\_\_\_\_ - - \_ \_ LOT LINE

---- 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	ZONIN
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	SECU'RE 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) SP.

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. <u>Site Description</u>. 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. <u>Zoning Districts/Ordinance</u>. 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. <u>Graphics and Alterations/Modifications</u>. 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 the 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 LIDO
- 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.
- . 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 sacce areas, open space areas, etc. (To be completed outside the limits of this SPA)

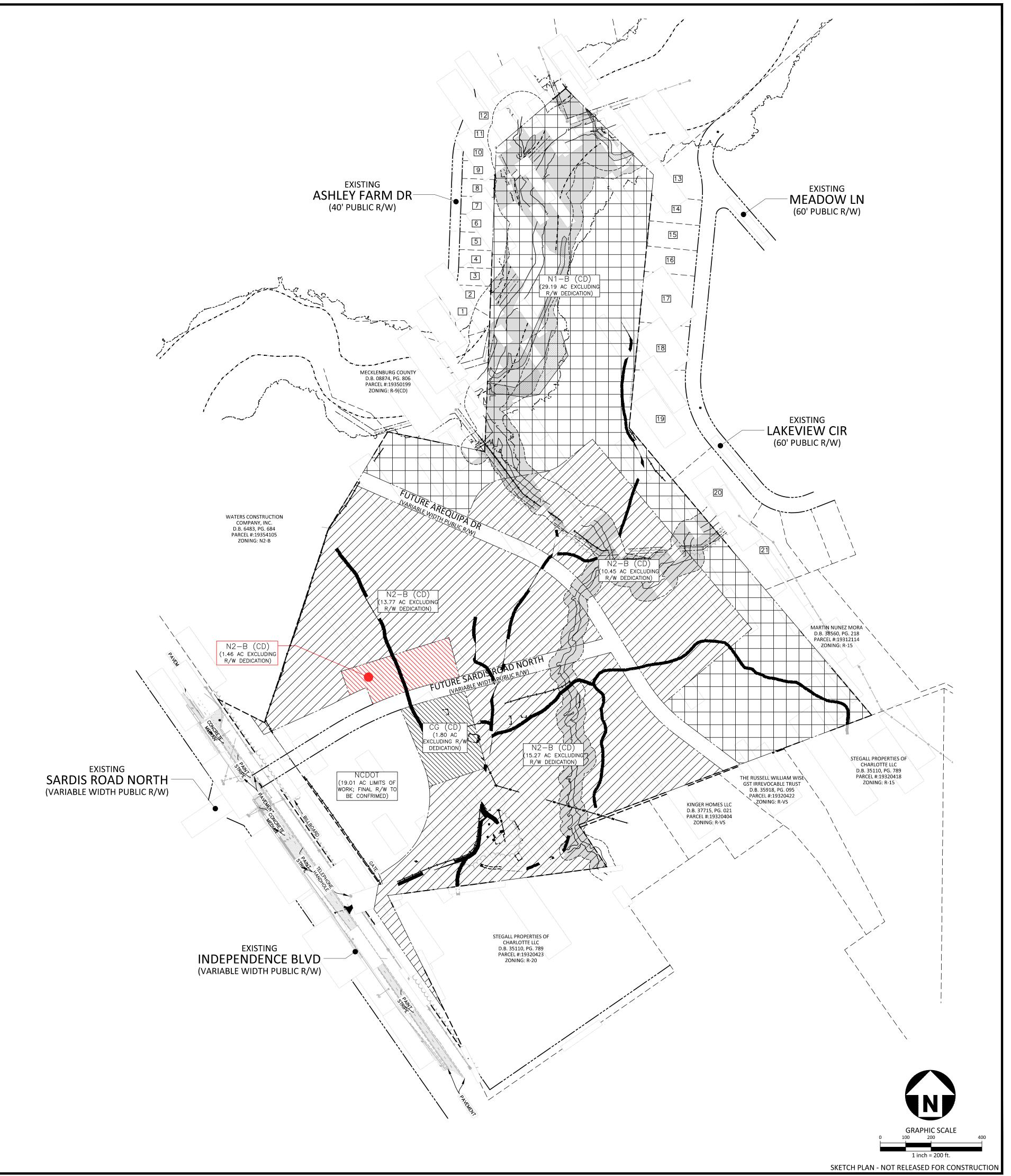
### Transportation

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.





# McAdams

The John R. McAdams Company, Inc 2100 South Tryon Street Suite 400 Charlotte, NC 28203

phone 704. 527. 0800

fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

### CLIENT

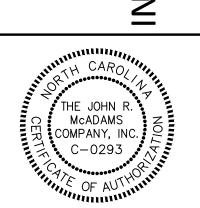
NORTHWOOD RAVIN -- WILL ANDERSON 929 JAY ST #100 CHARLOTTE, NC 28208 PHONE: 803. 673. 3402



### NORTHWOOD RAVIN

# IORIHWOOD KAVIN

TE PLAN AMENDMENT
NING PETITION # 2025-109
ON OF U.S. 74 AND SARDIS RE



## REVISIONS

ARD

NO. DATE

### **PLAN INFORMATION**

PROJECT NO. RAV-25003

FILENAME RAV25003-RZ1

CHECKED BY EM

DRAWN BY JDS

SCALE 1"=200'

SHEET

DATE

SITE PLAN AMENDMENT

09. 15. 2025

**RZ.01**