

VICINITY MAP
SCALE = 1" = 2,000'

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REZONING
PETITION NO.
RZP-2023-038

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

**LEVINE
PROVIDENCE AND
SARDIS LANE
REZONING**

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

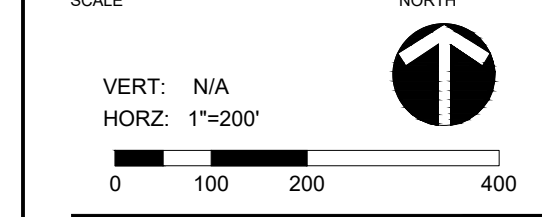
LANDDESIGN PROJ# 1022363

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING 2ND SUBMITTAL	11.14.2023
3	REZONING 3RD SUBMITTAL	02.12.2024

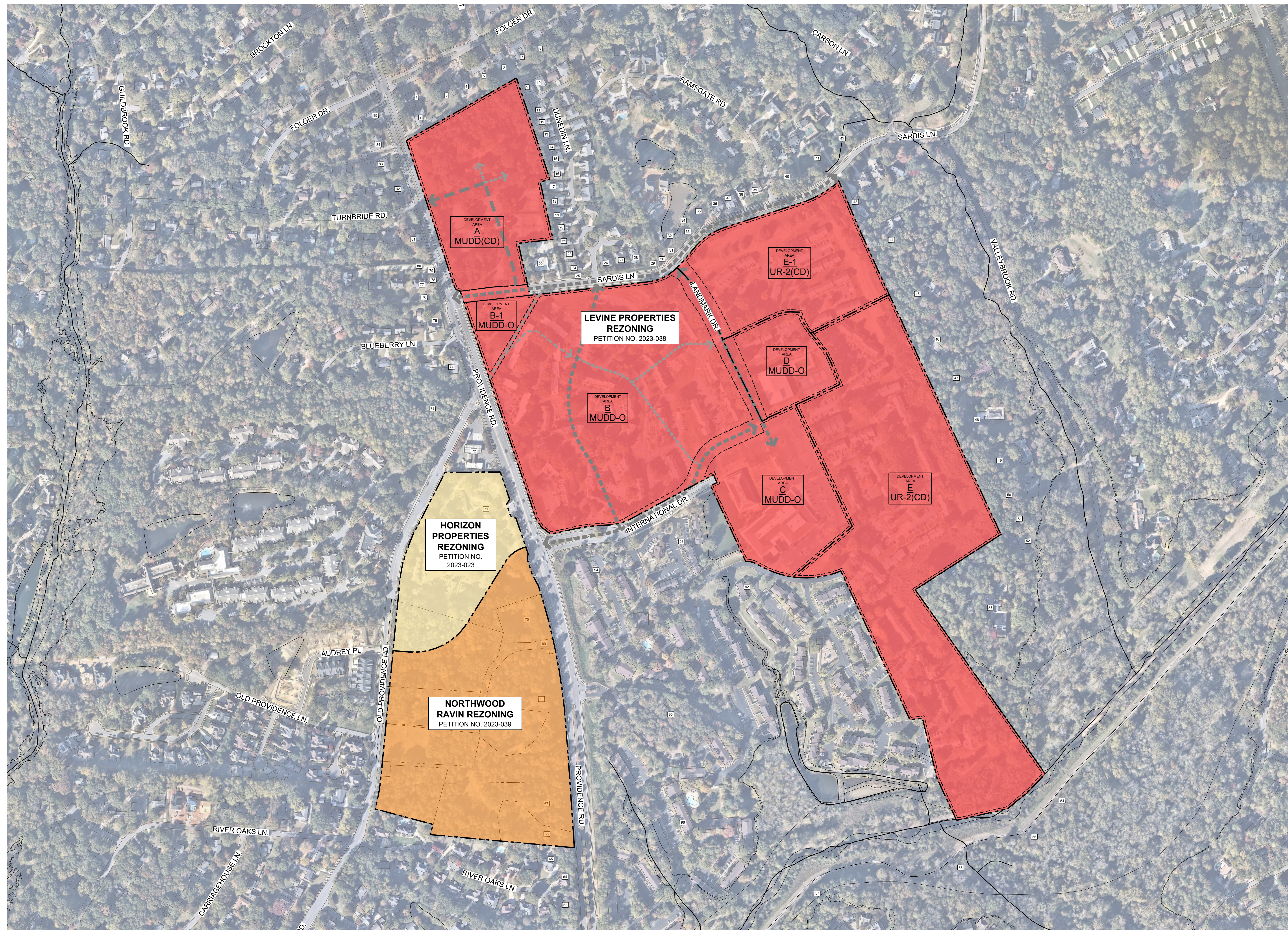
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE



VISION STATEMENT

SHEET NUMBER
RZ0-00



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SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING A PORTION OF THE OVER 55 YEAR OLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.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

THIS REZONING PETITION RELATES TO THE APPROXIMATELY 84.16 ACRES SHOWN AS DEVELOPMENT AREAS A, B, B-1, C, D, E AND E-1 ON THE ATTACHED REZONING SHEETS TO ALLOW FOR REDEVELOPMENT AS A MIXED USE COMMUNITY OF RESIDENTIAL, RECREATIONAL AND COMMERCIAL USES IN A WELL-DESIGNED PEDESTRIAN FRIENDLY/WALKABLE MANNER.

LEGEND

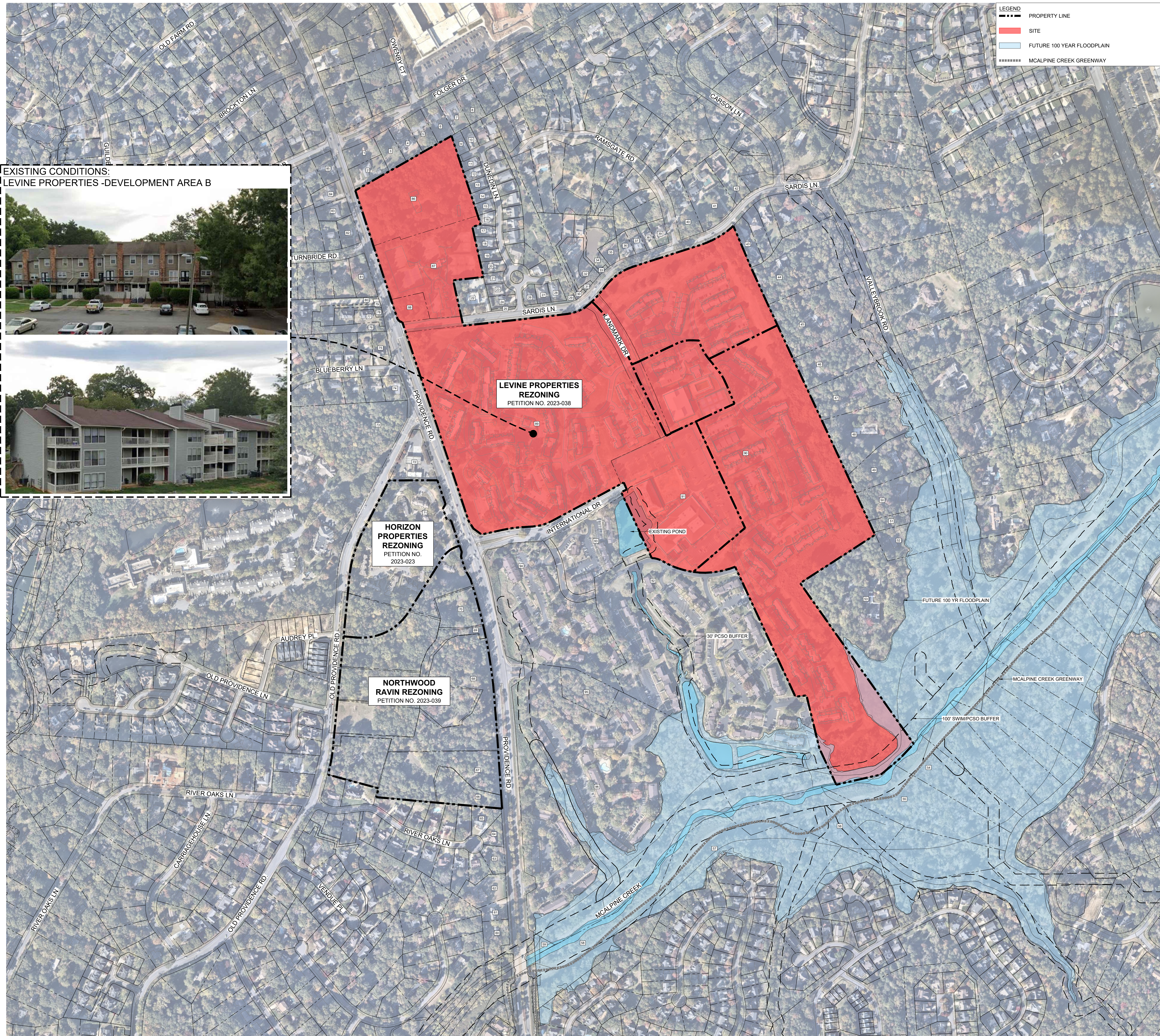
■ **LEVINE PROPERTIES REZONING:**
MIXED-USE RESIDENTIAL/RETAIL/
OFFICE/RECREATIONAL USE

■ **HORIZON PROPERTIES REZONING:**
RESIDENTIAL

■ **NORTHWOOD RAVIN REZONING:**
RESIDENTIAL

NOTE:

1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
2. FOR ADJACENT PARCEL INFO SEE TABLE ON SHEET RZ1-00



LEGEND

- PROPERTY LINE
- SITE
- FUTURE 100 YEAR FLOODPLAIN
- MCALPINE CREEK GREENWAY

EXISTING CONDITIONS:
LEVINE PROPERTIES -DEVELOPMENT AREA B



LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	EX. ZONING
1	187-221-16	DANIEL	GONZALEZ	R-3
2	187-221-17	PAUL	LAZAROU	R-3
3	187-221-15	MARY	SMITH	R-3
4	187-221-14	LAURA	BAREFOOT	R-3
5	187-221-13	JOAN	KILIAN	R-3
6	187-221-12	JOHANNA	BLACKWELL	R-3
7	187-221-11	ARMIN	MAHMUTEFENDIC	R-3
8	187-221-10	JOSEPH	BURRIDGE	R-3
9	187-221-61	BARBARA	DEVINEY	R-20MF
10	187-221-62	KEIKO	NISHIMARU	R-20MF
11	187-221-90	GEORGE	LAUGHRIN	R-20MF
12	187-221-89	CELIA	LANEY	R-20MF
13	187-221-88	WILLIAM	LEMELY	R-20MF
14	187-221-87	ALEXANDER	SANSONE	R-20MF
15	187-221-86	JAMES	HAWKING	R-20MF
16	187-221-85	SHARON	PEARSON	R-20MF
17	187-221-84	KUANG-TA	HO	R-20MF
18	187-221-83	JAMES	JONES	R-20MF
19	187-221-82	ARIANNA	TAN	R-20MF
20	187-221-81	RUBIBEN	PATEL	R-20MF
21	187-221-80	JEROME	OBOYLE	R-20MF
22	187-221-31	CITY OF CHARLOTTE		R-12MF
23	187-221-79	FRANZ	BEVER	R-20MF
24	187-221-78	PAUL	MASSEY	R-20MF
25	187-221-95	DUNEDIN HOMEOWNERS ASSOC INC		R-20MF
26	187-221-77	WILLIAM	GRIFENHAGEN	R-20MF
27	187-221-76	NAVIN	SHAH	R-20MF
28	187-221-75	NANCY	LEFLORE	R-20MF
29	187-221-91	DUNEDIN HOMEOWNERS ASSOC INC		R-20MF
30	187-222-12	BARRINGER HOMES LLC		R-3
31	187-222-13	BARRINGER HOMES LLC		R-3
32	187-222-14	BARRINGER HOMES LLC		R-3
33	187-222-15	BARRINGER HOMES LLC		R-3
34	187-222-16	BARRINGER HOMES LLC		R-3
35	187-222-17	BARRINGER HOMES LLC		R-3
36	187-222-05	BRANDEN	CONRAD	R-3
37	187-222-06	CHRISTOPHER	CARRARA	R-3
38	187-222-07	KEVIN	BARTLETT	R-3
39	187-222-09	MICHAEL	MCLENDON	R-3
40	187-221-38	BARRY	LUCAS	R-3
41	187-221-35	JUAN	GOMEZ	R-3
42	187-221-36	ROBERT	HORSLEY	R-3
43	187-291-29	RYAN	RITZ	R-3
44	187-291-25	FIREBIT LLC		R-3
45	187-291-22	GEORGE	VELONIS	R-3
46	187-291-21	TRUST FLOYD	PATTEN	R-3
47	187-291-20	JESSIE	LYNN	R-3
48	187-291-19	JONATHAN	SIRES	R-3
49	187-291-18	EDGAR	BARNES	R-3
50	187-291-17	CYNTHIA	FENNINGER	R-3
51	187-291-30	CYNTHIA	FENNINGER	R-3
52	187-291-16	TRACEY	ALLEN	R-3
53	187-291-14	ROBERT	MCLEAN	R-3
54	213-091-09	MECKLENBURG COUNTY		R-3
55	213-091-08	MECKLENBURG COUNTY		R-3
56	213-351-06	MECKLENBURG COUNTY		R-3
57	213-351-05	MECKLENBURG COUNTY		R-3
58	213-351-02	MECKLENBURG COUNTY		R-3
59	187-351-01	JAMES	JACKSON	R-12MF
60	187-371-39	MOHAMMAD	SHAYEGHI	R-3
61	187-361-08	SOUTHPOINT REALTY SERVICES LLC		R-3
62	187-361-32	SHUBHANGI	THORAT	R-3
63	187-361-22	CARL	HUNTSBERGER	R-3
64	187-361-21	LILI	BAN	R-3
65	187-361-20	CHASE	WALKER	R-3
66	187-361-51	DSL PROVIDENCE LLC		R-3
67	187-361-10	DSL PROVIDENCE LLC		R-3
68	187-361-11	DSL PROVIDENCE LLC		R-3
69	187-361-52	LEVINE LIMITED PARTNERSHIP IV		R-3
70	187-361-12	DSL PROVIDENCE LLC		R-3
71	187-361-02	HDP GLADEDALE LLC		R-20MF
72	187-361-01	SAMS INVESTMENTS VIII LLC		B-1
73	187-251-20	ARCUP-CHARLOTTE LLC		INST(CD)
74	187-251-32	DONALD	CANNON	R-3
75	187-251-40	HARVEY	FRIEDMAN	R-3
76	187-251-64	CHARLOTTE TREE SAVE LLC		R-3
77	187-251-61	TRENT	LEGARE	R-3
78	187-251-62	LAWRENCE	BECKWITH	R-3
79	187-251-63	TITCOMB PROPERTIES LLC		R-3
80	187-251-01	STRETAW FAMILY INVESTMENTS LLC		R-3
81	187-215-01	BETH	BUTLER	R-3
82	187-214-07	LISA	WINOKER	R-3
83	187-214-08	FOTIOS	MITSOB	R-3
84	187-214-09	ANGELO	POLITIS	R-3
85	187-214-10	MORGAN	MCCLOSKEY	R-3
86	187-221-18	GALLERIA PARTNERS III		R-3
87	187-221-33	GALLERIA PARTNERS III		R-12MF
88	187-221-34	GALLERIA PARTNERS III		R-12MF
89	187-331-01	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		R-12MF
90	187-342-01	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		R-20MF B-1(CD)
91	187-351-06	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		B-15CD
92	187-351-04	RESERVE AT PROVIDENCE I LLC		R-12MF
93	187-351-07	RESERVE AT PROVIDENCE I LLC		R-12MF
94	187-351-09	RESERVE AT PROVIDENCE I LLC		R-12F
95	187-351-03	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		R-12MF
96	187-351-02	RESERVE AT PROVIDENCE I LLC		R-12MF

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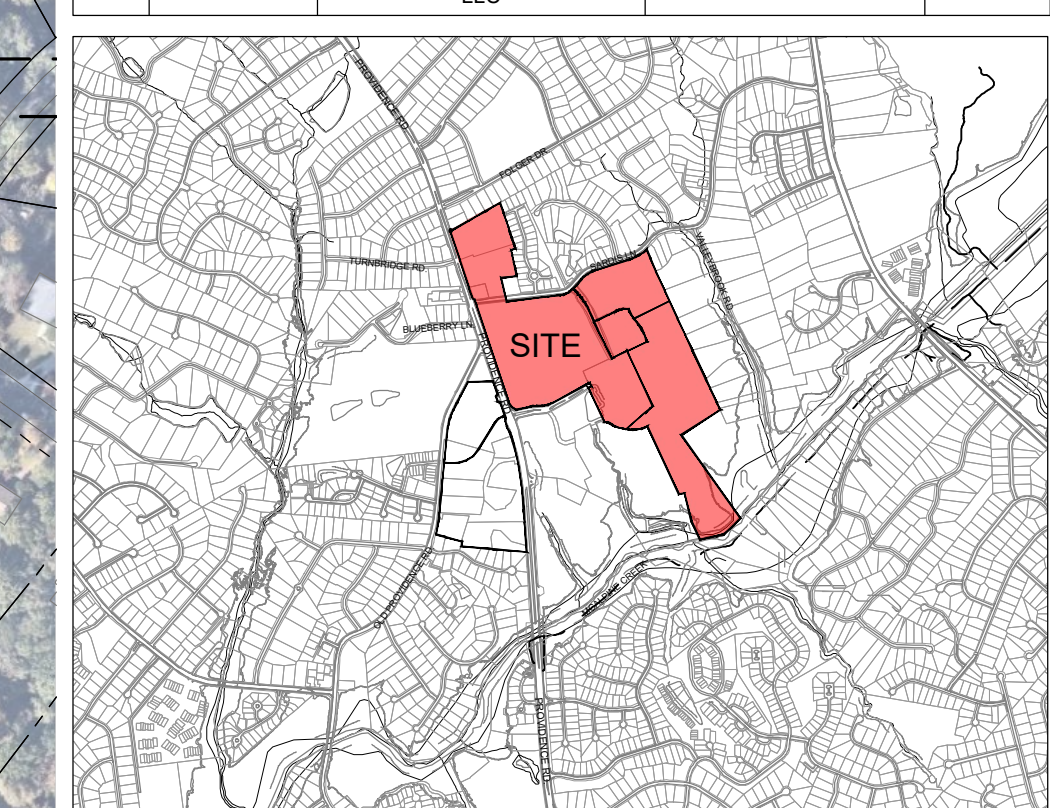
LEVINE
PROVIDENCE AND
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LEVINE PROPERTIES
5821 BRITANNY CT 11
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1022363

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DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE: 1" = 200'

VERT: N/A
HORZ: 1"=200'

0 100 200 400

MASTER EXISTING
CONDITIONS PLAN

RZ1-00

LEGEND

- - - PROPERTY/EXISTING RIGHT-OF-WAY LINE
- TREES WITHIN EXISTING RIGHT-OF-WAY
- EXISTING TREES ALONG PROVIDENCE FALL BETWEEN EXISTING AND PROPOSED RIGHT-OF-WAY



REZONING PETITION NO.
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SCALE

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LEVINE PROVIDENCE AND SARDIS LANE REZONING

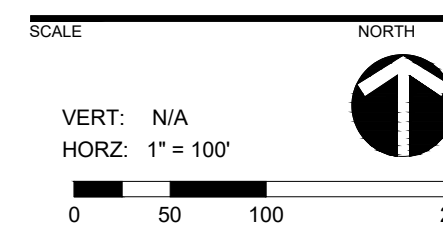
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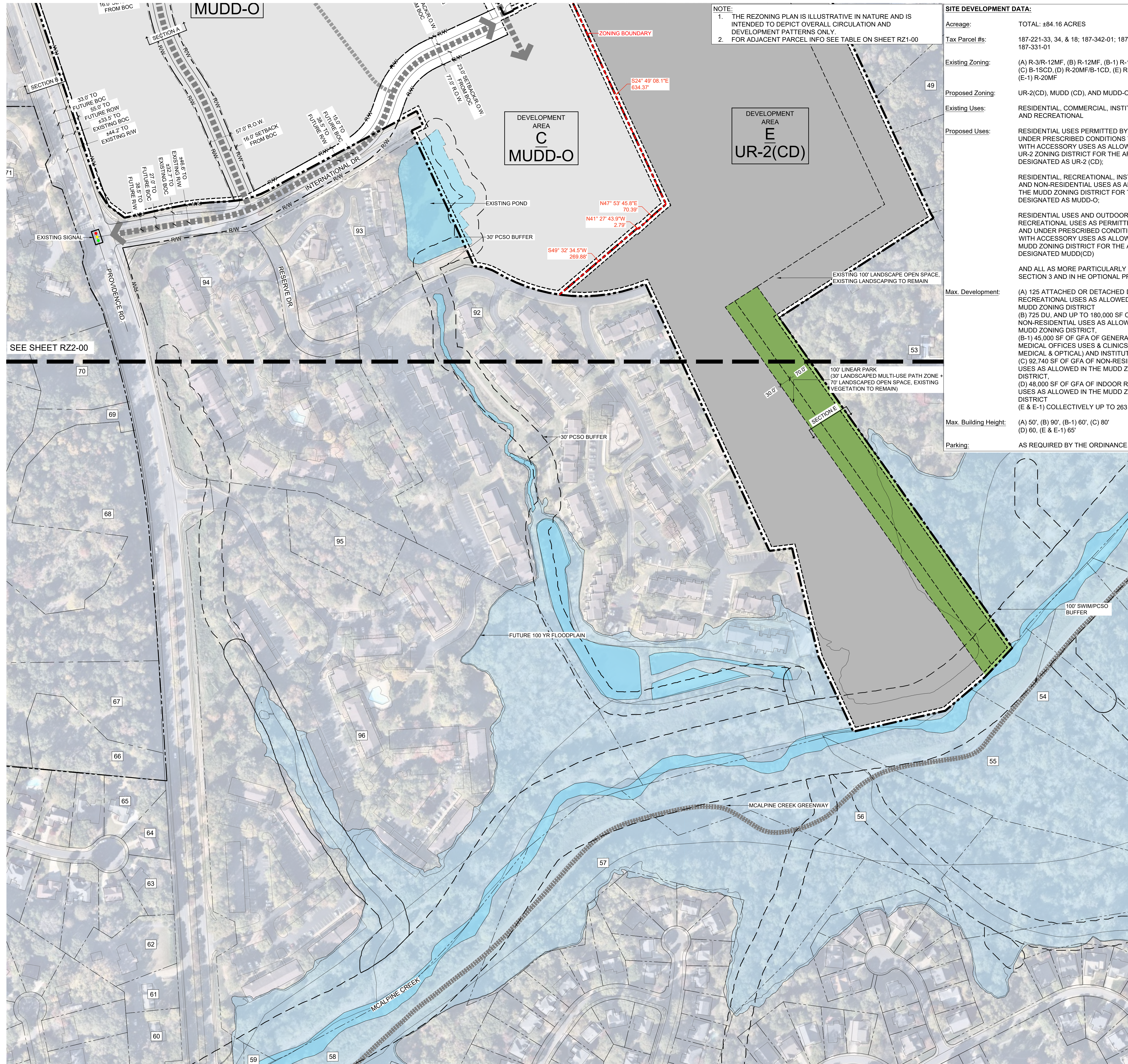
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DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI



SHEET TITLE
EXISTING RIGHT-OF-WAY TREE PLAN

SHEET NUMBER
RZ1-10



SITE DEVELOPMENT DATA:

Acreage: TOTAL: ±84.16 ACRES

Tax Parcel #s: 187-221-33, 34, & 18; 187-342-01; 187-351-06; 187-331-01

Existing Zoning: (A) R-3/R-12MF, (B) R-12MF, (B-1) R-12MF, (C) B-1SCD, (D) R-20MFB-1CD, (E) R-20MF, (E-1) R-20MF

Proposed Zoning: UR-2(CD), MUDD (CD), AND MUDD-O

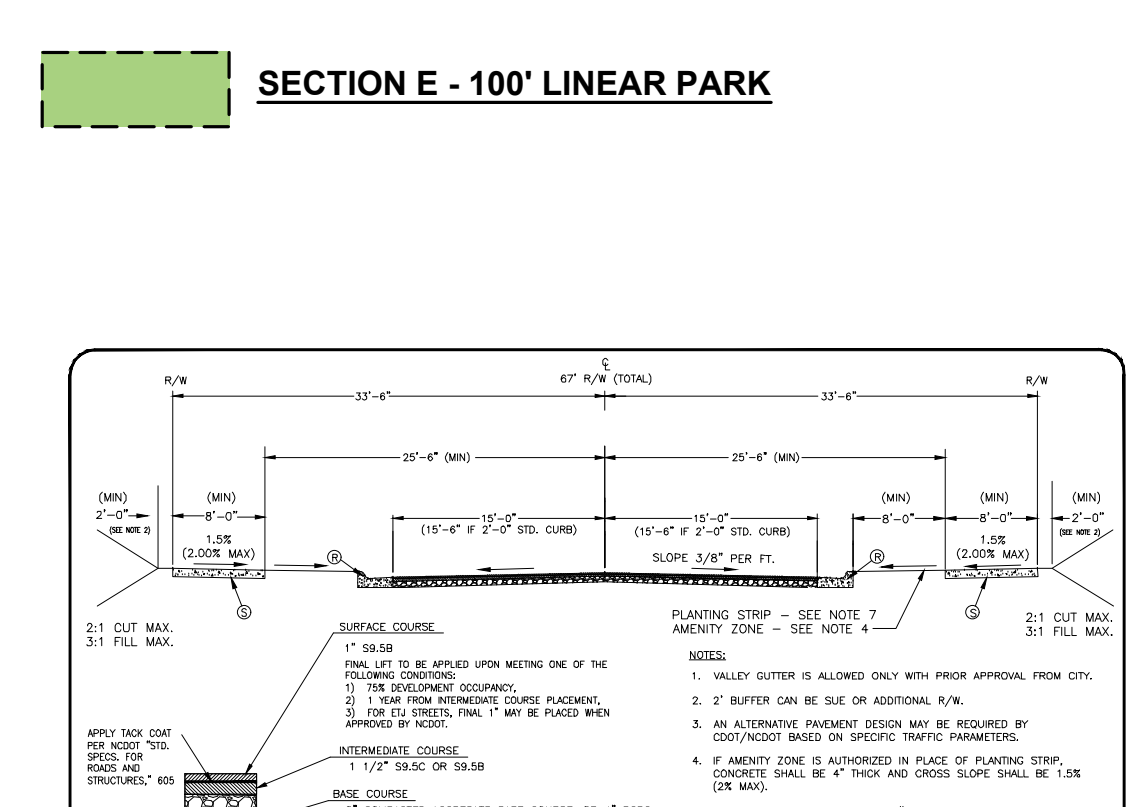
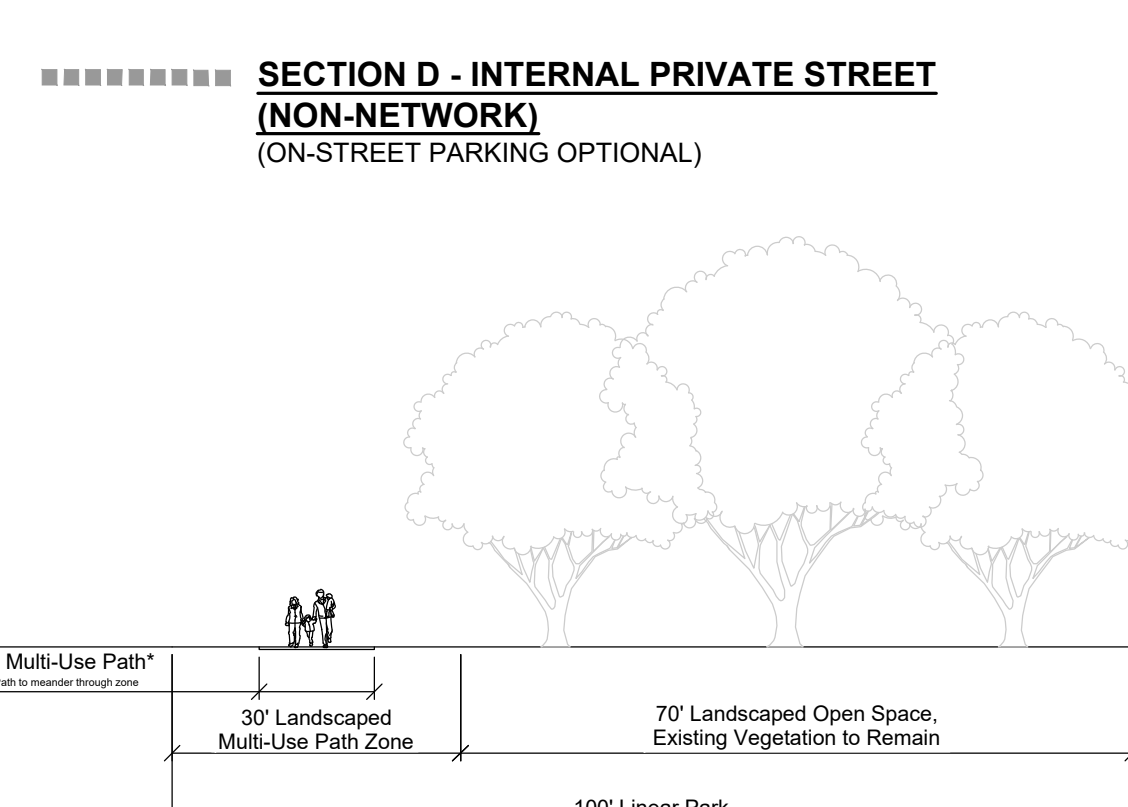
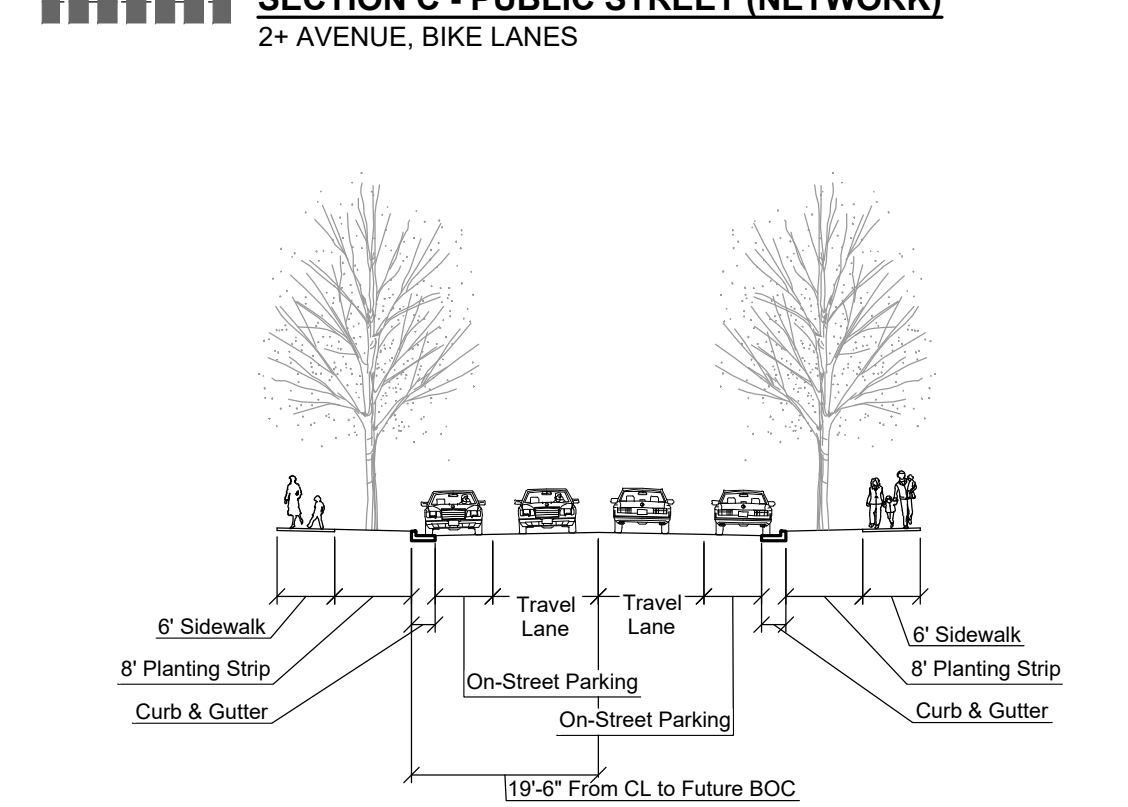
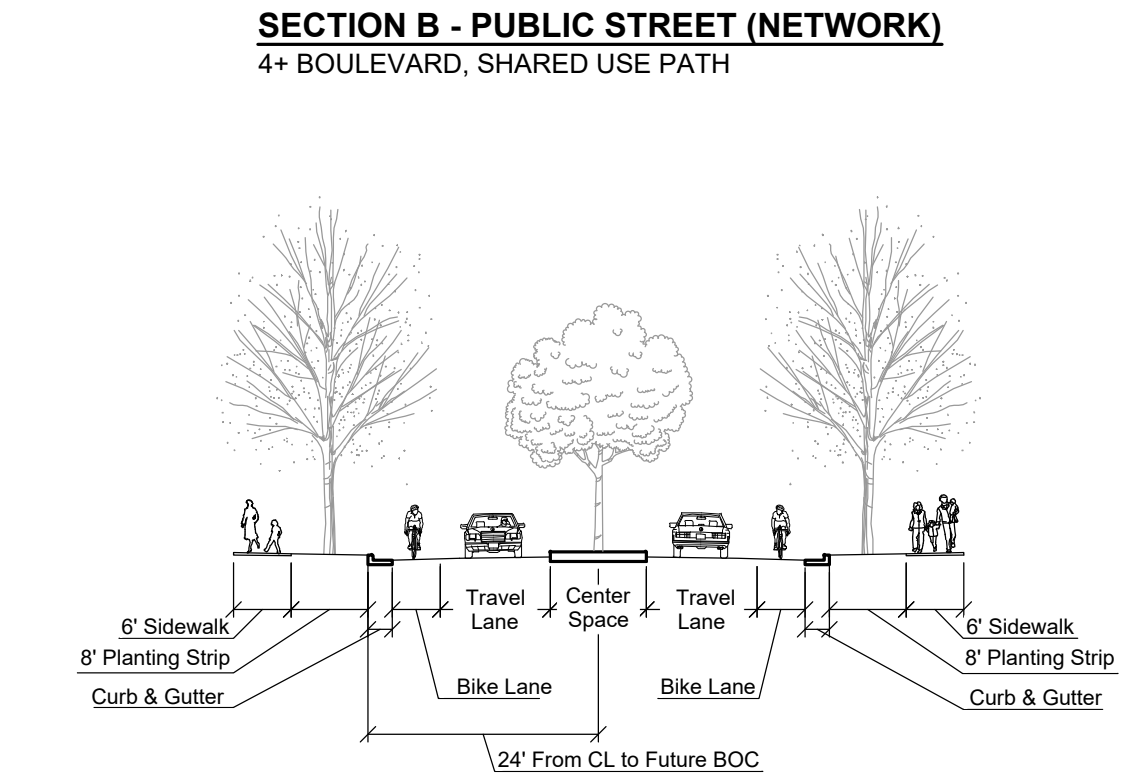
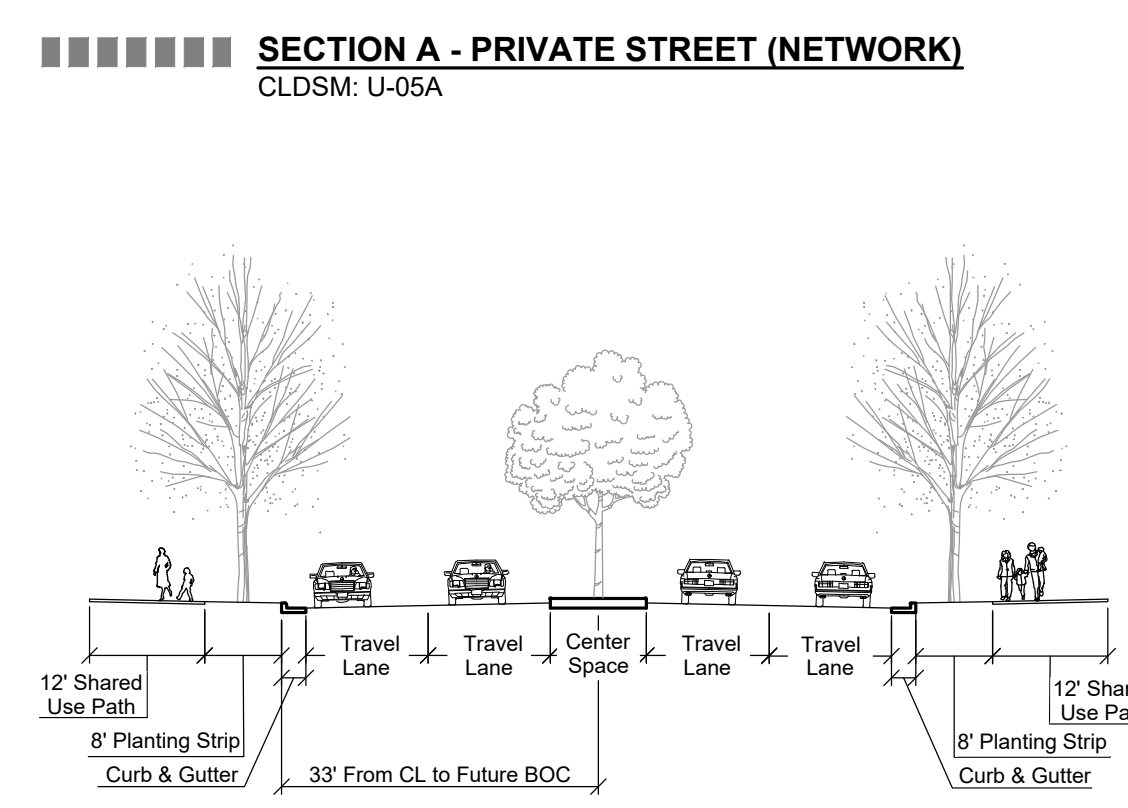
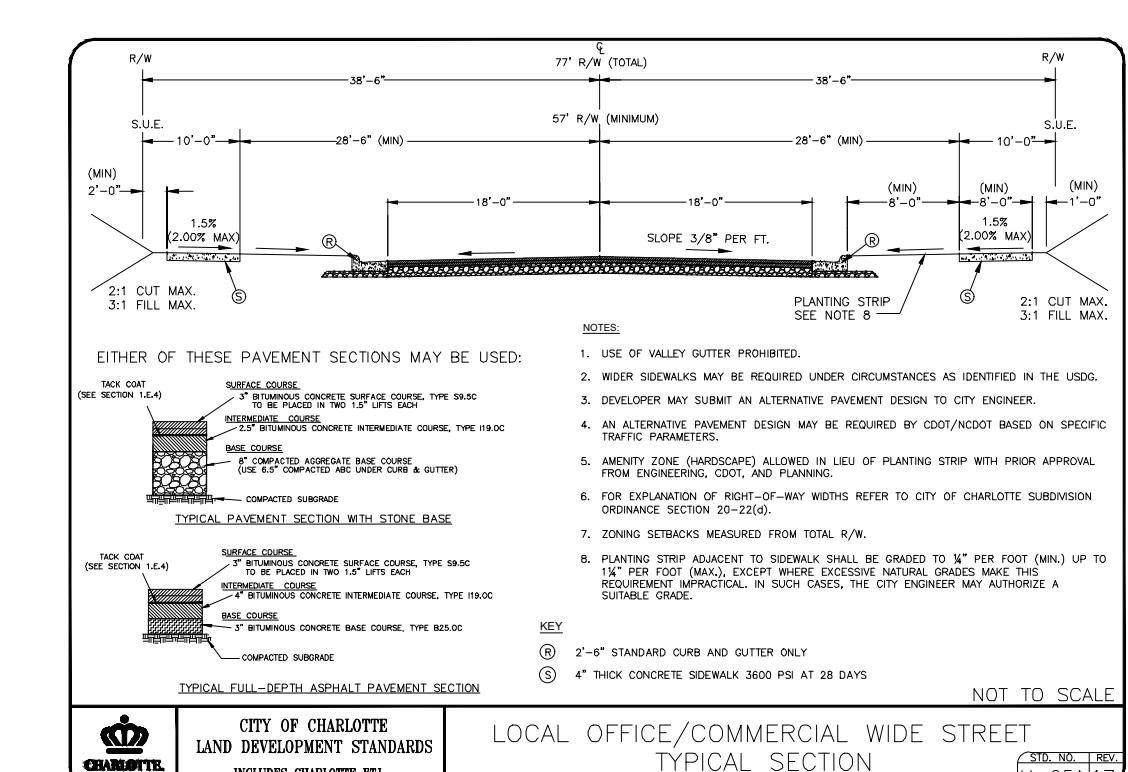
Existing Uses: RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AND RECREATIONAL

Proposed Uses: RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT FOR THE AREAS DESIGNATED AS UR-2 (CD);
 RESIDENTIAL, RECREATIONAL, INSTITUTIONAL, AND NON-RESIDENTIAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT FOR THE AREAS DESIGNATED AS MUDD-O;
 RESIDENTIAL USES AND OUTDOOR RECREATIONAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS ALONG WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT FOR THE AREA DESIGNATED MUDD(CD)
 AND ALL AS MORE PARTICULARLY DESCRIBED SECTION 3 AND IN THE OPTIONAL PROVISIONS

Max. Development: (A) 125 ATTACHED OR DETACHED DU, OUTDOOR RECREATIONAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT
 (B) 725 DU, AND UP TO 180,000 SF OF GFA OF NON-RESIDENTIAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT
 (B-1) 45,000 SF OF GFA OF GENERAL AND MEDICAL OFFICES USES & CLINICS (DENTAL, MEDICAL & OPTICAL) AND INSTITUTIONAL USES,
 (C) 92,740 SF OF GFA OF NON-RESIDENTIAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT,
 (D) 48,000 SF OF GFA OF INDOOR RECREATION USES AS ALLOWED IN THE MUDD ZONING DISTRICT
 (E & E-1) COLLECTIVELY UP TO 263 DU

Max. Building Height: (A) 50', (B) 90', (B-1) 60', (C) 80', (D) 60', (E & E-1) 65'

Parking: AS REQUIRED BY THE ORDINANCE.



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DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE: VERT: N/A
HORZ: 1" = 100'

SHEET TITLE: TECHNICAL DATA SHEET

SHEET NUMBER: RZ2-01

REVISED

SEAL

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PROJECT

**LEVINE
PROVIDENCE AND
SARDIS LANE
REZONING**

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SCALE

VERT: N/A
HORZ: 1" = 200'

0 100 200 400

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ2-10



LEGEND

- EXISTING MCALPINE CREEK GREENWAY
- PROPOSED GREENWAY
- PROPOSED CONNECTION TO GREENWAY
- PROPOSED BRIDGE CONNECTION - BY OTHERS
- LANDSCAPE YARD/POTENTIAL TREE SAVE AREA
- 100' LINEAR PARK
- EXISTING 100' BUFFER
- EXISTING POND
- FUTURE 100 YR FLOODPLAIN
- PROPERTY LINE
- SETBACK
- BUILDING ENVELOPE
- PARKING ENVELOPE

