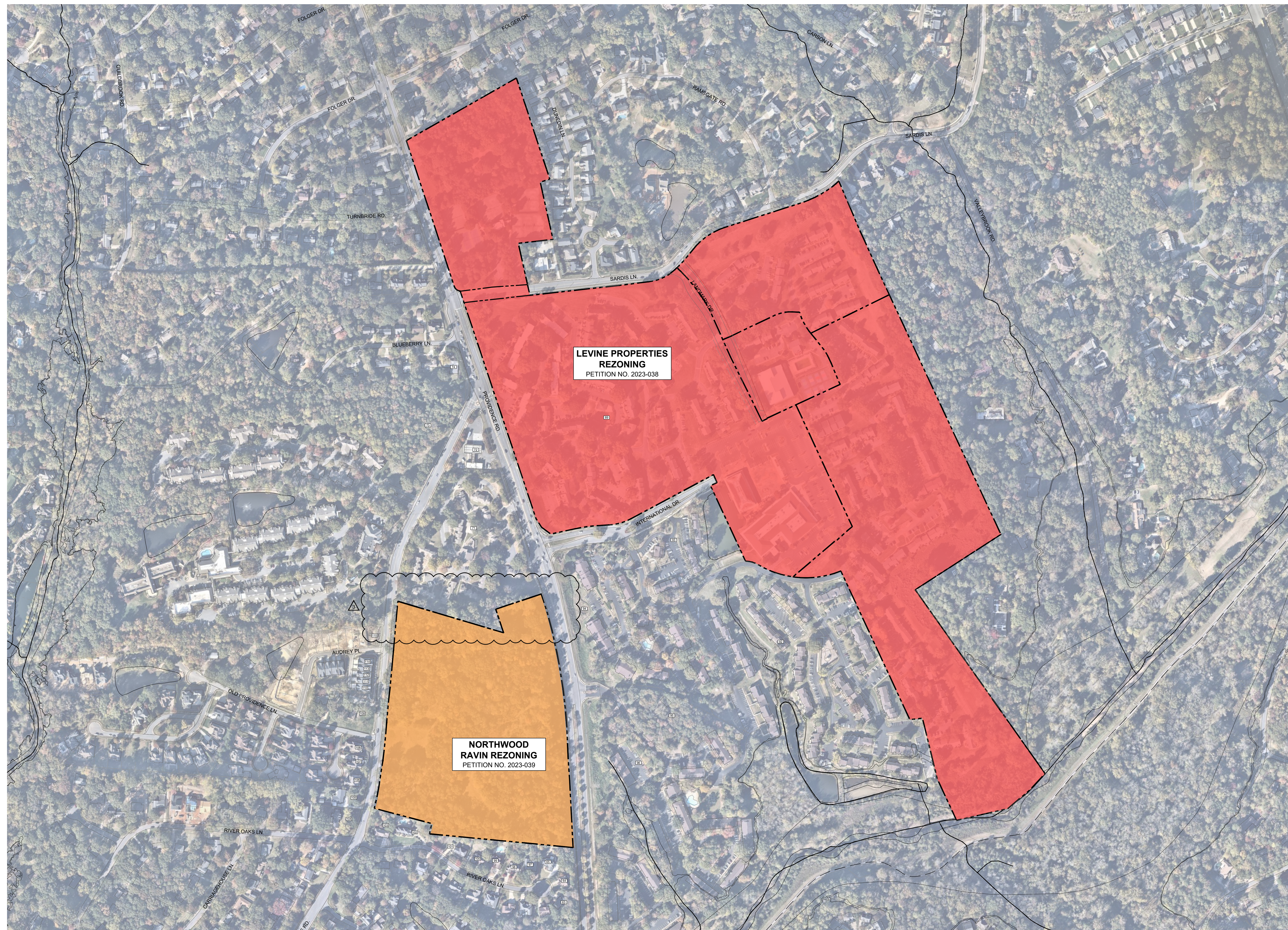


VICINITY MAP  
SCALE = 1" = 2,000'

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- RZ0-00 VISION STATEMENT
- RZ1-00 MASTER EXISTING CONDITIONS PLAN
- RZ2-00 TECHNICAL DATA SHEET
- RZ2-01 SCHEMATIC SITE PLAN
- RZ3-00 DEVELOPMENT STANDARD NOTES



**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
- **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

REZONING  
PETITION NO.  
RZP-2023-039

**NOT FOR  
CONSTRUCTION**

**NORTHWOOD  
RAVIN OLD  
PROVIDENCE  
ROAD REZONING**

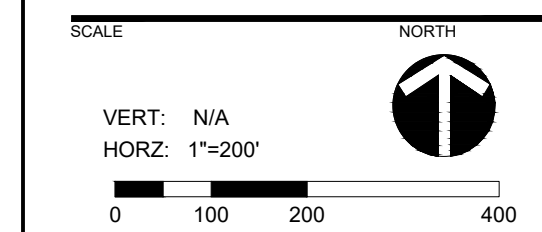
NORTHWOOD RAVIN  
558 E. BROOKLYN VILLAGE AVE.  
SUITE 120

DESIGN PROJECT # 1022210

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	11.13.2023
3	REZONING SUBMITTAL	02.12.2024

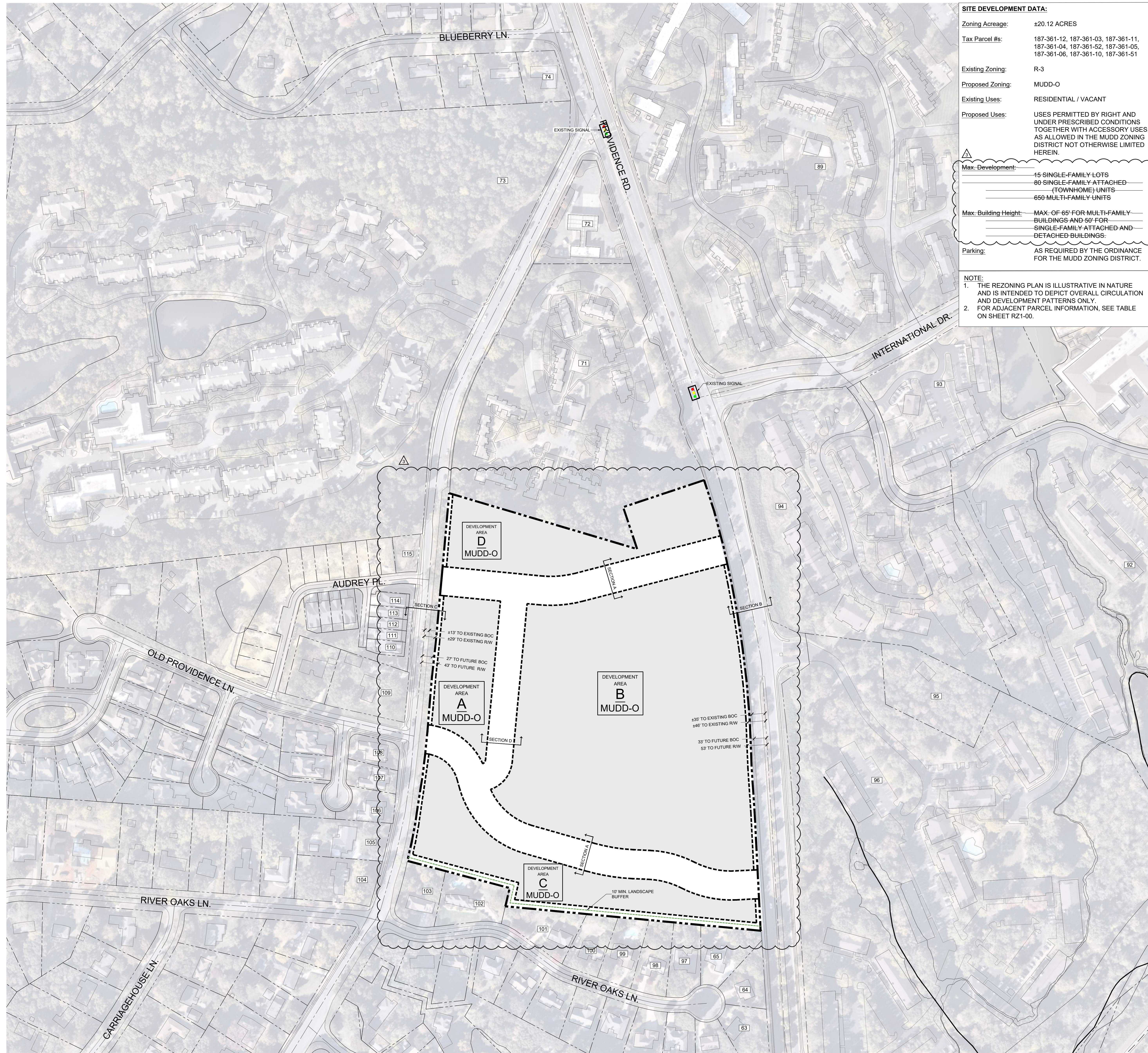
DESIGNED BY: LD  
DRAWN BY: MBH  
CHECKED BY: AM



VISION STATEMENT

SHEET NUMBER  
**RZ0-00**





**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

**Existing Zoning:** R-3

**Proposed Zoning:** MUDD-O

**Existing Uses:** RESIDENTIAL / VACANT

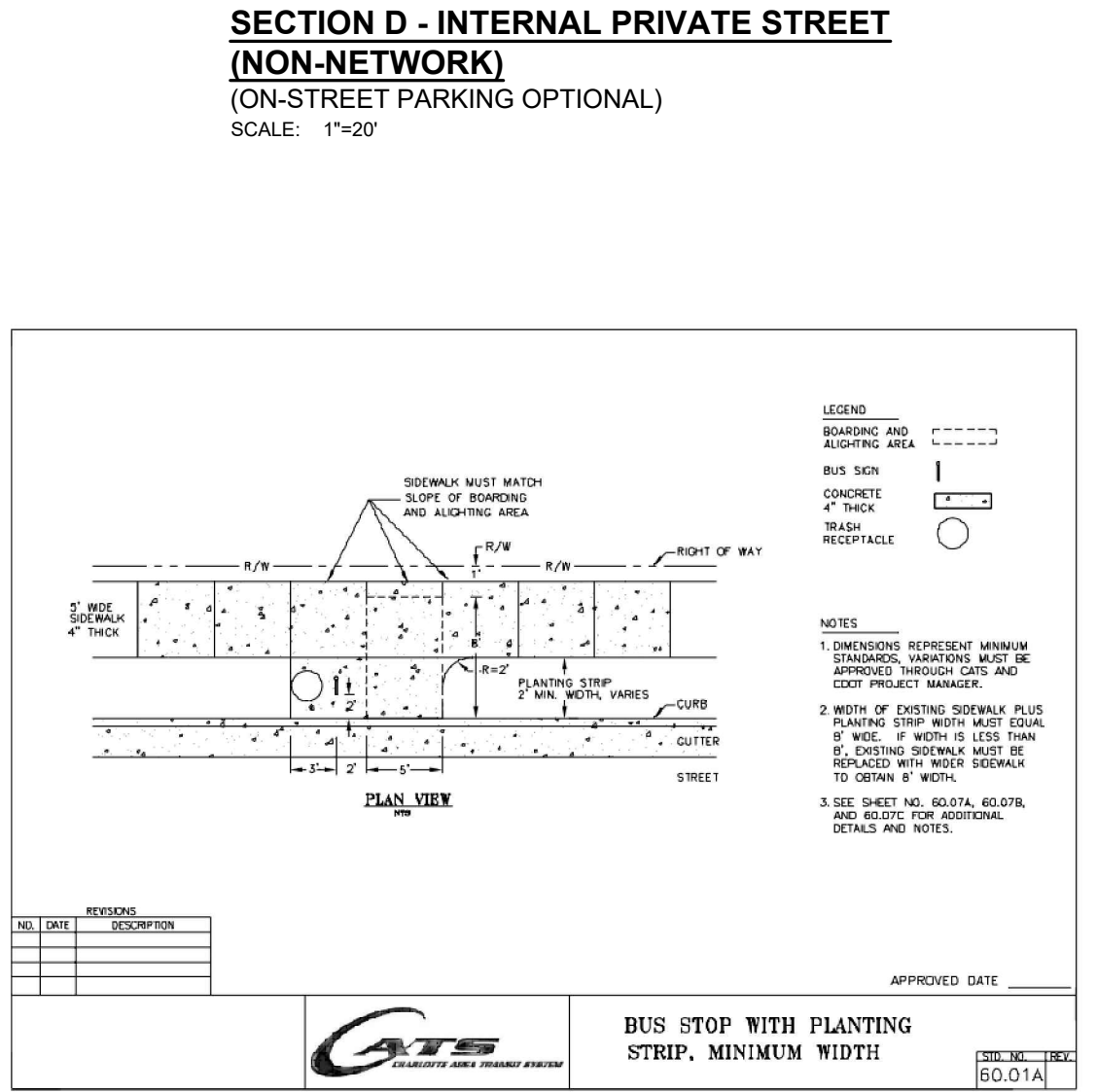
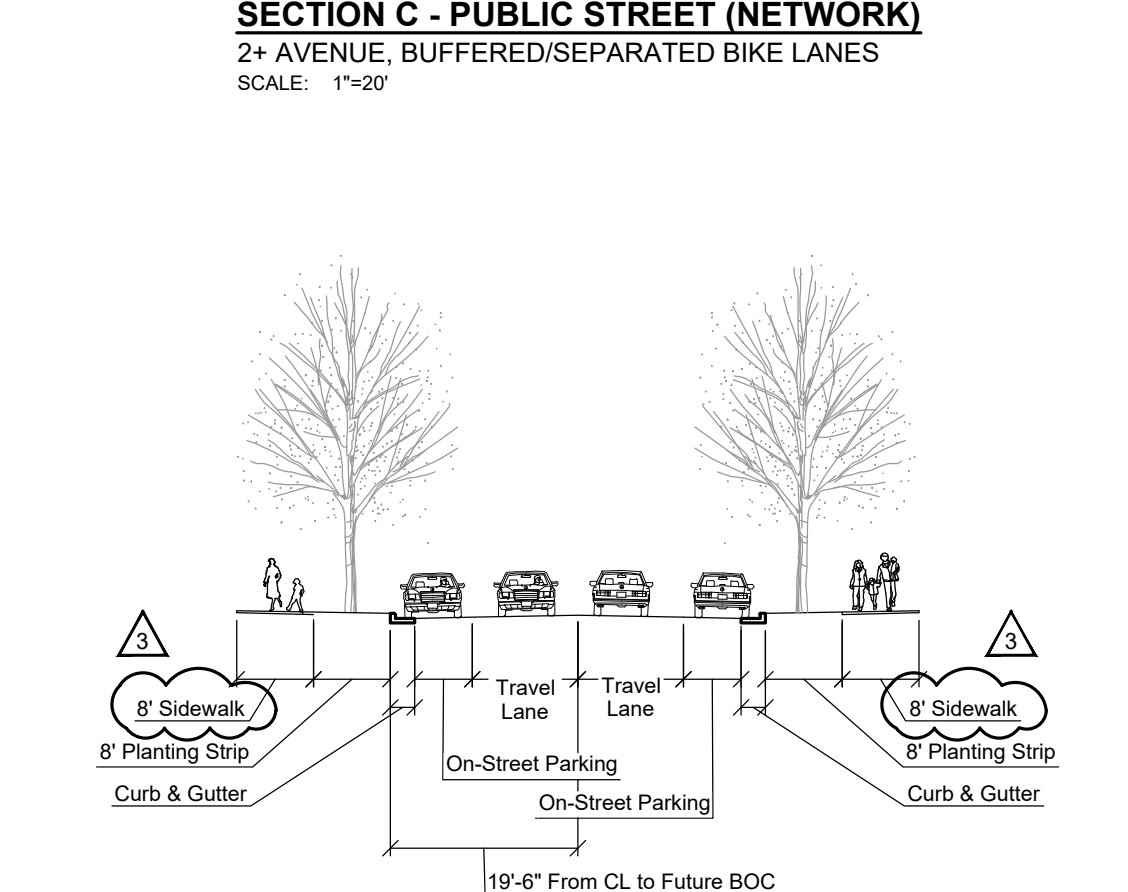
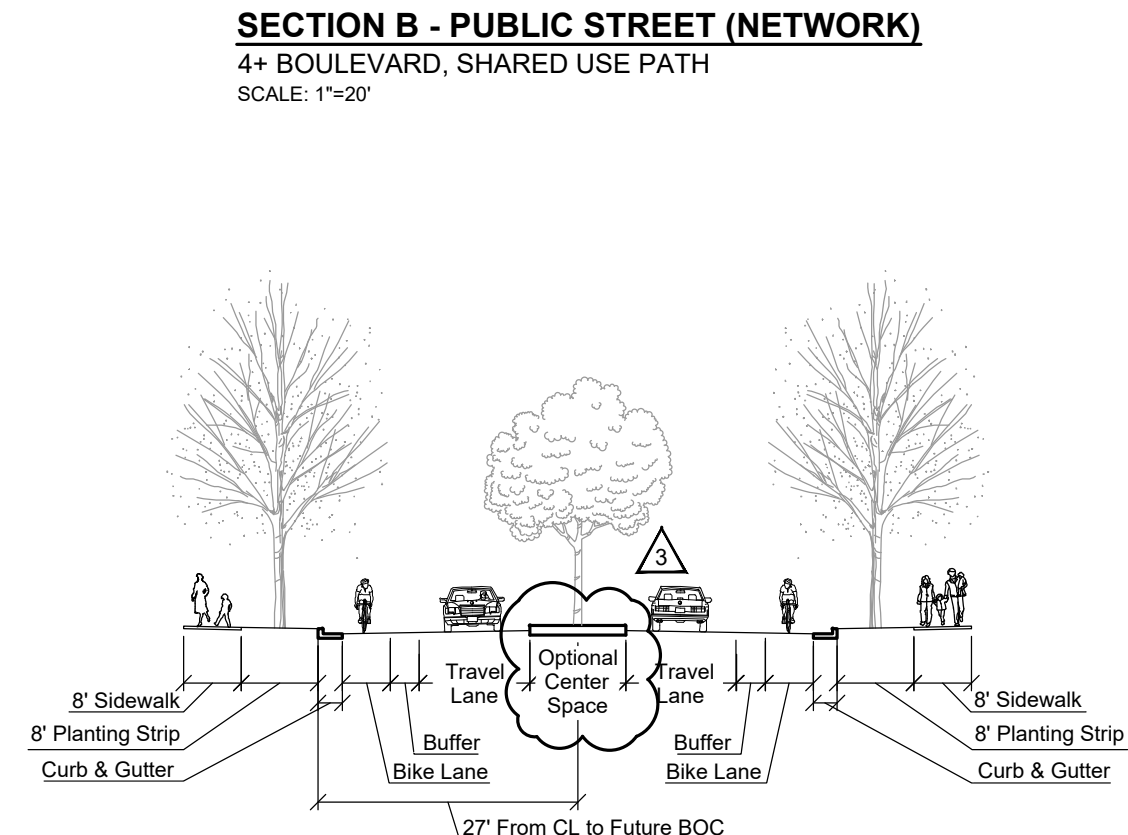
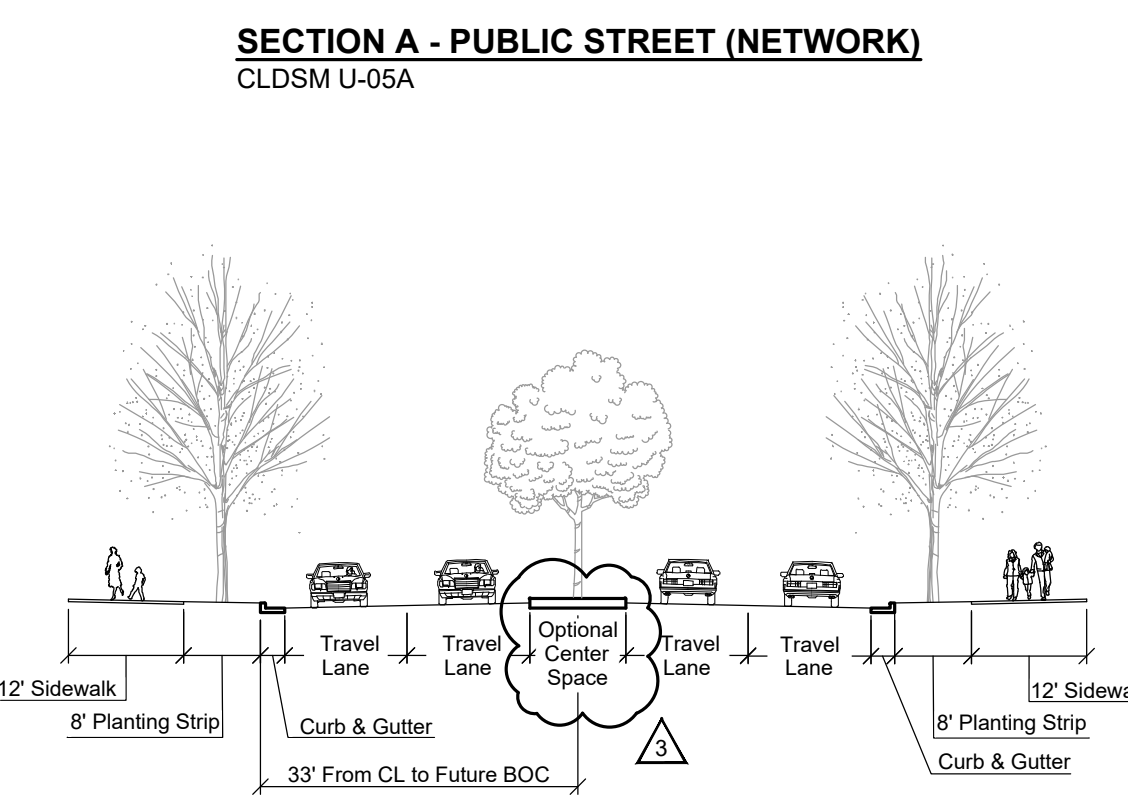
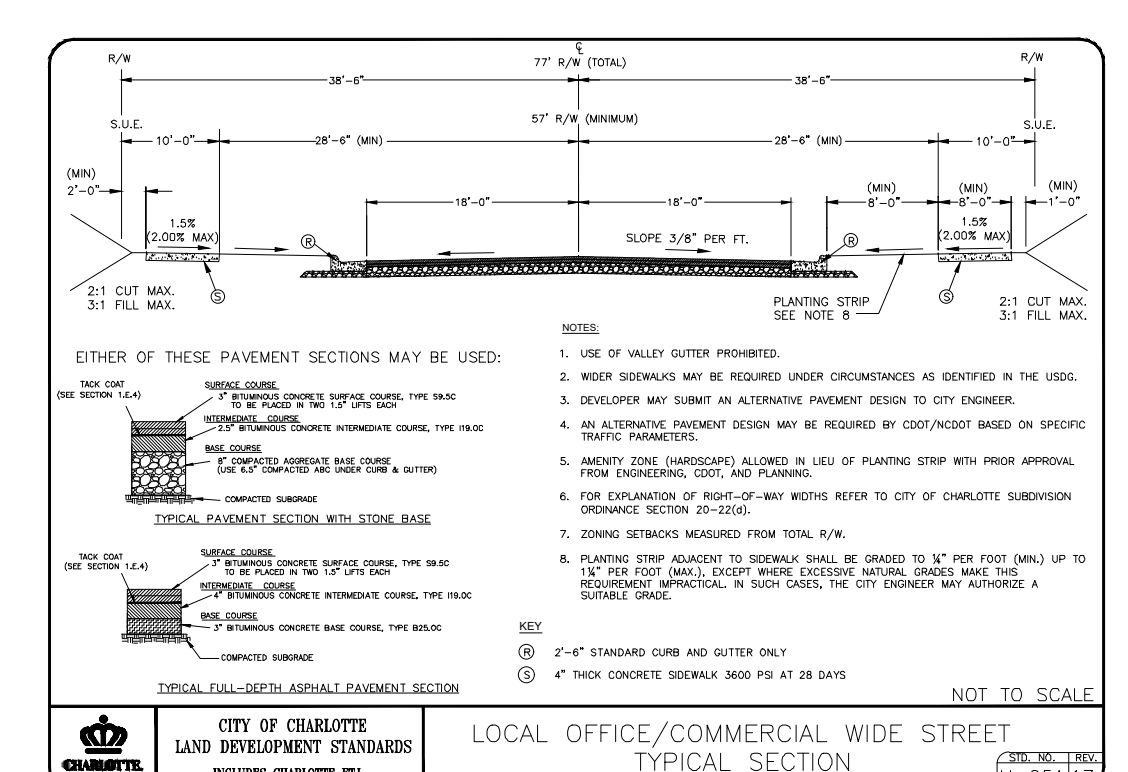
**Proposed Uses:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED HEREIN.

**Max. Development:**  
 15 SINGLE-FAMILY LOTS  
 80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS  
 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:**  
 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:**  
 1. FOR ADJACENT PARCEL INFORMATION, SEE TABLE ON SHEET RZ1-00.

**NOT FOR CONSTRUCTION**

**NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING**

NORTHWOOD RAVIN  
 558 E. BROOKLYN VILLAGE AVE.  
 SUITE 120

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

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

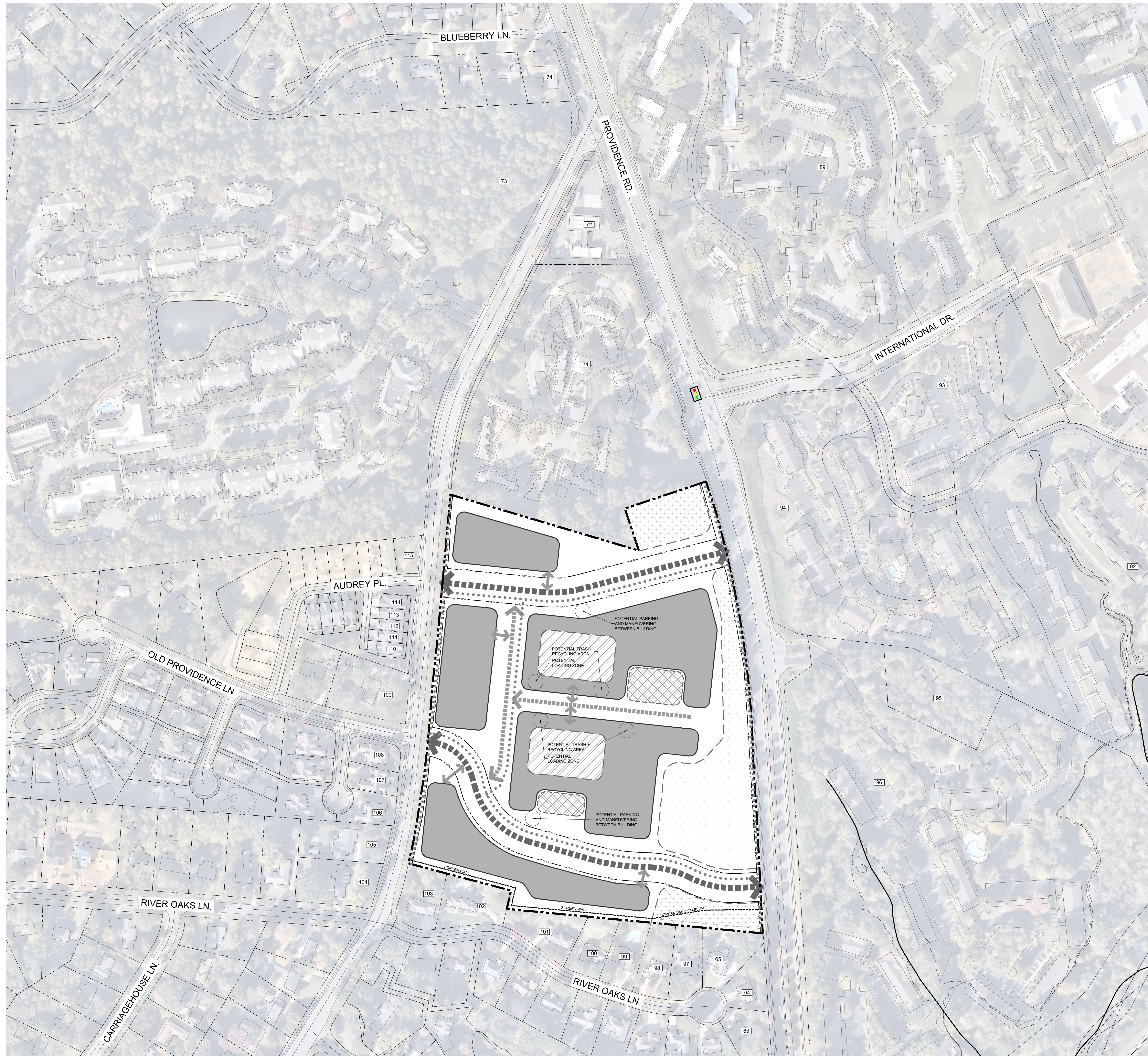
TECHNICAL DATA SHEET

RZ2-00



**LEGEND**

- EXISTING PROPERTY LINE ---
- PROPOSED POTENTIAL BUILDING ENVELOPE ■
- PROPOSED POTENTIAL PARKING ENVELOPE ▨
- PROPOSED POTENTIAL OPEN SPACE ENVELOPE ▩
- PROPOSED POTENTIAL TREE SAVE ⊙
- PROPOSED RIGHT OF WAY - R/W -
- PROPOSED POTENTIAL VEHICULAR CIRCULATION ■ ■ ■ ■ ■
- PROPOSED POTENTIAL SCREEN WALL - - - - -
- PROPOSED POTENTIAL PEDESTRIAN CIRCULATION ● ● ● ● ●



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

LANDDESIGN PROJ# 1022210

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	11.13.2023
3	REZONING SUBMITTAL	02.12.2024

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

SCALE: NORTH  
VERT: N/A  
HORZ: 1"=100'  
0 50 100 200

SHEET TITLE

SCHEMATIC SITE PLAN

PROJECT NUMBER  
**RZ2-01**

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

**Site Development Data:**  
--Acreage: # 20.12 acres  
--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  
--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  
--Maximum Development:  
a. 15 Single-family lots,  
b. 80 Single-family attached (townhome) units, and  
c. 650 Multi-family units.

**Maximum Building Height:** Maximum of one hundred eighty-five (85) feet for multi-family buildings and fifty (50) feet for single-family attached and detached buildings.  
**Parking:** As required by the Ordinance for the MUDD zoning district.

**I. General Provisions:**  
a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Northwood Ravin ("Petitioner") to accommodate development of a mixed residential community on an approximately 20.12-acre site located south of the intersection of Old Providence Road and Providence Road, north of River Oaks Lane, more particularly described in Mecklenburg County Tax Parcel Numbers 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 "Site").  
b. **Intent.** This Rezoning is intended to accommodate development on the Site of a mixture of residential uses as permitted under the MUDD zoning district.  
c. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance").  
d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

**II. Optional Provisions**  
1. Petitioner requests the ability to provide parking and maneuvering between buildings and streets where generally depicted on the Rezoning Plan. Any such parking/maneuvering will include enhanced landscaping screening.  
2. Petitioner requests the ability to provide one parking space per public street for visitor drop off and parking.

**III. Permitted Uses & Maximum Development**  
1. The principal buildings constructed may be developed with up to: 15 Single-family lots; 80 Single-family attached (townhome) units; and 650 Multi-family units.  
2. Development Areas A, C, and D shall be limited to single-family attached and detached units.

**IV. Transportation**  
a. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.  
b. Petitioner shall complete the following traffic mitigation measures per the TIS:  
1. [Pending]  
c. Petitioner shall dedicate 42 feet of right-of-way from the Old Providence road centerline to the standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private deed or easement agreement. An engineering report shall be approved by CDOT, on Old Providence Road per the Council-adopted Charlotte Streets map and the Council-adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.  
d. The petitioner shall extend the streetscape of the 8-foot planting strip and 12-foot multi-use path, or as otherwise coordinated with CDOT/NC DOT during permitting to accommodate site environmental constraints, as approved by CDOT, along the subject property frontage on Providence Road.  
e. The petitioner shall construct an ADA compliant bus stop compliant with bus stop standard 601(A) to replace the existing stop at 3824 Providence Road. The final location will be coordinated with the developer during the permitting process.  
f. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set to two (2) feet from the back of sidewalk where feasible.  
g. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.  
h. The petitioner needs to complete and submit the Right of Way Abandonment Petition form to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.  
i. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad South Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**V. Design Guidelines**  
a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall be prohibited.  
b. Site lighting shall meet the requirements of the Zoning Ordinance.  
c. Signage shall meet the requirements of the Zoning Ordinance.  
d. Seating shall be provided as required by the Zoning Ordinance.  
e. Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties.  
f. Service Area Screening: All dumpster enclosure areas, refuse areas, recycling and storage shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure. Such design shall include a minimum 20% Preferred Exterior Building Materials or Class B buffer 10' in depth or more at all above grade perimeter not paved for access.  
g. **Design Standards Related to Stacked Multi-Family Residential Uses:**  
1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public street shall comprise a minimum of 30% of that building's entire facade facing such public street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.  
2. Prohibited Exterior Building Materials: (a) vinyl siding (but not vinyl hand rails, windows or door trim) and (b) concrete masonry units not architecturally finished.  
3. Building Placement and Site Design: shall focus on and enhance the pedestrian environment through the following:  
i. Buildings shall be placed so as to present a front or side facade to all public streets.  
ii. Buildings shall front a minimum of 40% of the total public street frontage on the site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).  
iii. Parking lots shall not be located between building and network required public street.  
iv. Driveways intended to serve single units shall be prohibited on public streets.  
4. Building Massing and Height shall be designed to break up long monolithic building forms as follows:  
i. Building sides greater than 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of six (6) feet extending through at least a full floor.  
5. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:  
i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.  
ii. Buildings shall be designed with a recognizable architectural base on facades facing public streets. Such base may be executed through the use of Preferred Exterior Building Materials or articulated architectural facade features and/or color changes.  
iii. Building elevations facing public streets shall not have blank wall exposures greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, modulations or design features or materials provided to avoid a sterile, unarticulated blank treatment of such walls.  
6. **Roof and Transparency Requirements:** For all buildings greater than a minimum of eight (8) feet in height, the following requirements shall apply:  
i. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.  
ii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest public street.  
7. Direct pedestrian connections will be provided on all buildings for all public frontages. The spacing of entrances shall not exceed 150 feet.  
c. **Additional Design Standards for Townhome Style Units:**  
1. Townhome units shall front the public/private streets. No garages or individual driveways of townhome units shall be directly accessed via public streets.  
2. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.  
3. Usable porches or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.  
4. Attached dwelling units shall be limited to a maximum of four (4) units per building or fewer. Multiple two-unit buildings, if provided, shall not occur directly adjacent to each other.  
5. Corner and minor fronting public streets shall have enhanced side elevations with a front or rear stoop and/or porch or otherwise provide windows or other architectural details to limit the maximum blank wall exposure to ten (10) feet on each level of the unit. If a porch is utilized, it may be located on the second story of such unit.  
6. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.

**VI. Landscaping, Open Space and Amenity Areas**  
a. Petitioner shall provide a ten (10) foot minimum buffer (limited to Class C standards) along the southern property line as generally depicted on the Zoning Plan.  
b. Petitioner shall provide a six (6) foot masonry wall along the southern property line as generally depicted on the Zoning Plan. A berm shall be provided as depicted on the Zoning Plan along a portion of the wall.  
c. Petitioner shall provide a minimum of 10% of the site area to be dedicated to landscaping and/or amenities. As a minimum, the 10% shall include, but not be limited to, a combination of hardscape and softscape, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.  
d. Petitioner shall provide a pedestrian/bicycle connection to the existing McAlpine Creek greenway through the twelve (12) foot multi-use path along the site's frontage on Providence Road.

**VII. Environmental Features:**  
a. The Petitioner shall comply with the Post Construction Controls Ordinance. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.  
b. The Petitioner shall comply with the Tree Ordinance.  
c. Required tree save areas shall be permitted to be located anywhere within the overall master plan (rezoning petitions 2023-038 and 2023-023).

**VIII. Amendments to the Rezoning Plan:**  
Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

**IX. Binding Effect of the Rezoning Application:**  
If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**REZONING  
PETITION NO.  
RZP-2023-039**

REVAMP

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SCALE

**NOT FOR  
CONSTRUCTION**

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**NORTHWOOD  
RAVIN OLD  
PROVIDENCE  
ROAD REZONING**

NORTHWOOD RAVIN  
558 E. BROOKLYN VILLAGE AVE.  
SUITE 120

PROJECT

---

AND DESIGN PROJ #  
1022210

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	11.13.2023
3	REZONING SUBMITTAL	02.12.2024

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

---

SCALE: NORTH

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE  
**DEVELOPMENT STANDARD  
NOTES**

SHEET NUMBER  
**RZ3-00**