

SITE LEGEND

PROPERTY LINE

PHASE LINE

RIGHT-OF-WAY LINE

LOT LINE

CENTERLINE

PROPOSED BUFFER

EXISTING SANITARY SEWER

EXISTING OVERHEAD UTILITY

AREAS FOR REZONING PER SITE PLAN ADJUSTMENT

SITE DATA

PID: 19312102

TOTAL SITE ACREAGE: ± 1.46 AC

EXISTING ZONING: CG(CD)

PROPOSED ZONING: N2-B(CD) SPA

PROPOSED USE: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN N2-B AND CG ZONING DISTRICTS, AS APPLICABLE

ADJACENT PROPERTY OWNERS

| PARCEL | DEED | OWNER | ZONING |
|--------|----------|---|---------|
| 1 | 19350146 | 22430-889 JERZY J RYDZEWSKI & EWA RYDZEWSKI | R-9(CD) |
| 2 | 19350145 | 21492-113 NICHOLAS A CUNNINGHAM & AMY A SPONAUGLE | R-9(CD) |
| 3 | 19350144 | 37580-199 LAURA E CASEY & JOHN ROSS ERVIN | R-9(CD) |
| 4 | 19350143 | 35956-627 JOHN W MCPHERSON & EVA SUE MCPHERSON | R-9(CD) |
| 5 | 19350142 | 20512-809 ELIZABETH A CAPPS | R-9(CD) |
| 6 | 19350141 | 23075-992 KIM R WEISSINGER REVOCABLE TRUST | R-9(CD) |
| 7 | 19350140 | 27330-470 SCOTT L WILSON | R-9(CD) |
| 8 | 19350139 | 39134-315 PENNY C SCHUCK & PAULA ALLISON SCHUCK | R-9(CD) |
| 9 | 19350138 | 29562-655 SECURE INC | R-9(CD) |
| 10 | 19350137 | 12069-684 BARBARA B ARTHUR | R-9(CD) |
| 11 | 19350136 | 38206-74 MARTA APARECIDA DE FIGUEIREDO & WILLIAM ROSA CAIXETA | R-9(CD) |
| 12 | 19350135 | 37924-955 BRIDGE SFR IV SEED BORROWER LLC | R-9(CD) |
| 13 | 19313113 | 34513-154 RICHARD SKARETKA | R-15 |
| 14 | 19313117 | 31717-624 NOEL BOST & VICKI BOST | R-15 |
| 15 | 19313110 | 38011-654 JEFFREY R ROMANELLI | R-15 |
| 16 | 19313111 | 27696-589 TERRY MATHIS | R-15 |
| 17 | 19313109 | 06727-860 JACK SHERMAN ROSS & ROBIN JAMES | R-15 |
| 18 | 19313114 | 29855-250 LUCINA C RUSHING & SHERRY C SIGMON | R-15 |
| 19 | 19313108 | 02018-599 ZITA J OWENS | R-15 |
| 20 | 19313107 | 02437-137 ZITA S OWENS | R-15 |
| 21 | 19313106 | 37359-685 BEVERLY LYNN GRIFFIN | R-15 |

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS

RAVIN PARTNERS

REZONING PETITION NO. 2025-109

9/4/2025

Development Data Table:

Site Area: +/- 1.46 acres

Tax Parcel: 193-121-02

Existing Zoning: CG(CD)

Proposed Zoning: N2-B(CD) SPA

Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in N2-B zoning districts, as applicable

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 Site Plan Amendment to Rezoning 2023-069 filed by Ravin Partners ("Petitioner") to accommodate development of a mixed use development on an approximately 80-acre property located on the east side of Independence Boulevard and north of Hayden Way (the "2023 Rezoning Site"). The Site Plan Amendment filed by Ravin Partners relates to parcel 193-121-02, totaling approximately 1.46 acres (the "SPA Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-B and CG zoning classifications shall govern all development taking place on the Site.

c. **Graphics and Alterations/Modifications.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations (if provided), building materials, streetscape perspectives, driveways and other development matters and site elements set forth on the Rezoning Plan are intended to be conceptual in nature. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from graphic representations and renderings of the development matters and site elements. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Article 37.3 of the UDO.

d. **Items shown with a strikethrough in this Site Plan Amendment reflect conditions that remain applicable to the full 2023 Rezoning Site but not applicable to the SPA Site, which is the limited subject of this Site Plan Amendment to the original 2023 Rezoning.**

Parks, Greenways, and Open Space:

1. Petitioner shall dedicate and convey the FEMA and community floodplain areas as shown on the rezoning plan to Mecklenburg County as permanent greenway easement for the Irvins Creek Greenway extension. Dedicated area shall remain eligible to be calculated towards the development open space and tree save requirements.

2. Greenway easements shall be conveyed prior to the issuance of the Site's first building certificate of occupancy.

3. ~~Petitioner shall provide a 20 foot Type C buffer in the location shown on the rezoning plan. Type C buffer shall include combination of existing vegetation and supplemental plantings per Charlotte Unified Development Ordinance Article 20.9 and Table 20.2 requirements. (To be completed outside the limits of this SPA)~~

4. ~~Petitioner shall provide public access pedestrian connections to the Mecklenburg County Irvins Creek Greenway from internal public streets east of Arequipa Road extension where access is appropriate based on topography, tree save areas, open space areas, etc. (To be completed outside the limits of this SPA)~~

Transportation

1. Petitioner will work with the Charlotte Department of Transportation (CDOT) and the North Carolina Department of Transportation (NCDOT) on the location of the east/west connection through the Site.

Environmental Features

1. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. 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 submittal 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.

2. Any proposed SWIM/PCSO stream buffer encroachment and associated mitigation measures will be subject to approval by the City of Charlotte Stormwater Administrator as part of the site development permitting process and cannot be approved with the rezoning petition. Please note Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

SKETCH PLAN - NOT RELEASED FOR CONSTRUCTION

McADAMS

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CLIENT

NORTHWOOD RAVIN -- WILL ANDERSON
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CHARLOTTE, NC 28208
PHONE: 803. 673. 3402

SARDIS ROAD MULTI FAMILY
SITE PLAN AMENDMENT
REZONING PETITION # 2025-109
INTERSECTION OF U.S. 74 AND SARDIS RD N
CHARLOTTE, NORTH CAROLINA, 28227

NORTH CAROLINA
THE JOHN R.
McADAMS
COMPANY, INC.
C-0293

CERTIFICATE OF AUTHORIZATION

REVISIONS

NO.

DATE

PLAN INFORMATION

PROJECT NO.

RAV-25003

FILENAME

RAV25003-R21

CHECKED BY

EM

DRAWN BY

JDS

SCALE

1"=200'

DATE

09. 15. 2025

SHEET

SITE PLAN
AMENDMENT
RZ.01