

ColeJenest & Stone
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com

**NORTHWOOD
RAVIN, LLC**

558 EAST STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

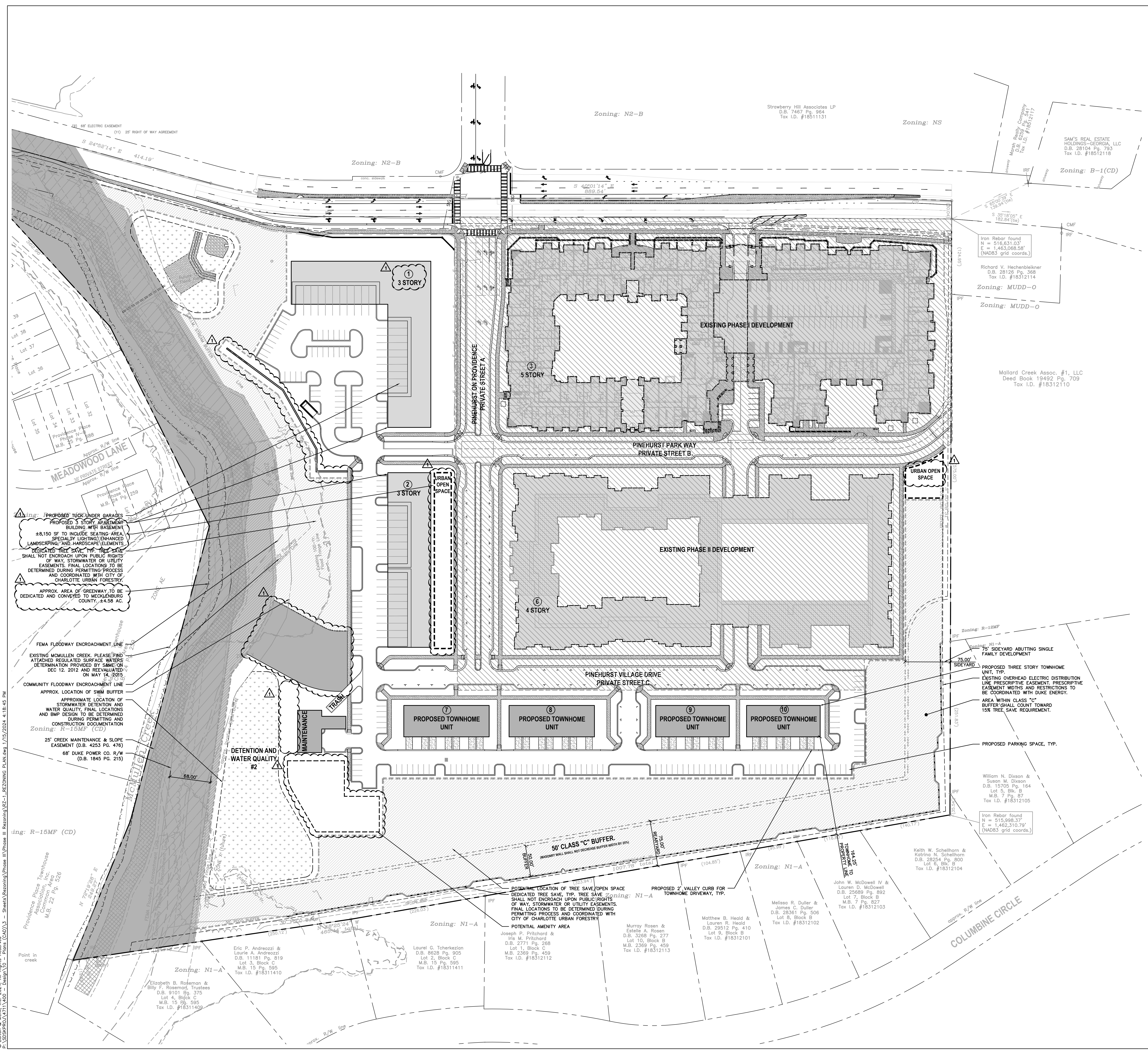
**PROVIDENCE ROW
PHASE III**

4100 PROVIDENCE ROAD
CHARLOTTE, NC 28204

**PHASE III
REZONING**

PROJECT NO:
4711

REVISIONS:
▲ 1ST CYCLE CITY COMMENTS



LEGEND

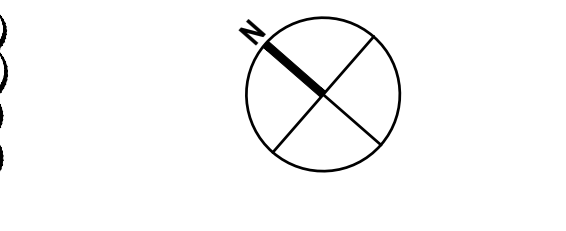
SYMBOL

- GREENWAY DEDICATION AREA
- CREEK EASEMENT
- DUKE RIGHT-OF-WAY
- DEDICATED TREE SAVE
- PROPOSED SIDEWALK CONNECTION
- PROPOSED CURB AND GUTTER

REZONING SUMMARY	
PETITIONER:	NR PINEHURST PROPERTY OWNER, LLC 558 E. STONEWALL STREET SUITE 120 CHARLOTTE, NC 28202
PROPERTY OWNER:	NR PINEHURST PROPERTY OWNER, LLC 558 E. STONEWALL STREET SUITE 120 CHARLOTTE, NC 28202
REZONING SITE AREA: (GR50)	±36.06 AC
AREA TO BE DEDICATED: (PROVIDENCE ROAD TRANSITIONAL RW)	±1.89 AC
REZONING SITE AREA: (NET)	±34.21 AC
TAX PARCEL #:	183-121-11; 183-121-19; 183-121-18
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O-SFA
EXISTING USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
MINIMUM SETBACK:	34' FROM THE FUTURE BACK OF CURB
MINIMUM SIDE YARD:	75' FOR SITE BOUNDARY ABUTTING SINGLE FAMILY RESIDENTIAL 5' FOR SITE BOUNDARY ABUTTING PROPOSED MIXED-USE DEVELOPMENT
MINIMUM REAR YARD:	75'
MAXIMUM BUILDING HEIGHT:	5 STORIES
PARKING RATIO:	1.00/UNIT MINIMUM
DEDICATED TREE SAVE:	REQUIRED: 5.13 AC (15%) PROVIDED: 5.13 AC
APPROVED DENSITY:	830 UNITS PER APPROVED REZONING
UNIT BREAKDOWN:	PHASE I: 326 UNITS PHASE II: 333 UNITS PHASE III: APPROXIMATELY 26 TOWNHOME UNITS (BUILDINGS 7-10) APPROXIMATELY 145 APARTMENT UNITS (BUILDINGS 1-2)



**REZONING
PETITION
2023-162**



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

SCALE: 1"=60'
0 30' 60' 120'

SCALE: 1"=60'
DATE: 07/14/23
DESIGNED BY:
DRAWN BY: PJH
CHECKED BY: JOB

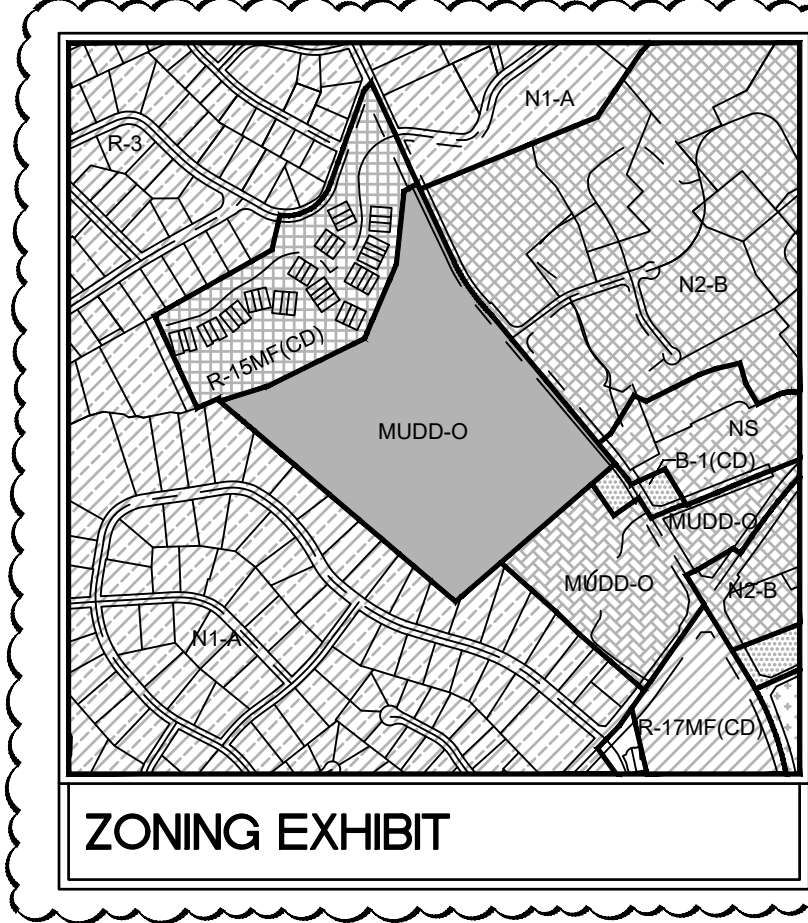
RZ-100

FILE NO.:

© Bolton & Menk, Inc. 2024. All Rights Reserved. P:\SSP\Projects\2023\2023-162\Drawings\2023-162-RZ-100.dwg, RZ-100, 11/15/2024, 4:18:38 PM, Brian.Hudson, 1,1



200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com



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

PROVIDENCE ROW PHASE III
4100 PROVIDENCE ROAD
CHARLOTTE, NC 28204

PHASE III REZONING

PROJECT NO: 4711
REVISIONS: 1ST CYCLE CITY COMMENTS



REZONING PETITION 2023-162

Table with 2 columns: Field (SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY, FILE NO.) and Value (1" = 60', 01/15/2024, PH, JOB, etc.)

- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

- e. Upon the demolition of the existing buildings located on the western boundary of the Site and a portion of the southern boundary of the Site adjacent to the existing single family homes on Columbine Circle (which is expected to occur last), Petitioner shall provide and establish a 50 foot rear yard and a 50 foot Class C buffer along the western boundary of the Site and a 50 foot Class C buffer along a portion of the southern boundary of the Site as generally depicted on the Rezoning Plan.
f. Screening requirements of the Ordinance will be met.
g. Notwithstanding anything contained herein to the contrary and notwithstanding that the redevelopment of the Site is expected to occur in phases.
h. In addition to the urban open space areas provided within the interior courtyards of building #3 and #6 the Petitioner will provide two (2) improved urban open space in the areas of the Site; one generally located at the intersection of Private Street A and B; and a second located at the southern terminus of Private Street B as generally depicted on the Rezoning Plan.
i. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
7. Buffers Adjacent to Providence Place Townhomes & Columbine Circle:
a. As part of the Development of building #6 the Petitioner will provide additional landscaping/buffering along the northern and western property lines as generally depicted on the Rezoning Plan.
c. The additional landscape buffer area along the western property line (adjacent to Columbine Circle) may be removed during the redevelopment of that portion of the Site and the area will be replanted with the enhanced 50 foot buffer as described in note 6.d.
d. The majority of the landscape buffer area along the northern property line adjacent to the Providence Place townhomes will be incorporated into the final tree save area to be located in that area of the Site.
8. Environmental Features:
a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning.
c. The Site will comply with the Tree Ordinance.
d. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte Storm Water Services.
9. Open Space/Tree Save Areas/Greenway Conveyance:
a. Open space/tree save areas equaling 15% of the Site area will be provided.
b. Prior to the issuance of the last certificate of occupancy for the last building constructed along McMullen Creek as generally depicted on the Rezoning Plan, Petitioner will dedicate and convey to Mecklenburg County for greenway purposes the area and access easement as generally depicted on the Rezoning Plan along McMullen Creek.
c. The amenity areas for the proposed multi-family residential community to be developed on the Site shall be located generally in those areas depicted on the Rezoning Plan (on the interior of bldg. #3 and #6).
10. Signage:
a. Signage as allowed by the Ordinance will be provided.
b. Signage may be installed on the screen walls located at or in proximity to the Site's frontage on Providence Road.
11. Lighting:
a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
b. Detached lighting on the Site will be limited to 20 feet in height.
12. CATS Passenger Concrete Waiting Pad along Providence Road:
a. The Petitioner has install a concrete waiting pad for CATS passengers along Providence Road as previously requested.
13. Amendments to the Rezoning Plan:
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
14. Binding Effect of the Rezoning Application:
a. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
b. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.

- (iii) the portion of the connection on the Site has been designed and constructed at the property line within +/-2 feet above or below the existing grade of the Southern Adjacent Parcel to facilitate the connection;
(iv) the connection shall be opened only upon the redevelopment of the Southern Adjacent Parcel in such a manner as to require, either by conditional zoning conditions, subdivision requirements or other regulatory requirements, a vehicular and pedestrian connection from the Southern Adjacent Parcel to the Site;
(v) once such connection is made it may not be gated and shall remain open to the public for pedestrians and automobiles (but not commercial truck traffic) by way of a private street connection; and
(vi) it is understood that no financial payment shall be due to either the Petitioner nor the owner of the Southern Adjacent Parcel for the connection except that such parties shall agree to bear the cost of the maintenance and repair of their respective portions of the connection pursuant to a reciprocal cross-easement agreement to be recorded in Mecklenburg County Public Registry.
b. The Petitioner will modify Pinehurst on Providence Drive to provide two (2) eastbound left-turn lanes at its intersection with Providence Road. Each left-turn lane will have approximately 250 feet of storage and a bay taper as generally depicted on the Rezoning Plan.
c. Petitioner has dedicated in fee-simple to the City of Charlotte that portion of the Site's frontage on Providence Road that is more particularly depicted on the Rezoning Plan as right-of-way.
d. The Petitioner has designed and constructed the primary driveway on Providence Road as a full movement signalized driveway as generally depicted on the Rezoning Plan.
e. The Petitioner has completed the extension of a northbound left-turn lane from Providence Road to Pinehurst on Providence Drive.
f. Subject to the provisions and design described in Section 3.d. above the placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT/NC DOT, required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT/NC DOT in accordance with applicable published standards.
g. The Petitioner will reconstruct the accessible ramps located on the east side of the intersection of Providence Road and Strawberry Hill Drive.
h. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
i. The southernmost vehicular access point into the Site from Providence Road has been constructed as a private drive that extends from Providence Road, through the structured parking facility to the internal private street.
j. Any required roadway improvements will be approved and constructed prior to the issuance of the last certificate of occupancy for building #6 subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the last certificate of occupancy.
k. The Petitioner will make a \$25,000 contribution to the City of Charlotte to assist with the construction of a sidewalk along Providence Road as part of "Providence Road Sidewalk Project No. 512-17-001".
5. Architectural Standards:
a. The exterior building materials used on the new buildings to be constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hard-plank), stucco, and/or wood.
b. The maximum height in stories of each multi-family apartment building to be constructed on the Site is designated on the Rezoning Plan.
c. The buildings to be constructed on the Site may have a variety of architectural styles, however, such buildings shall be compatible to and complementary with the building previously constructed in terms of architectural style and character and exterior building materials.
d. A prominent pedestrian entry into building three (3) has been provided at a grade differing from the grade of the public sidewalk along Providence Road, and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least five (5) of the following features:
e. A prominent pedestrian entry into building six (6) shall be provided from the grade of the public sidewalk along Pinehurst Park Drive, and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least five (5) of the following features:
f. Meter banks will be screened.
g. HVAC and related mechanical equipment will be screened from public view at grade.
h. Exterior dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate.
i. The new buildings constructed on the Site will be constructed to meet a nationally recognized green building standard such as LEED, NGBS, or the Green Building Initiative's Green Globes program.
6. Streetscape, Buffers, Open Space, and Landscaping:
a. The Petitioner will provide a minimum of a 75 foot rear yard along the western and southern property lines abutting the existing single-family zoning as generally depicted on the Rezoning Plan (this rear yard will apply to principal and accessory buildings).
b. The Petitioner will provide eight (8) foot planting strips and six (6) foot sidewalks along the Site's frontage on Providence Road as generally depicted on
c. The Petitioner will construct an internal sidewalk connection for pedestrians and cyclist along the southern edge of building #6 as generally depicted on the Rezoning Plan.
d. As generally depicted on the Rezoning Plan, Petitioner will provide a sidewalk and cross-walk network that links the buildings on the Site with one another and links the buildings to the sidewalks along the abutting public street. The minimum width for this internal sidewalk will be five (5) feet.

Northwood Ravin Redevelopment, Phase III 01/15/2024 Rezoning Petition No. 2023-162

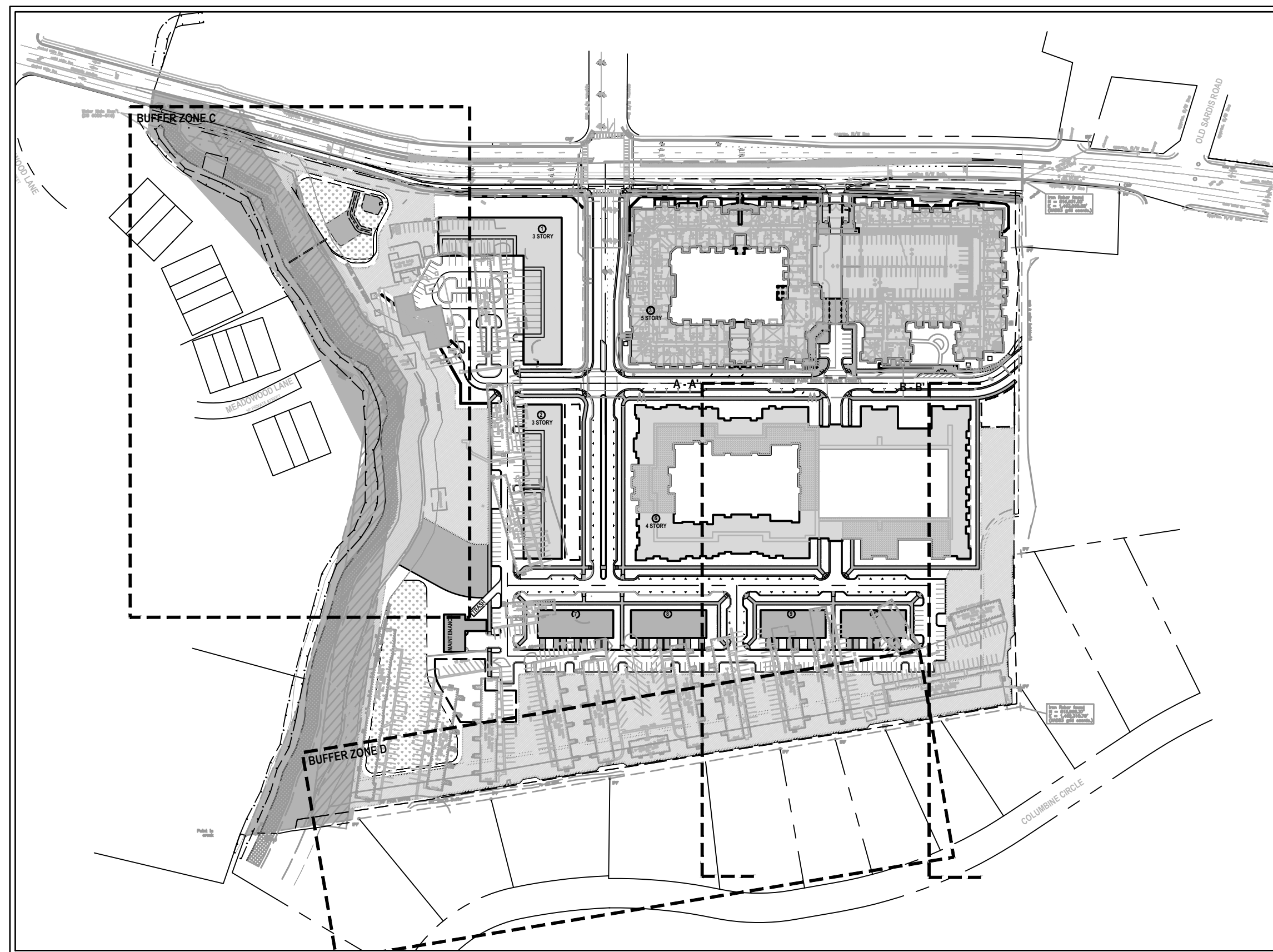
Site Development Data:
--Acreage: ± 36.058 acres
--Tax Parcel #: 183-121-11; 183-121-19; 183-121-18
--Existing Zoning: MUDD-O
--Proposed Zoning: MUDD-O SPA
--Existing Uses: residential.
--Proposed Uses: Up to 830 multi-family dwelling units together with accessory uses, as allowed in the MUDD-O zoning district.
--Maximum Building Height: Up to five (5) stories and as indicated on the Rezoning Plan.
--Parking: As required by the Ordinance, a minimum of one (1) space per residential dwelling unit.
--Open Space: A minimum of 15% of the Site will be established as tree save/open space areas as defined by the Ordinance

- 1. General Provisions:
a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Northwood Ravin Development to accommodate development of multi-family dwellings on an approximately 36.058 acre site located at 3924 Providence Road (the "Site").
b. Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
c. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards.
d. Parking layouts and driveways for surface and structured parking may be modified to accommodate final building locations, and parking spaces may be located within the maximum building/parking envelopes and development area boundaries to the extent permitted by the Ordinance.
e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 14.
f. The redevelopment of the Site is planned to occur in phases.
2. Optional Provisions:
a. The following optional provisions shall apply to the development of the Site:
(i) As generally depicted on the Rezoning Plan, parking and maneuvering space shall be allowed between the rear of Building # 3 and the internal private street along the private drive that extends through the center of Building # 3, as generally depicted on the Rezoning Plan.
(ii) The existing buildings, parking and maneuvering areas, amenities and other improvements located on the Site may remain in place and be utilized until such time that the relevant portions of the Site on which these improvements are located are redeveloped.
(iii) Sidewalk and planting strip width, near culvert at northern property line, will be determined during construction plan review and approved by CDOT and Engineering and Property Management.
3. Permitted Uses & Development Area Limitation:
a. The Site may be developed with up to 830 multi-family dwelling units together with accessory uses allowed in the MUDD-O zoning district.
b. Workforce Housing: The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than the area median income.
c. Surface parking areas will not be allowed between Providence Road and the new buildings that abut Providence Road, provided, however, surface parking areas may be located to the side of the new buildings abutting Providence Road as generally depicted on the Rezoning Plan.
d. Structured parking facilities may be located on the Site.
e. Those buildings designated as Building Nos. 1 and 2 on the Rezoning Plan are each located in a building envelope that is formed by the relevant adjacent internal streets and/or parking areas, and each of these buildings may rotate and/or change locations within their respective building envelopes at the option of Petitioner.
4. Transportation/Access Notes:
a. Except as described below in this subsection access to the Site will be from Providence Road as generally depicted on the Rezoning Plan.

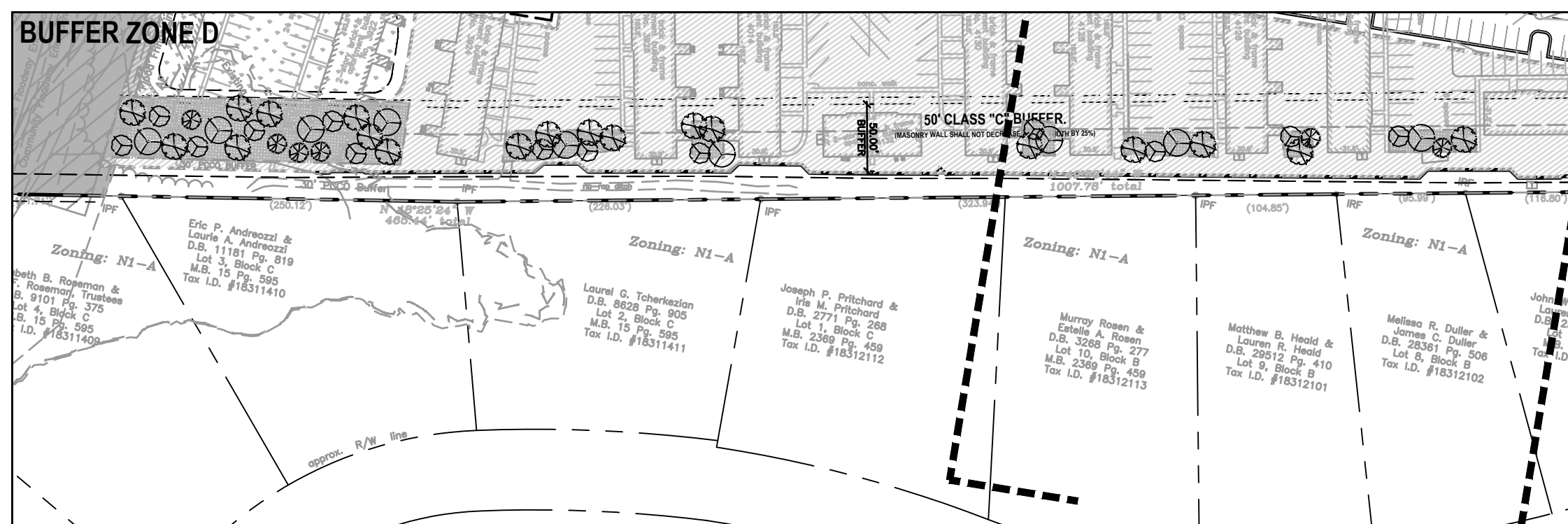
d. A prominent pedestrian entry into building three (3) has been provided at a grade differing from the grade of the public sidewalk along Providence Road, and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to the upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from the primary sidewalk; (xi) other elements to be determined during the urban plan review.

e. A prominent pedestrian entry into building six (6) shall be provided from the grade of the public sidewalk along Pinehurst Park Drive, and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to the upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from the primary sidewalk; (xi) other elements to be determined during the urban plan review.

c. Those buildings designated as Building Nos. 1 and 2 on the Rezoning Plan are each located in a building envelope that is formed by the relevant adjacent internal streets and/or parking areas, and each of these buildings may rotate and/or change locations within their respective building envelopes at the option of Petitioner.



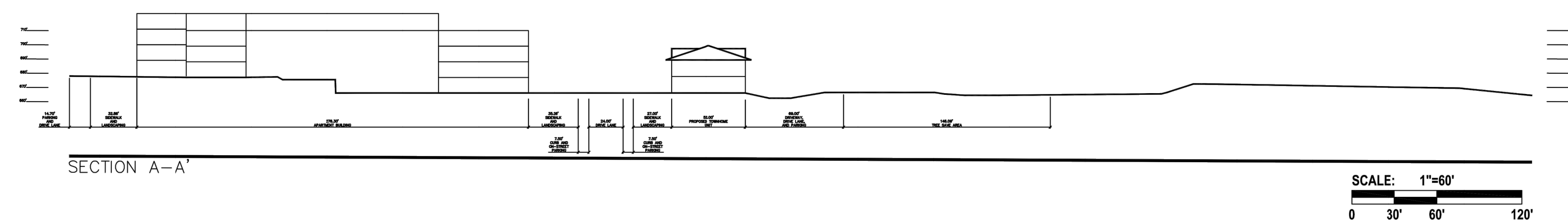
LEGEND



BUFFER AREA D

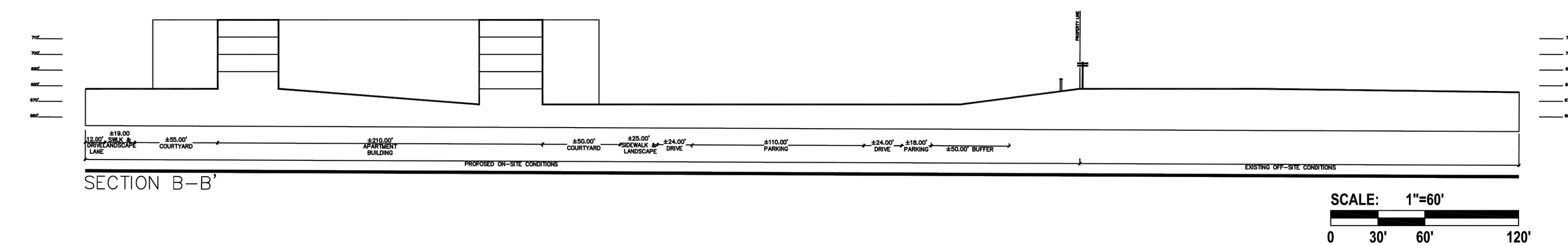


BUFFER AREA C



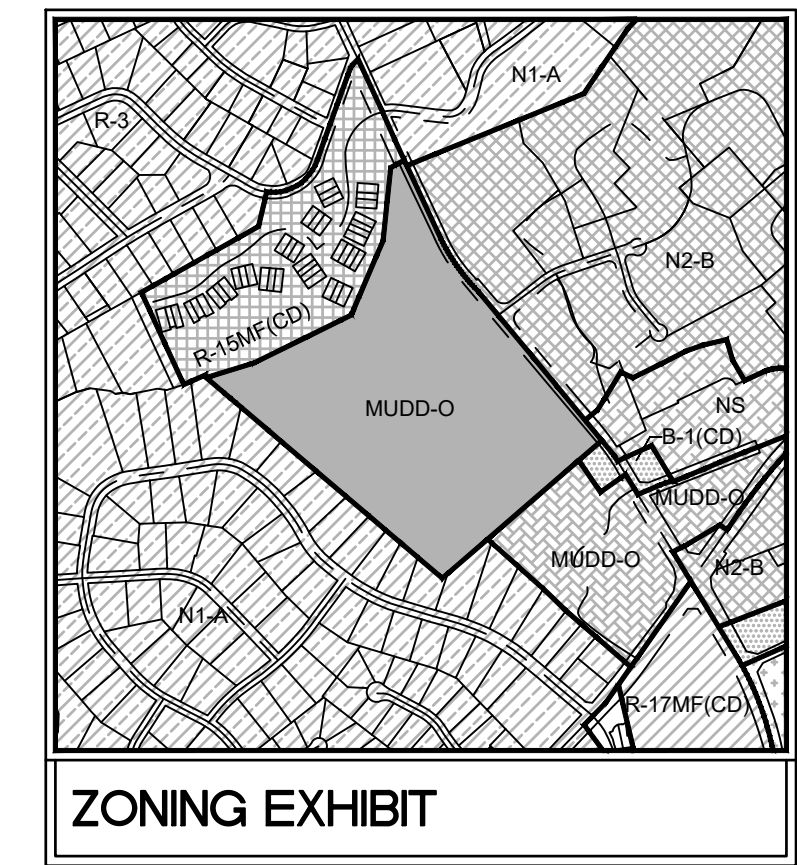
SECTION A-A'

SCALE: 1"=60'
0 30' 60' 120'



SECTION B-B'

SCALE: 1"=60'
0 30' 60' 120'



200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com

**NORTHWOOD
RAVIN, LLC**

558 EAST STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

**PROVIDENCE ROW
PHASE III**

4100 PROVIDENCE ROAD
CHARLOTTE, NC 28204

**PHASE III
REZONING**

PROJECT NO:
4711

REVISIONS:
▲ 1ST CYCLE CITY COMMENTS



▲ **REZONING
PETITION
2023-162**

SCALE: 1" = 60'
DATE: 01/15/2024

DESIGNED BY:
DRAWN BY: PJH
CHECKED BY: JOB

RZ-300

FILE NO.:

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.