

VICINITY MAP
SCALE = 1" = 2,000'

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REZONING
PETITION NO.
RZP-2023-039

REVISED

SEAL

NOT FOR CONSTRUCTION

NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING

NORTHWOOD RAVIN
558 E. BROOKLYN VILLAGE AVE.
SUITE 120

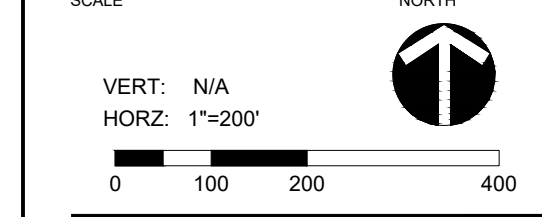
DESIGN PROJECT # 1022210

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	11.13.2023

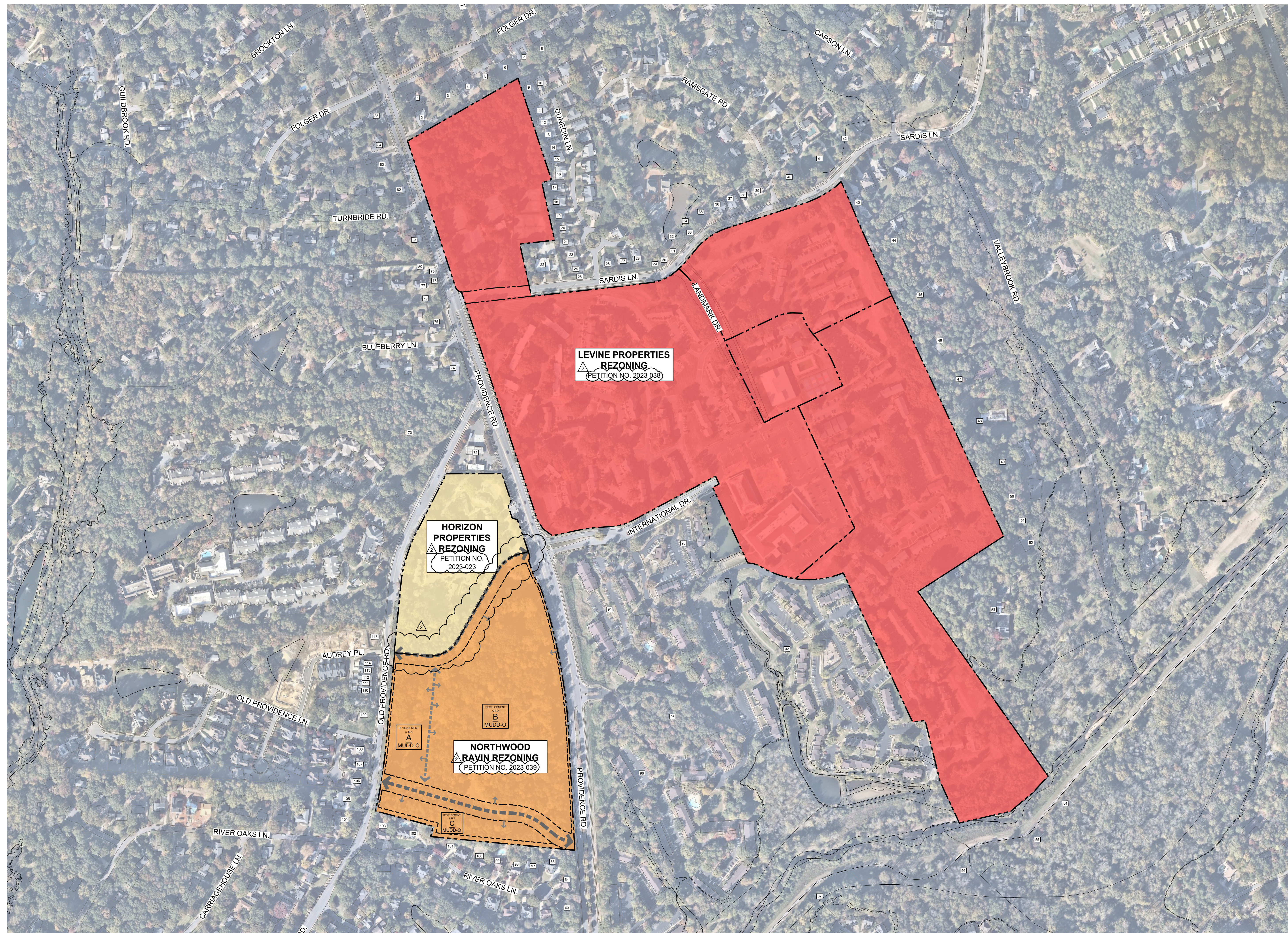
DESIGNED BY: LD
DRAWN BY: MBH
CHECKED BY: AM

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 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.

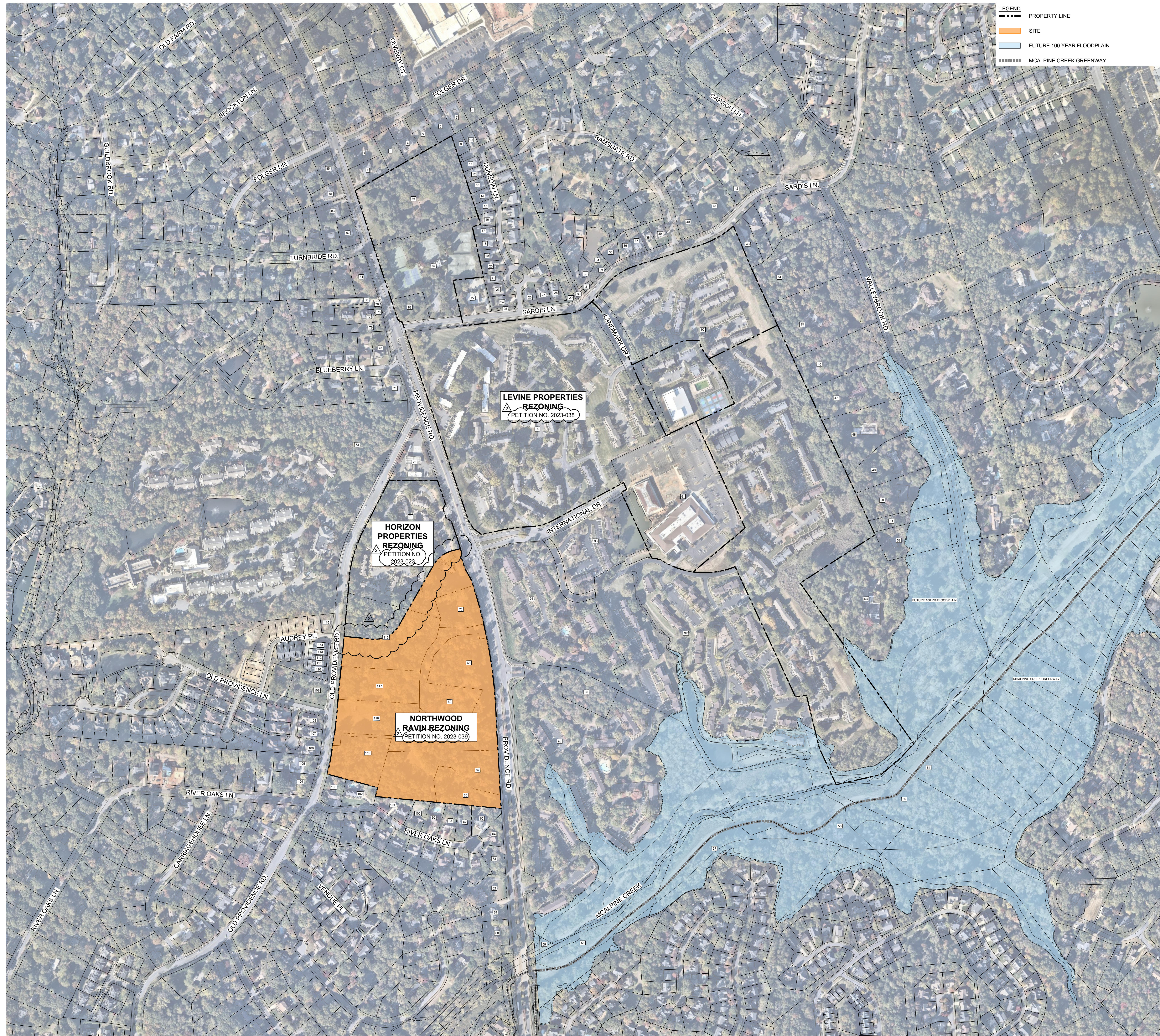
IT WILL BRING SMALLER FORMAT RETAIL AND AN EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK AND PEDESTRIAN WALKABILITY.

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.

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



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	BARFOOT	R-3
5	187-221-13	JOAN	KILIAN	R-3
6	187-221-12	JOHANNA	BLACKWELL	R-3
7	187-221-11	JOSEPH	MAHAUTERRIDIC	R-3
8	187-221-10	JOSEPH	BURRIDGE	R-3
9	187-221-9	BARBARA	DEVINNEY	R-20MF
10	187-221-8	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	LEMY	R-20MF
14	187-221-87	ALEXANDER	BAKOWITZ	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	RUBEN	PATEL	R-20MF
21	187-221-80	JEROME	OBRYEN	R-20MF
22	187-221-31	CITY OF CHARLOTTE	OBRYEN	R-12MF
23	187-221-79	FRANZ	BEVER	R-20MF
24	187-221-78	PAUL	MASSEY	R-20MF
25	187-221-85	DUNEDIN HOMEOWNERS ASSOC INC		R-20MF
26	187-221-77	WILLIAM	GRIFENHAGEN	R-20MF
27	187-221-76	MAVIN	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	187-222-25	BRANDEN	CONRAD	R-3
37	187-222-26	CHRISTOPHER	CARRARA	R-3
38	187-222-27	KEVIN	BARTLETT	R-3
39	187-222-28	MICHAEL	MCLENDON	R-3
40	187-221-38	BARRY	LUCAS	R-3
41	187-221-39	JOHN	COOPER	R-3
42	187-221-36	ROBERT	HORLEY	R-3
43	187-221-35	RYAN	RITZ	R-3
44	187-221-25	FREBIT LLC		R-3
45	187-221-22	GEORGE	VELONIS	R-3
46	187-221-21	TRUST FLOYD	PATTEN	R-3
47	187-221-20	JESSE	LYNN	R-3
48	187-221-19	JONATHAN	SMES	R-3
49	187-221-18	EDGAR	BARNES	R-3
50	187-221-17	CYNTHIA	FENNINGER	R-3
51	187-221-30	CYNTHIA	FENNINGER	R-3
52	187-221-16	TRACEY	ALLEN	R-3
53	187-221-14	ROBERT	MCLEAN	R-3
54	213-301-09	MECKLENBURG COUNTY		R-3
55	213-301-08	MECKLENBURG COUNTY		R-3
56	213-301-06	MECKLENBURG COUNTY		R-3
57	213-301-05	MECKLENBURG COUNTY		R-3
58	213-301-02	MECKLENBURG COUNTY		R-4
59	187-301-01	JAMES	JACKSON	R-12MF
60	187-371-39	MOHAMMAD	SHAYEGHI	R-3
61	187-361-68	SOUTHPOINT REALTY SERVICES LLC		R-3
62	187-361-32	SHUBHANGI	THORAT	R-3
63	187-361-22	CARL	HUNTBERGER	R-3
64	187-361-21	LEI	BAN	R-3
65	187-361-20	CHASE	WALKER	R-3
66	187-361-51	DSL PROVIDENCE LLC		R-3
67	187-361-50	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	187-361-52	HEP GRUBB LLC		R-20MF
72	187-361-01	SMS INVESTMENTS VIII LLC		R-4
73	187-251-20	ARCIP-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	187-251-41	TRENT	LEGARE	R-3
78	187-251-42	LAWRENCE	BECKWITH	R-3
79	187-251-63	TITCOMB PROPERTIES LLC		R-3
80	187-251-01	STRETFAM FAMILY INVESTMENTS LLC		R-3
81	187-215-01	BETH	BUTLER	R-3
82	187-214-67	LISA	WINOKUER	R-3
83	187-214-68	FOTIOS	MITSOIS	R-3
84	187-214-69	ANGELO	POLITS	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-3 + R-12MF
88	187-221-34	GALLERIA PARTNERS III		R-12MF
89	187-331-01	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		R-12MF
90	187-343-01	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		R-20MF B-(CC)
91	187-351-66	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		B-18CD
92	187-351-64	RESERVE AT PROVIDENCE I LLC		R-12MF
93	187-351-67	RESERVE AT PROVIDENCE I LLC		R-12MF
94	187-351-69	RESERVE AT PROVIDENCE I LLC		R-12MF
95	187-351-63	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		R-12MF
96	187-351-62	RESERVE AT PROVIDENCE I LLC		R-12MF
97	187-361-19	JAY	TESSNER	R-3
98	187-361-18	TERENCE BRANDON	YOUNG	R-3
99	187-361-17	PATRICIA	MULLINS	R-3
100	187-361-16	ROBERT	RODRIGUEZ	R-3
101	187-361-15	TAYLOR	CREEDON	R-3
102	187-361-14	LUIS	DESCALZI	R-3
103	187-361-13	DEP	BRADOK	R-3
104	187-271-27	RAYMOND	WELLS	R-3
105	187-271-28	MATTHEW ZACHARIAH	PADIPURAKAL	R-3
106	187-271-45	GREGORY TODD	TREBBE	R-3
107	187-271-44	MICHAEL SEAN	WILSON	R-3
108	187-271-43	LAURA	GAMMATEI	R-3
109	187-271-41	DONALD	SHIVES	R-3
110	187-271-25	MIRAN	SUTTON	R-3
111	187-274-04	MICHAEL	SULLIVAN	R-3
112	187-274-03	WINDSOR RESIDENTIAL GROUP LLC		R-3
113	187-274-02	RALPH	TESTA	R-3
114	187-274-01	KEVIN	ARMSTRONG	R-3
115	187-274-23	WINDSOR RESIDENTIAL GROUP LLC		R-3
116	187-361-63	LEVINE LIMITED PARTNERSHIP IV		R-3
117	187-361-64	LEVINE LIMITED PARTNERSHIP IV		R-3
118	187-361-65	LEVINE LIMITED PARTNERSHIP IV		R-3
119	187-361-66	DSL PROVIDENCE LLC		R-3

REZONING
PETITION NO.
RZP-2023-039

KEY MAP

SCALE

NOT FOR
CONSTRUCTION

PROJECT

NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING

NORTHWOOD RAVIN
558 E. BROOKLYN VILLAGE AVE.
SUITE 120

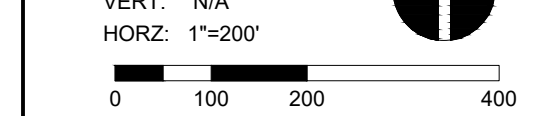
LANDDESIGN PROJ # 1022210

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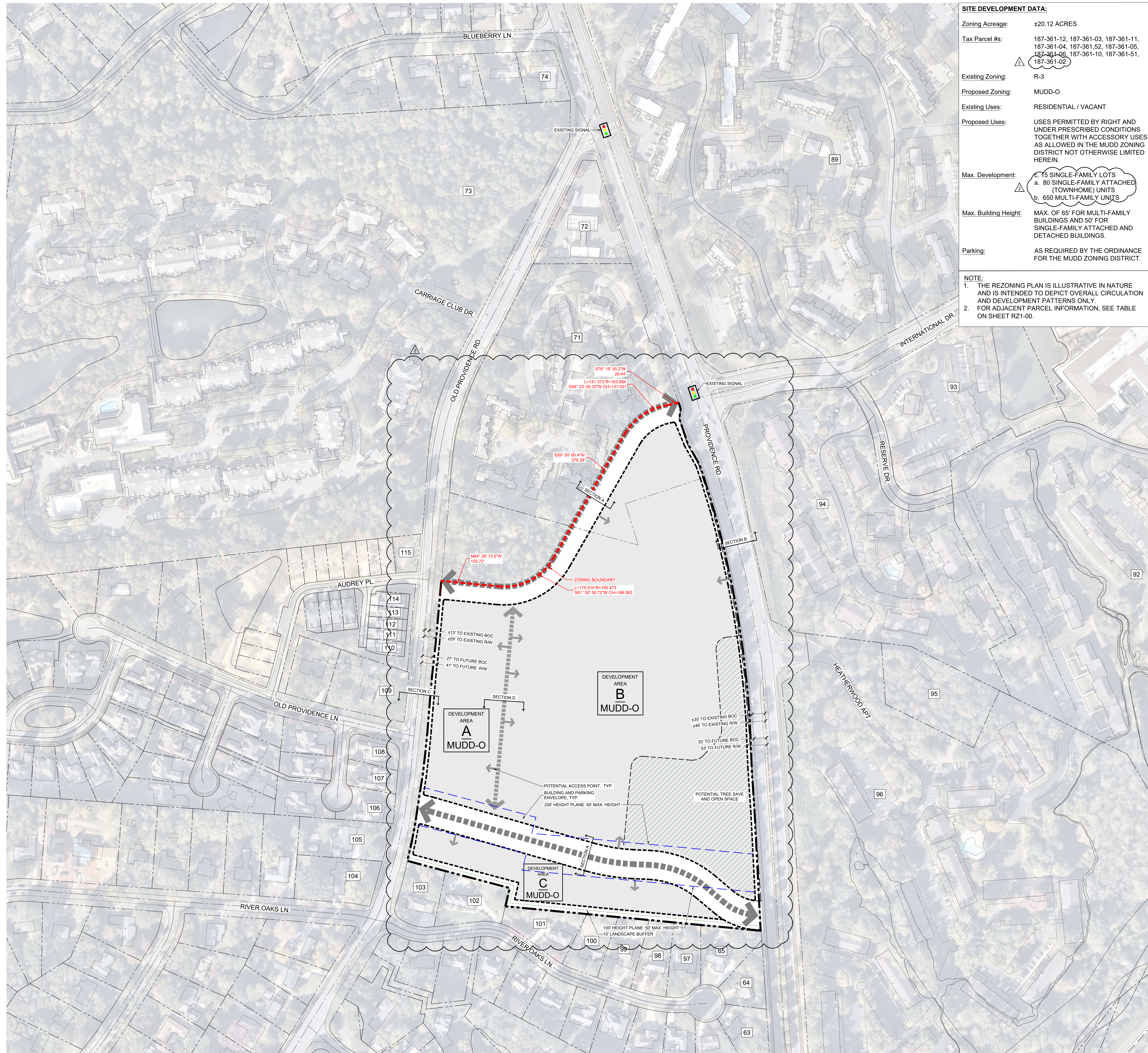
DESIGNED BY: LD
DRAWN BY: MBH
CHECKED BY: AM

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



MASTER EXISTING CONDITIONS PLAN

SHEET NUMBER
RZ1-00



SITE DEVELOPMENT DATA:

Zoning Acreage: ±20.12 ACRES

Tax Parcel #s: 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

Existing Zoning: R-3

Proposed Zoning: MUDD-O

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:

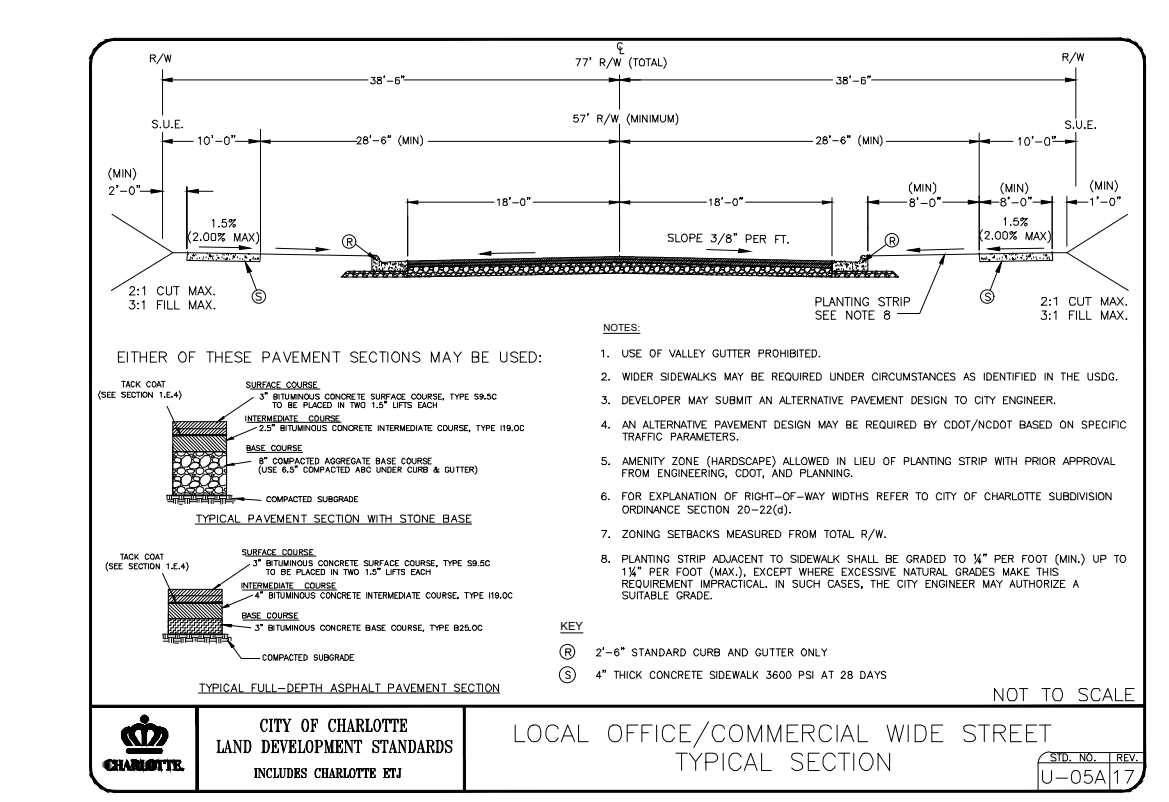
- c. 15 SINGLE-FAMILY LOTS
- a. 80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
- b. 650 MULTI-FAMILY UNITS

Max. Building Height: MAX. OF 65' FOR MULTI-FAMILY BUILDINGS AND 50' FOR SINGLE-FAMILY ATTACHED AND DETACHED BUILDINGS.

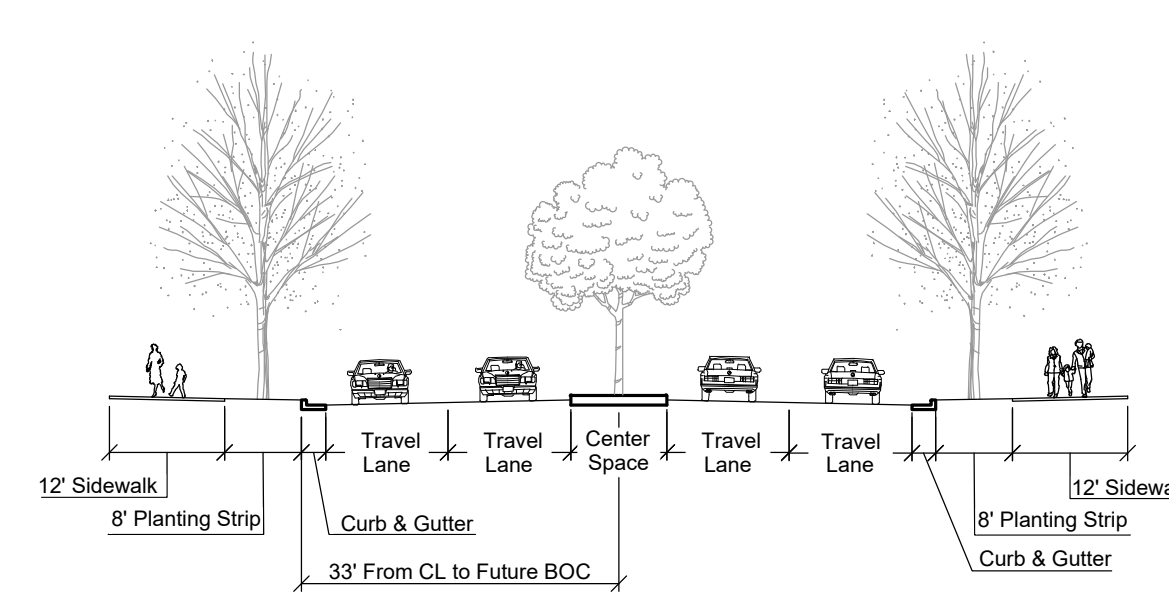
Parking: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

NOTE:

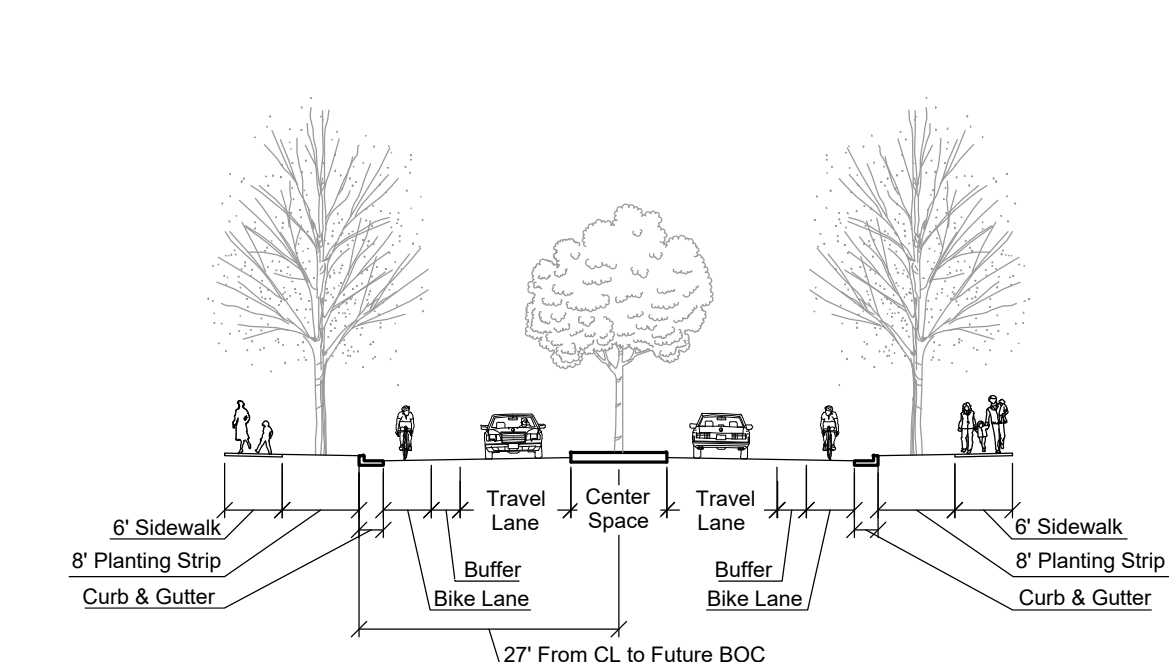
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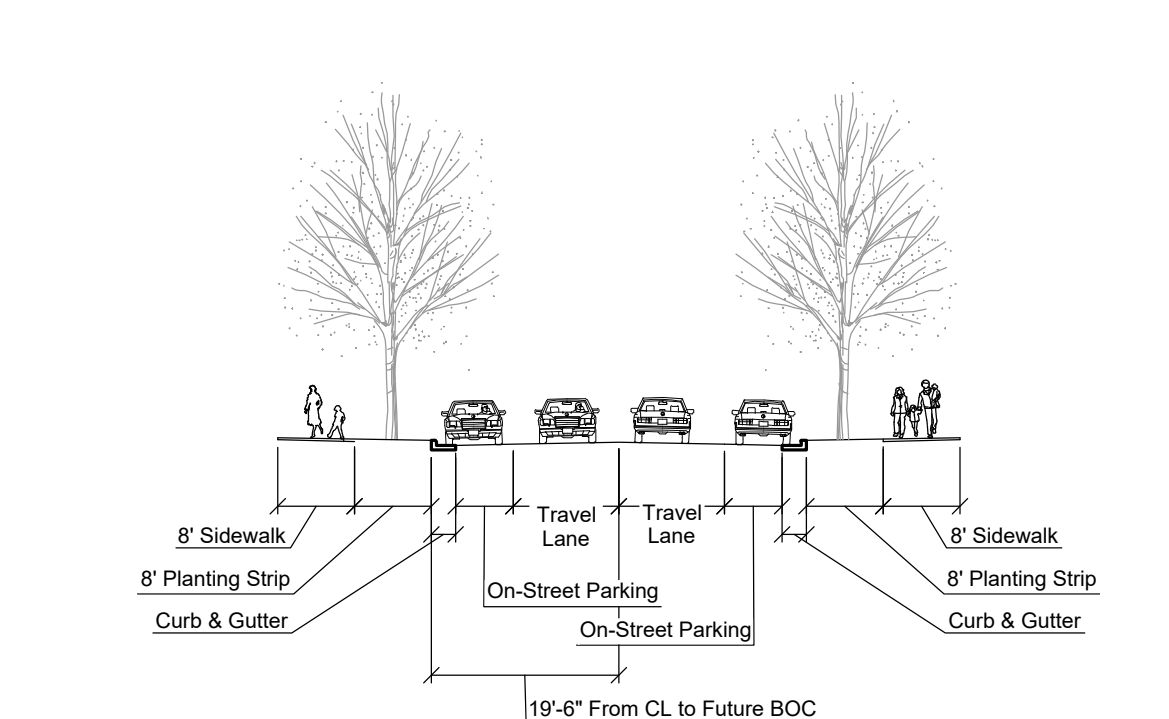
SECTION A - PUBLIC STREET (NETWORK)
CLDSM: U-05A
SCALE: 1/4\"/>



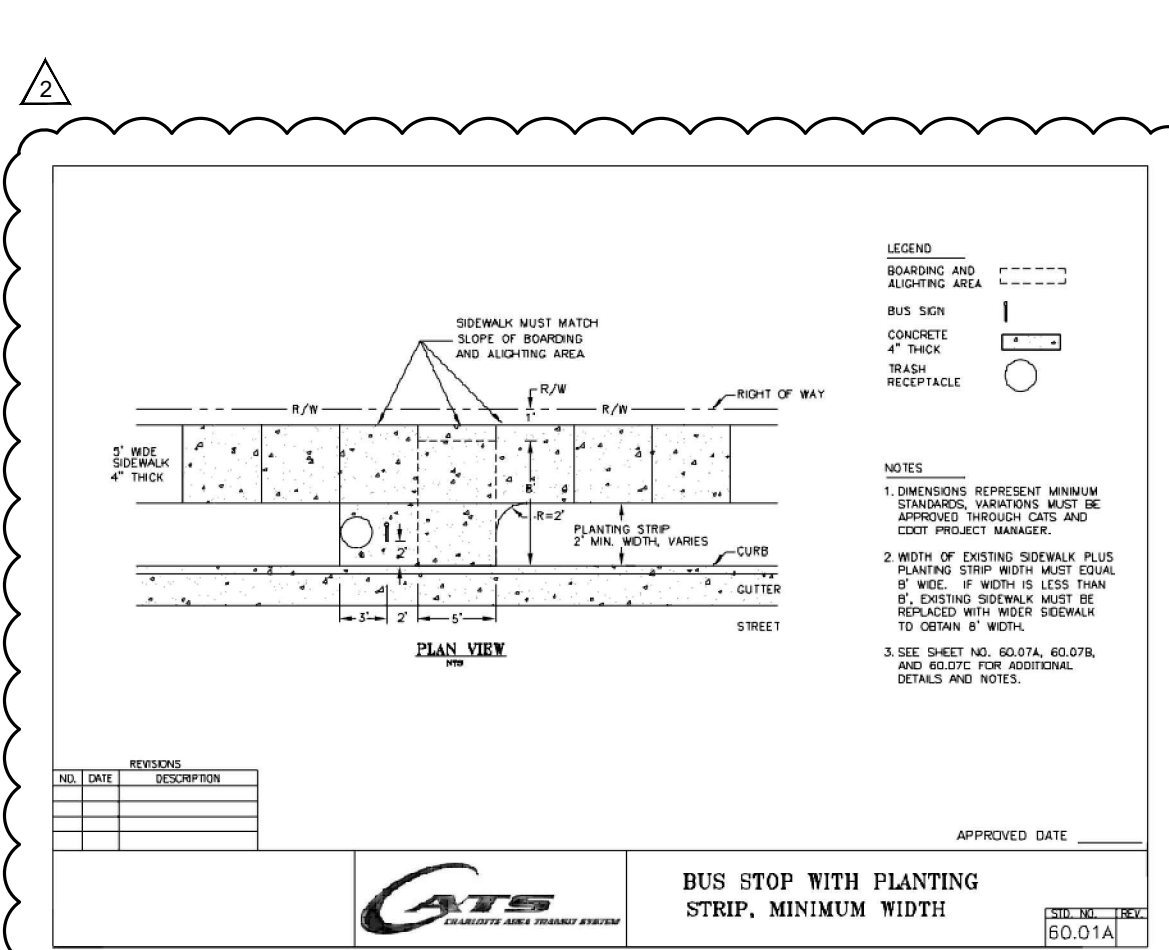
SECTION B - PUBLIC STREET (NETWORK)
4+ BOULEVARD, SHARED USE PATH
SCALE: 1/4\"/>



SECTION C - PUBLIC STREET (NETWORK)
2+ AVENUE, BUFFERED/SEPARATED BIKE LANES
SCALE: 1/4\"/>



SECTION D - INTERNAL PRIVATE STREET (NON-NETWORK)
(ON-STREET PARKING OPTIONAL)
SCALE: 1/4\"/>



NOTE:

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

REZONING PETITION NO. RZP-2023-039

REV 10/20

NOT FOR CONSTRUCTION

NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING

NORTHWOOD RAVIN
558 E. BROOKLYN VILLAGE AVE.
SUITE 120

DESIGN PROJECT: 1022210

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DESIGNED BY: LD
DRAWN BY: MBH
CHECKED BY: AM

SCALE: NORTH

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

0 50 100 200

SHEET TITLE: TECHNICAL DATA SHEET

SHEET NUMBER: RZ2-00

