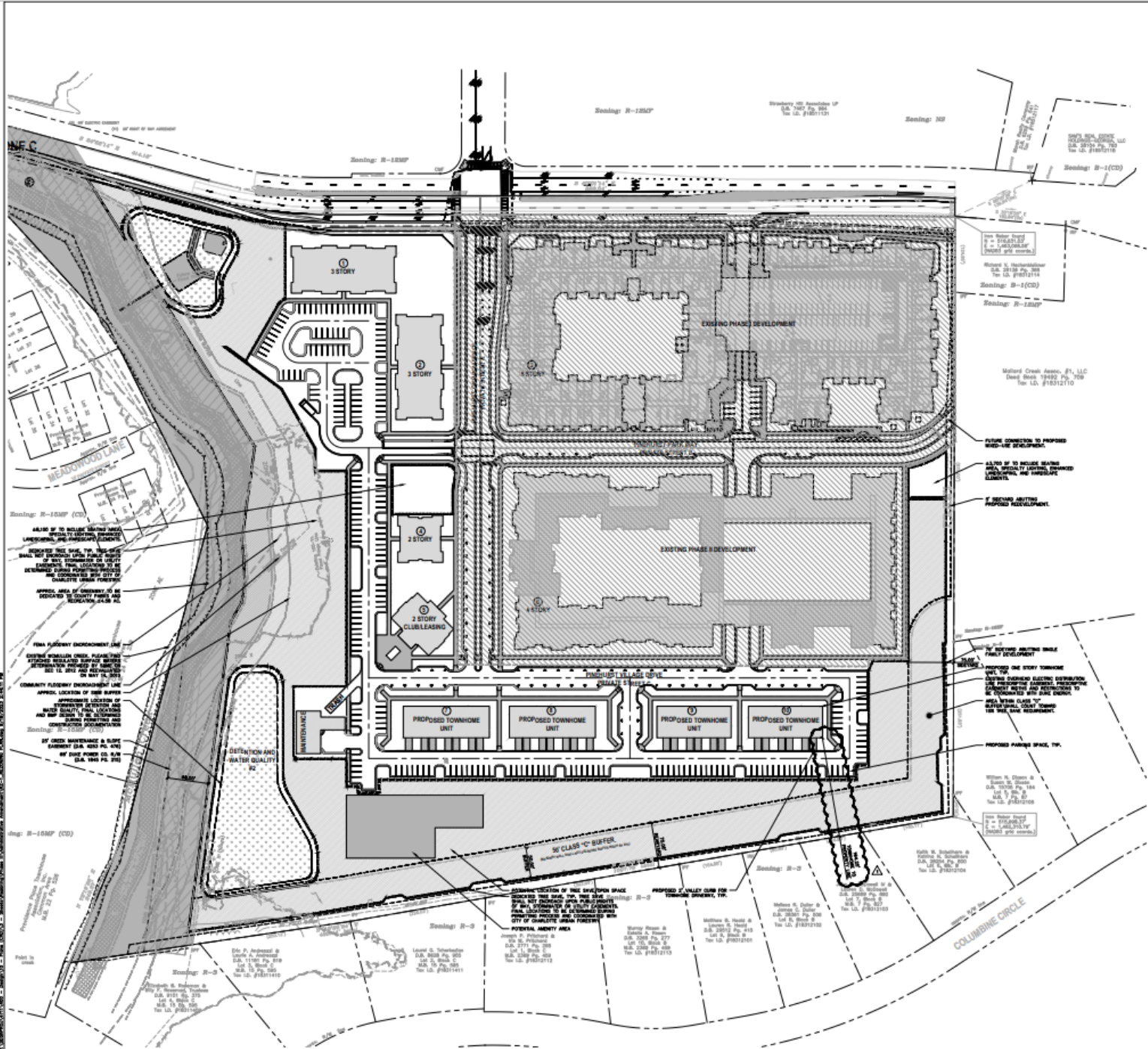


Or ask out loud



THANK YOU!





Attached to Administrative
Approval

Solomon A. Fortune for
Solomon A. Fortune



North Carolina
DEPARTMENT OF TRANSPORTATION

300 SOUTH TRYON STREET, SUITE 1300
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 674-6333
Email: info@dot.state.nc.us
www.dot.state.nc.us

**NORTHWOOD
RAVIN, LLC**

148 E BROOKLYN VILLAGE AVENUE
CHARLOTTE, NC 28203

**PROVIDENCE ROW
PHASE III**

4300 PROVIDENCE ROAD
CHARLOTTE, NC 28204

**PHASE III
REZONING**

PROJECT NO:
4711

DATE:
08/11/2011

SCALE:
AS SHOWN

STATUS:
FINAL - ADMINISTRATIVE
AGREEMENT FIRST CYCLE COMMENT

LEGEND

SYMBOLS:

- PRIMARY EDUCATION AREA
- CREEK EASEMENT
- DIKE RIGHT-OF-WAY
- DESIGNATED TREE SAVE
- PROPOSED SEWAL CONNECTION
- PROPOSED CURB AND GUTTER

REZONING SUMMARY

PROPOSER:	MR. PETER LITZ PROPERTY OWNER, LLC ONE E. STONEMALL STREET SUITE 200 CHARLOTTE, NC 28202
PROPERTY OWNER:	MR. PETER LITZ PROPERTY OWNER, LLC ONE E. STONEMALL STREET SUITE 200 CHARLOTTE, NC 28202
REZONING SITE AREA:	438.00 AC
AREA TO BE DEVELOPED:	414.94 AC
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
REZONING SITE AREA:	438.00 AC
TAX PARCEL:	083-000-01
EXISTING ZONING:	R-100P-D
PROPOSED ZONING:	MU-100 - ADMINISTRATIVE AMENDMENT
EXISTING USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
UNUSUAL FEATURES:	10' FROM THE FUTURE BACK OF CURB
MINIMUM SIDE YARD:	70' FOR SITE BOUNDARY ADJUTING SINGLE FAMILY RESIDENTIAL
MINIMUM REAR YARD:	0' FOR SITE BOUNDARY ADJUTING SINGLE FAMILY RESIDENTIAL
MINIMUM BUILDING HEIGHT:	70'
MINIMUM BUILDING HEIGHT:	3 STORIES
PARKING REQUIRED:	1.000000 MINIMUM
DESIGNATED TREE SAVE:	REQUIRED: 1.00 AC (0.00%) PROVIDED: 1.00 AC
APPROVED DENSITY:	800 UNITS PER APPROXIMATE REZONING POTENTIAL DENSITY
PROPOSED DENSITY:	800 UNITS

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-300 FOR REZONING EXHIBITS

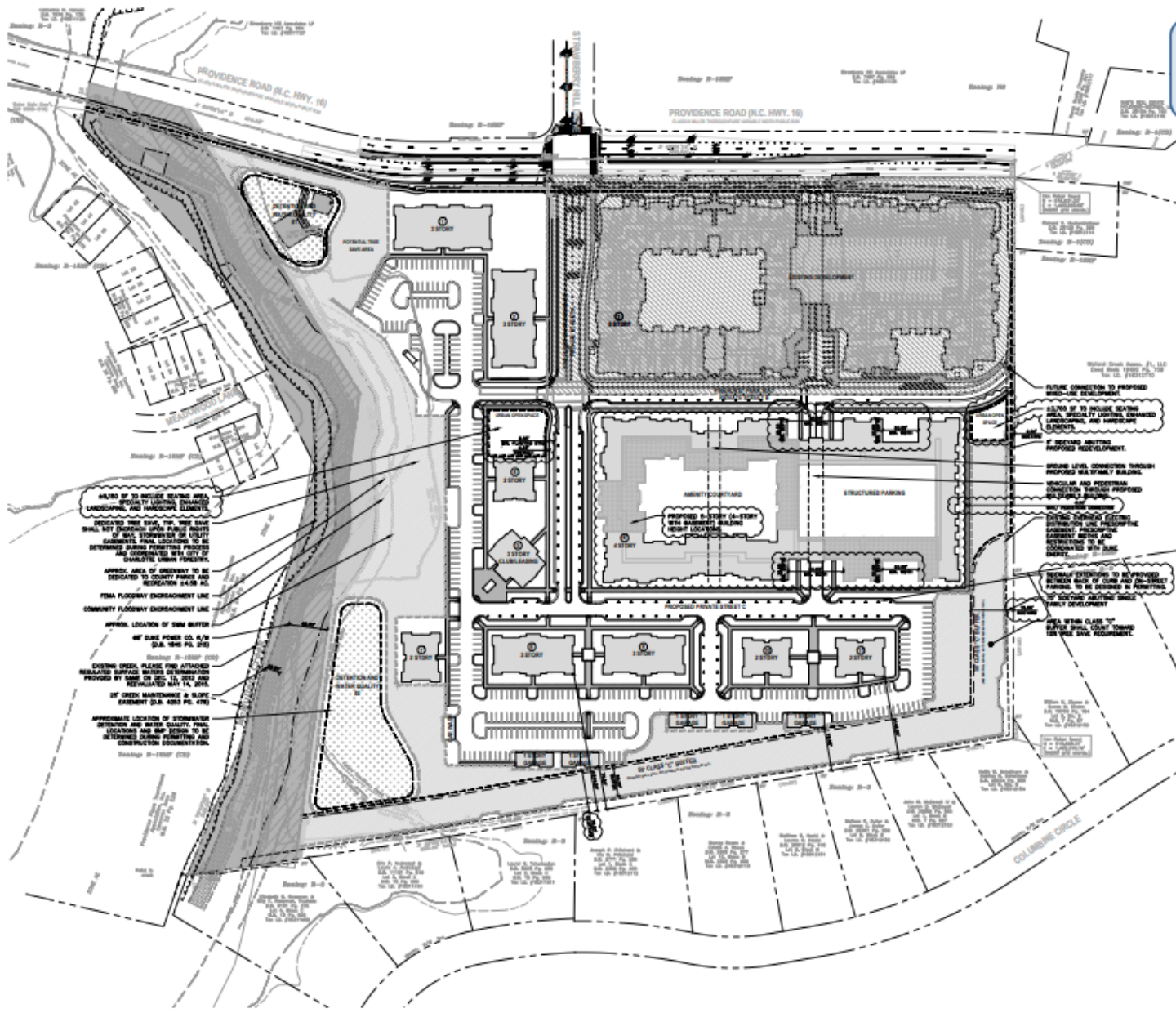



SCALE: 1"=40'

DATE:	08/11/2011
DESIGNED BY:	...
CHECKED BY:	...
DATE:	...

RZ-100

1. CONTRACTOR IS FULLY RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND LICENSES THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL AGENCIES AS NECESSARY TO OBTAIN THE 100% CITY OF CHARLOTTE PERMITS.
3. ALL PLANNING COSTS, INCLUDING BUT NOT LIMITED TO, ARE TO BE REPAID ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE FAVORABLE.
4. DRAWING SHALL BE IN ACCORDANCE WITH PERMITS STANDARDS, OR CITY, STATE, FEDERAL, OR FEDERAL.




 Planning Department
APPROVED BY CITY COUNCIL
 December 16, 2019


NORTHWOOD RAVIN

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

PINEHURST MULTIFAMILY REZONING
 4100 PROVIDENCE ROAD
 CHARLOTTE, NC 28204








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 ☎ 704.376.7851
 www.colejeneststone.com

CONDITIONAL REZONING PLAN

Project No.
 4403
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 04/19
 Revised
 06/13/19 - STAFF REVIEW COMMENTS
 06/15/19 - STAFF REVIEW COMMENTS
 06/17/19 - STAFF REVIEW COMMENTS
 06/18/19 - STAFF REVIEW COMMENTS
 11/05/19 - STAFF REVIEW COMMENTS

LEGEND

SYMBOL


-  GREENWAY ENCRICHMENT AREA
-  CREEK EXHIBIT
-  DANE RIGHT-OF-WAY
-  DEDICATED TREE SCAPE
-  PROPOSED SIDEWALK CONNECTION
-  PROPOSED CURB & GUTTER

REZONING SUMMARY

PROPERTY OWNER:	581 PINEHURST PROPERTY OWNER, LLC 581 PINEHURST STREET SUITE 120 CHARLOTTE, NC 28202
REZONING SITE AREA:	418.26 AC
AREA TO BE DEDICATED:	41.89 AC
REZONING SITE AREA:	418.26 AC
TAX PARCELS &:	340-221-01
EXISTING ZONING:	MU200-D
PROPOSED ZONING:	MU200-D-19A
EXISTING USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
MINIMUM SETBACK:	5' FROM THE FUTURE BACK OF CURB
MINIMUM SIDE YARD:	5' FOR LOT INCLUDING ADJUTING SINGLE-FAMILY RESIDENTIAL PROPOSED MISC-USE DEVELOPMENT
MINIMUM REAR YARD:	5'
MAXIMUM BUILDING HEIGHT:	6-STORIES
PARKING RATIO:	1.00
DEDICATED TREE SCAPE:	100 TREES
APPROVED DENSITY:	200 UNITS PER APPROVED REZONING PETITION 4403-03 & 4403-02 & 4403-01
EXISTING DENSITY (INCLUDING BACK 5):	200 UNITS
PROPOSED DENSITY:	200 UNITS



REZONING PETITION 2019-047

SCALE: 1"=50'


RZ-100

1. SEE SHEET RZ-100 FOR DEVELOPMENT STANDARDS
 2. SEE SHEET RZ-300 FOR REZONING EXHIBITS

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