

**Cole Jenest & 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

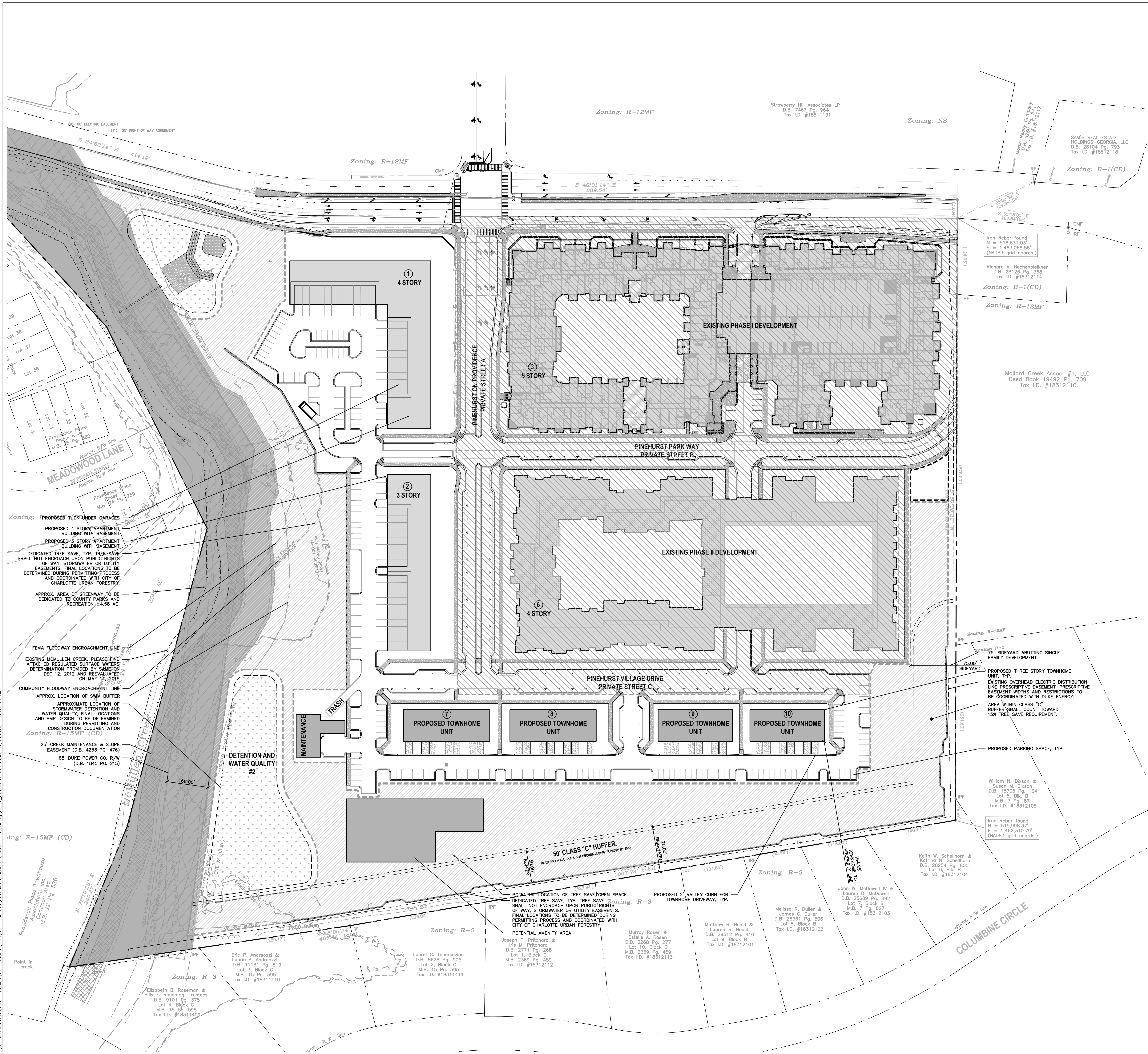
**PROVIDENCE ROW  
PHASE III**

4100 PROVIDENCE ROAD  
CHARLOTTE, NC 28204

**PHASE III  
REZONING**

PROJECT NO:  
4711

REVISIONS:



**LEGEND**

**SYMBOL**

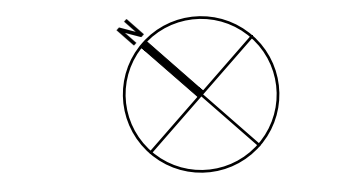
- [Hatched Pattern] GREENWAY DEDICATION AREA
- [Dotted Pattern] CREEK EASEMENT
- [Diagonal Lines] DUKE RIGHT-OF-WAY
- [Horizontal Lines] DEDICATED TREE SAVE
- [Stippled Pattern] PROPOSED SIDEWALK CONNECTION
- [Line with Arrow] PROPOSED CURB AND GUTTER

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)	436.06 AC
AREA TO BE DEDICATED: (PROVIDENCE ROAD TRANSFERENTIAL ROW)	41.89 AC
REZONING SITE AREA: (NET)	434.21 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
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 PETITION #2023-XX
PROPOSED DENSITY:	830 UNITS

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



**REZONING  
PETITION  
2023-XX**



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

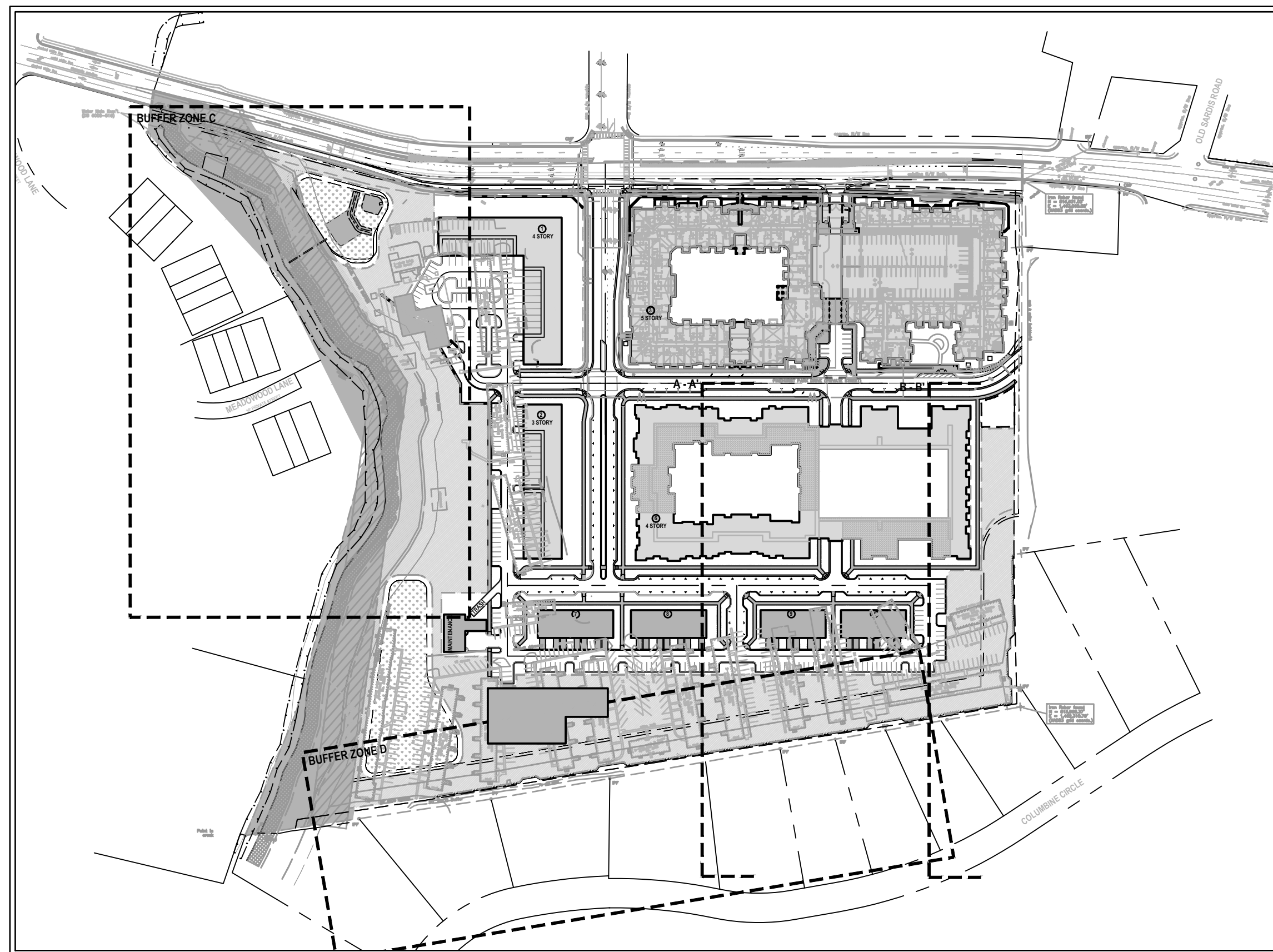
SCALE: 1"=60'  
DATE: 07/14/23  
DESIGNED BY:  
DRAWN BY: PJH  
CHECKED BY: JOB

**RZ-100**

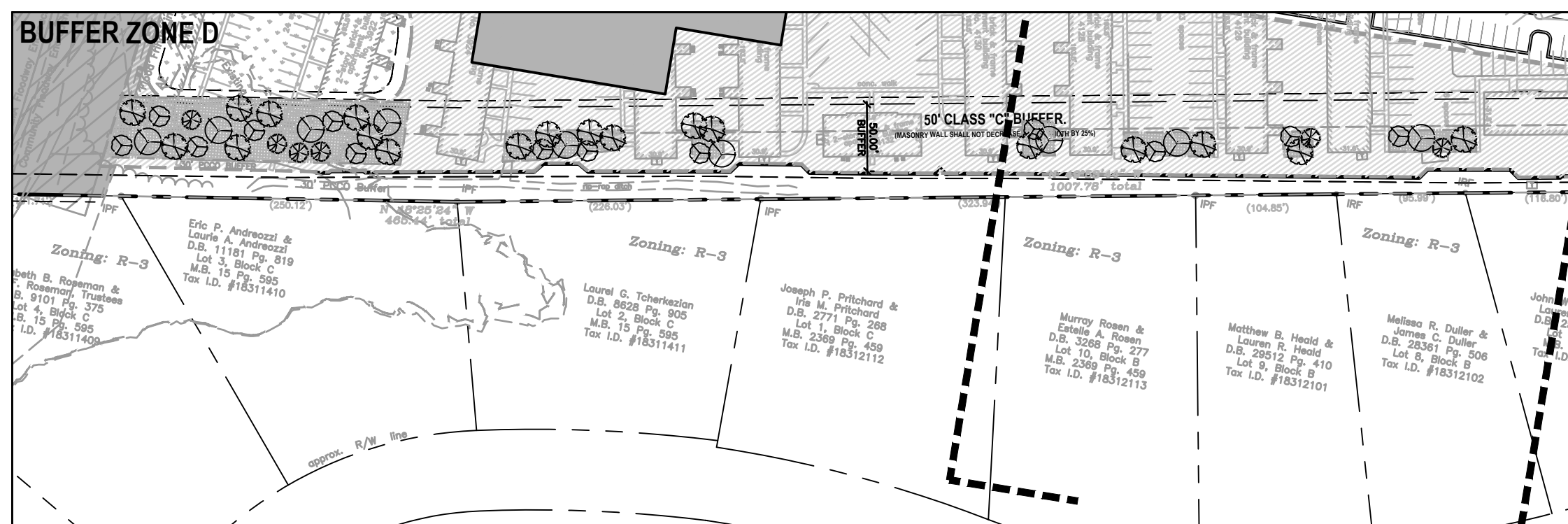
FILE NO.:

© Bolton & Menk, Inc. 2023. All Rights Reserved. P:\SSP\PROJ\23171400 - Design\10 - Plans (CAD)\1 - Plans (CAD)\3 - Sheets\Rezoning\Phase III\Phase III Rezoning\RZ-100 - Rezoning RZ-100.rvt 11/22/2023 10:07:41 AM, checked: job:11

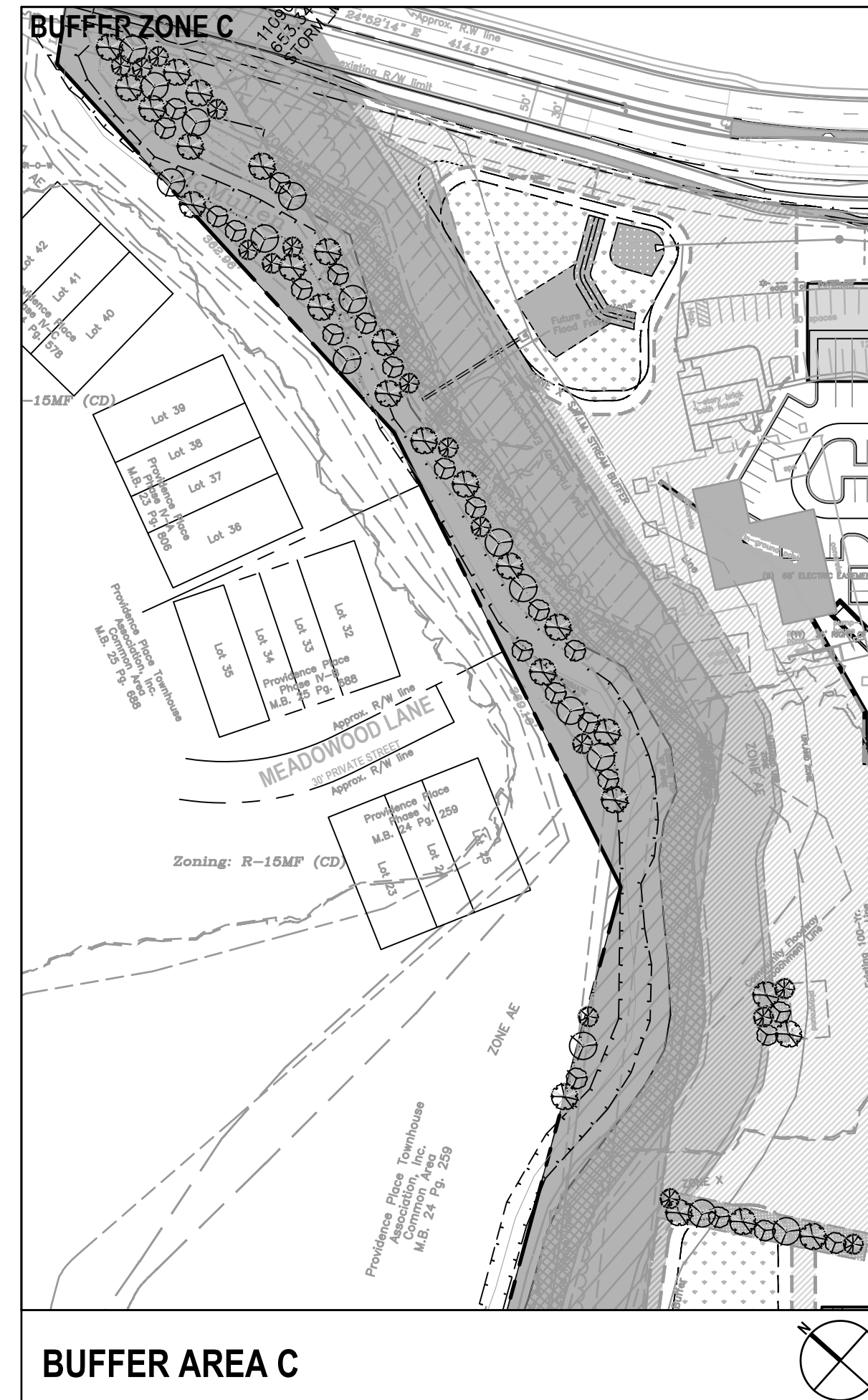




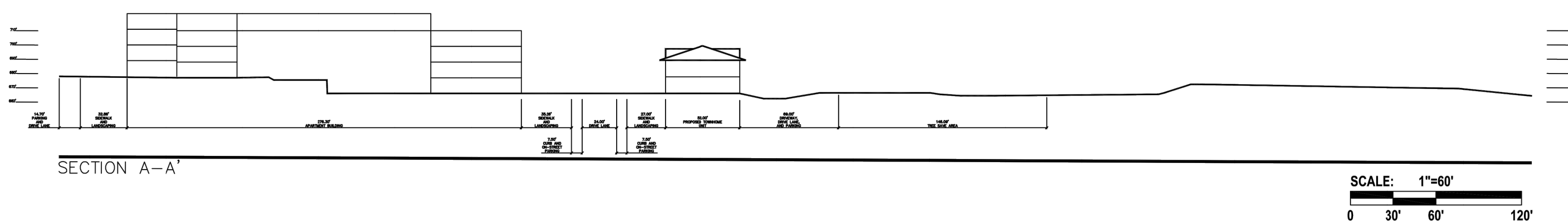
LEGEND



BUFFER AREA D

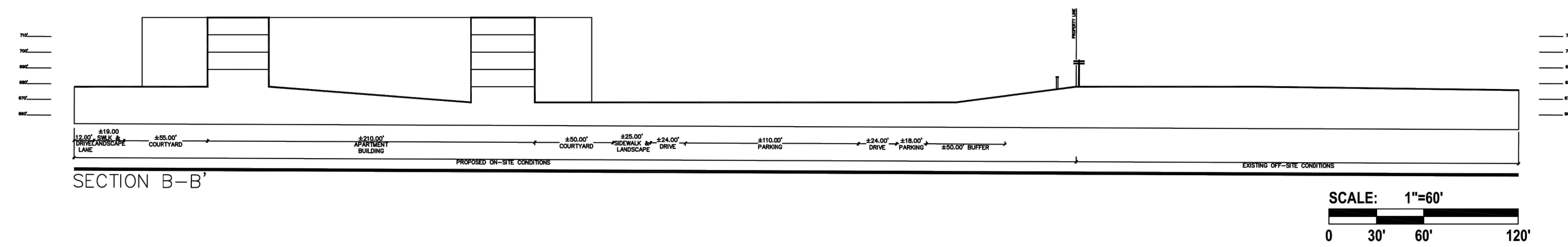


BUFFER AREA C



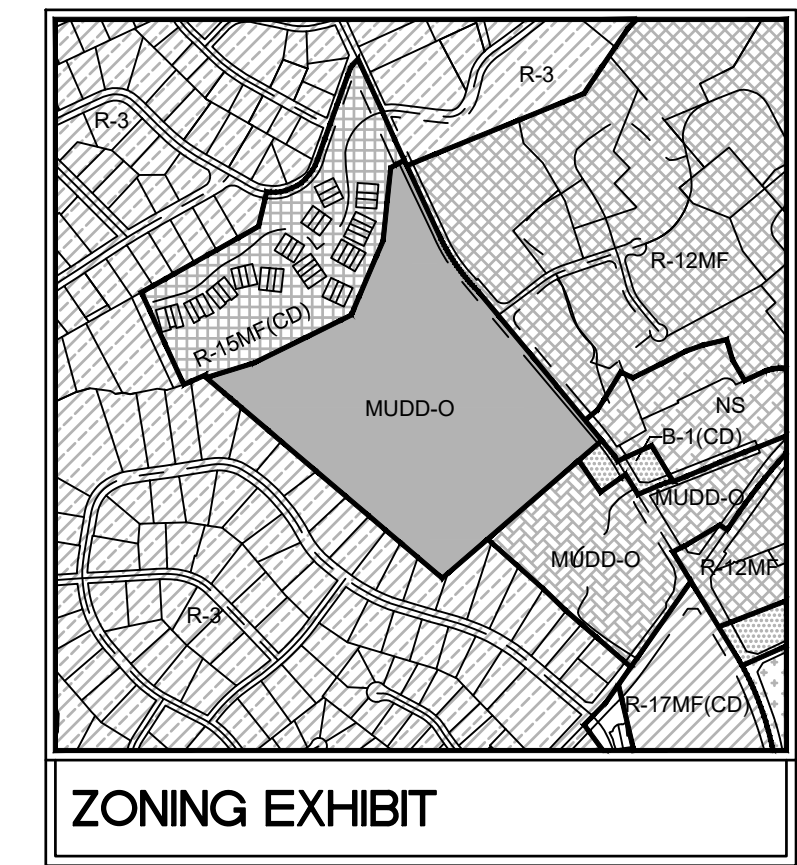
SECTION A-A'

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

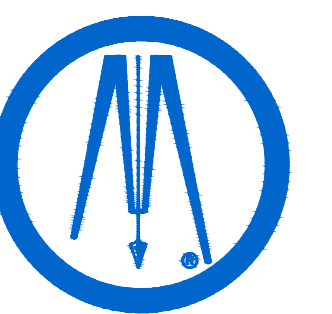


SECTION B-B'

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



ZONING EXHIBIT



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**PHASE III  
REZONING**

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**REZONING  
PETITION  
2023-XX**

SCALE: 1" = 60'

DATE: 07/14/23

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.