

VICINITY MAP
SCALE = 1" = 2,000'

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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

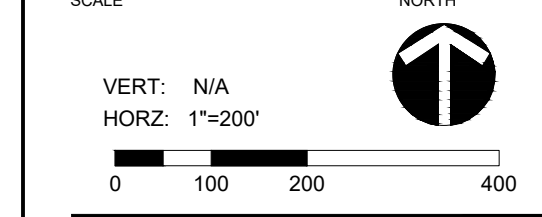
LANDDESIGN PROJ# 1022210

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	11.13.2023
3	REZONING SUBMITTAL	02.12.2024
4	REZONING SUBMITTAL	03.11.2024

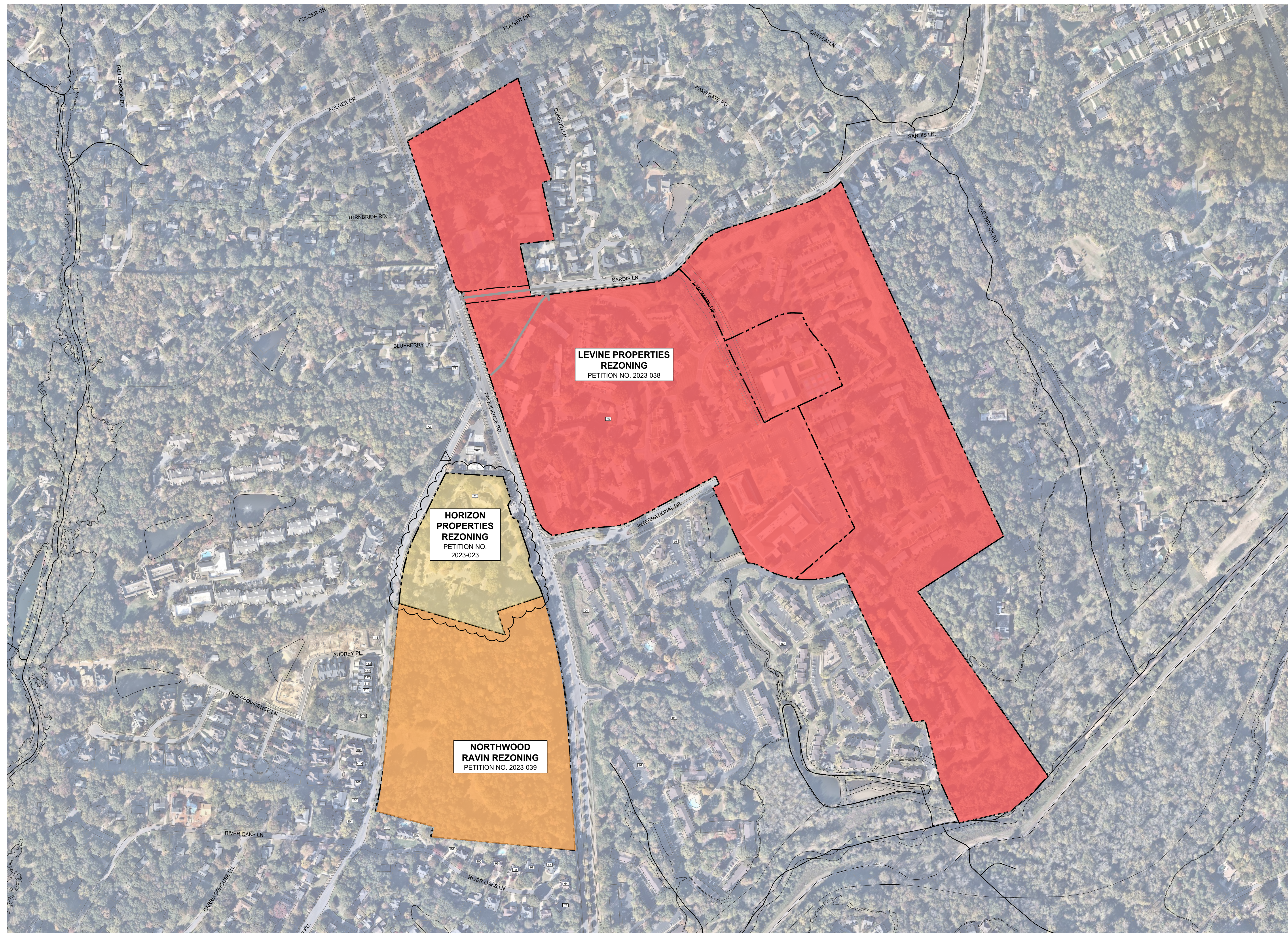
DESIGNED BY: LD
DRAWN BY: MBH
CHECKED BY: AM

SCALE



VISION STATEMENT

SHEET NUMBER
RZ0-00



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.

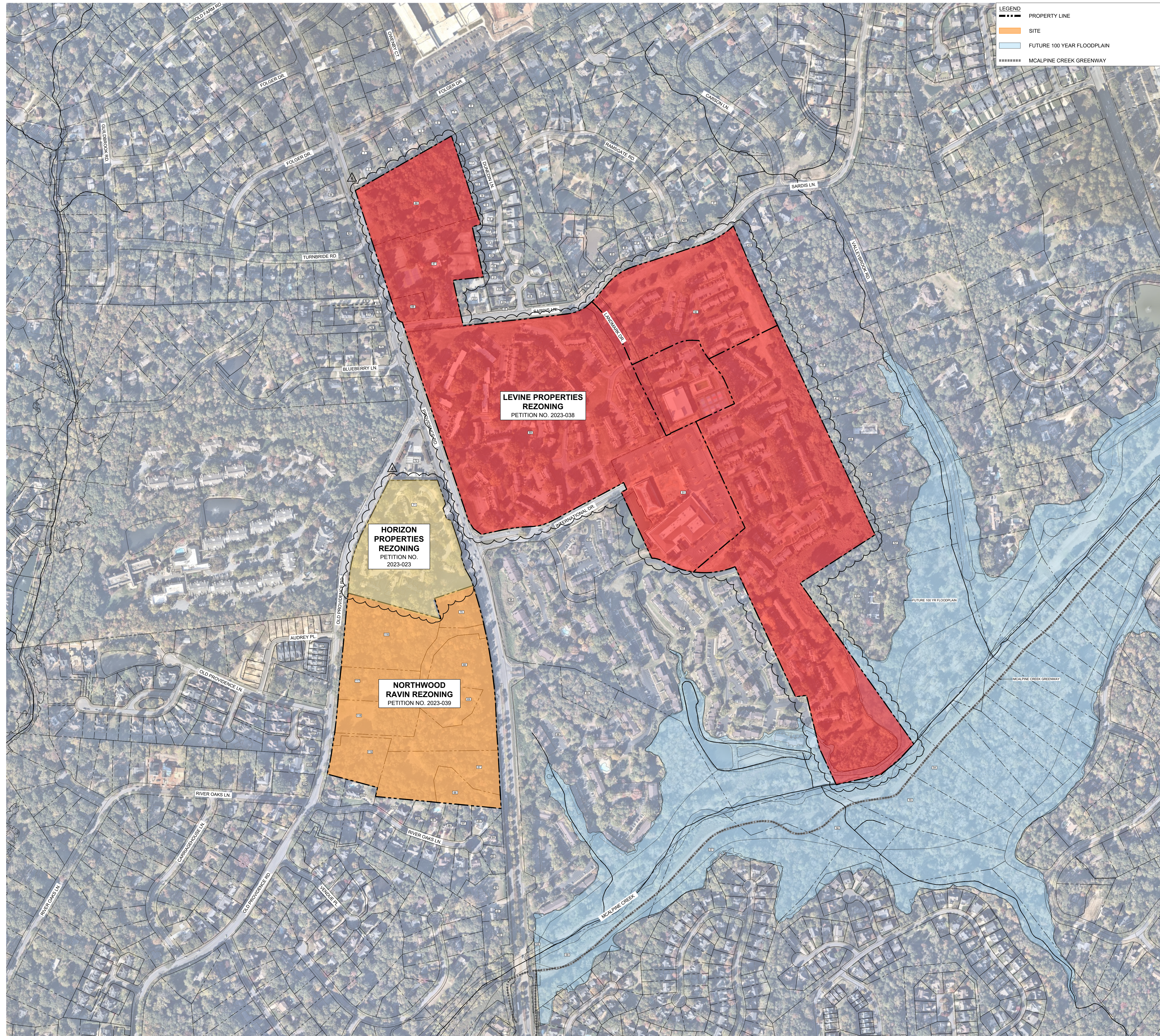
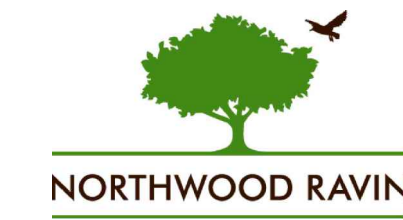
IT WILL BRING SMALLER FORMAT RETAIL AND AN EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK AND PEDESTRIAN WALKABILITY.

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
- **HORIZON PROPERTIES REZONING:**
RESIDENTIAL
- **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



LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	UDO ZONING
1	187-221-16	DANIEL	GONZALEZ	N/A
2	187-221-17	PAUL	LAZAROU	N/A
3	187-221-15	MARY	SMITH	N/A
4	187-221-14	LAURA	BARFOOT	N/A
5	187-221-13	JOAN	KILIAN	N/A
6	187-221-12	JOHANNA	BLACKWELL	N/A
7	187-221-11	ARMAN	MAHMUTEFENDIC	N/A
8	187-221-10	JOSEPH	BURRIDGE	N/A
9	187-221-09	BARBARA	DEVINNEY	CON.
10	187-221-08	KEIKO	NISHIMARU	CON.
11	187-221-07	GEORGE	LAUGHRIN	CON.
12	187-221-06	CELIA	LANEY	CON.
13	187-221-05	WILLIAM	LEMLY	CON.
14	187-221-04	ALEXANDER	BANSIONE	CON.
15	187-221-03	JAMES	HAWKING	CON.
16	187-221-02	SHARON	PEARSON	CON.
17	187-221-01	KUANG-TA	HO	CON.
18	187-221-00	JAMES	JONES	CON.
19	187-221-99	ARIANNA	TAK	CON.
20	187-221-98	RUBEN	PATEL	CON.
21	187-221-97	JEROME	OBYLE	CON.
22	187-221-96	CITY OF CHARLOTTE		CON.
23	187-221-95	FRANZ	BEYER	CON.
24	187-221-94	PAUL	MASSEY	CON.
25	187-221-93	DUNEDIN HOMEOWNERS ASSOC INC		CON.
26	187-221-92	WILLIAM	GRIFFENHAGEN	CON.
27	187-221-91	NAVIN	SHAH	CON.
28	187-221-90	NANCY	LEFLORE	CON.
29	187-221-89	DUNEDIN HOMEOWNERS ASSOC INC		CON.
30	187-222-12	BARRINGER HOMES LLC		N/A
31	187-222-13	BARRINGER HOMES LLC		N/A
32	187-222-14	BARRINGER HOMES LLC		N/A
33	187-222-15	BARRINGER HOMES LLC		N/A
34	187-222-16	BARRINGER HOMES LLC		N/A
35	187-222-17	BARRINGER HOMES LLC		N/A
36	187-222-05	BRANDEN	CONRAD	N/A
37	187-222-06	CHRISTOPHER	CARRARA	N/A
38	187-222-07	KEVIN	BARTLETT	N/A
39	187-222-08	MICHAEL	MCLINDON	N/A
40	187-221-38	BARRY	LUCAS	N/A
41	187-221-35	JUAN	GOMEZ	N/A
42	187-221-36	ROBERT	HORSLEY	N/A
43	187-221-29	RYAN	RITZ	N/A
44	187-221-25	FIREBIT LLC		N/A
45	187-221-22	GEORGE	VELONIS	N/A
46	187-221-21	TRUST FLOYD	PATREN	N/A
47	187-221-20	JOSSE	LYNN	N/A
48	187-221-19	JONATHAN	SIBES	N/A
49	187-221-18	EDGAR	BARNES	N/A
50	187-221-17	CYNTHIA	FENNINGER	N/A
51	187-221-30	CYNTHIA	FENNINGER	N/A
52	187-221-16	TRACEY	ALLEN	N/A
53	187-221-14	ROBERT	MCLEAN	N/A
54	213-351-09	MECKLENBURG COUNTY		N/A
55	213-351-08	MECKLENBURG COUNTY		N/A
56	213-351-06	MECKLENBURG COUNTY		N/A
57	213-351-05	MECKLENBURG COUNTY		N/A
58	213-351-02	MECKLENBURG COUNTY		N/A
59	187-351-01	JAMES	JACKSON	N/A
60	187-351-39	MCHAMMAD	SHAYEGHI	N/A
61	187-351-08	SOUTHPOINT REALTY SERVICES LLC		N/A
62	187-351-32	SHENHANG	THORAT	N/A
63	187-351-22	CARL	HUNTSBERGER	N/A
64	187-351-21	LILLI	BAN	N/A
65	187-351-20	CHASE	WALKER	N/A
66	187-351-51	DSL PROVIDENCE LLC		N/A
67	187-351-50	DSL PROVIDENCE LLC		N/A
68	187-351-11	DSL PROVIDENCE LLC		N/A
69	187-351-52	LEVINE LIMITED PARTNERSHIP IV		N/A
70	187-351-12	DSL PROVIDENCE LLC		N/A
71	187-351-62	HDP GLADEDALE LLC		CON.
72	187-351-01	SAM'S INVESTMENTS VIII LLC		CG
73	187-251-20	ARCLP-CHARLOTTE LLC		CON.
74	187-251-32	DONALD	CANNON	N/A
75	187-251-60	HARVEY	FRIEDMAN	N/A
76	187-251-64	CHARLOTTE TREE SAVE LLC		N/A
77	187-251-61	TRENT	LEGARE	N/A
78	187-251-62	LAWRENCE	RECWITH	N/A
79	187-251-63	TITCOMB PROPERTIES LLC		N/A
80	187-251-01	STRETAW FAMILY INVESTMENTS LLC		N/A
81	187-214-01	BETH	BUTLER	N/A
82	187-214-07	USA	WINKLER	N/A
83	187-214-08	FOTIOS	MITROS	N/A
84	187-214-09	ANGELO	POLITIS	N/A
85	187-214-10	MORGAN	MCCLOSKEY	N/A
86	187-221-18	GALLERIA PARTNERS III		N/A
87	187-221-33	GALLERIA PARTNERS III		N/A
88	187-221-34	GALLERIA PARTNERS III		N/A
89	187-331-01	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		N/A
90	187-342-01	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		CON.
91	187-351-06	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		CON.
92	187-351-04	RESERVE AT PROVIDENCE I LLC		N/A
93	187-351-07	RESERVE AT PROVIDENCE I LLC		N/A
94	187-351-09	RESERVE AT PROVIDENCE I LLC		N/A
95	187-351-03	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		N/A
96	187-351-02	RESERVE AT PROVIDENCE I LLC		N/A
97	187-351-19	FAY	TESSENER	N/A
98	187-351-18	TERENCE BRANDON	YOUNG	N/A
99	187-351-17	PATRICIA	MULLINS	N/A
100	187-351-16	ROBERT	RODRIGUEZ	N/A
101	187-351-15	TAYLOR	CREEDON	N/A
102	187-351-14	LUIS	DESCALZI	N/A
103	187-351-13	DIEP	BRADICK	N/A
104	187-271-27	RAYMOND	WELLS	N/A
105	187-271-28	MATTHEW ZACHARIAH	PADIPURAKAL	N/A
106	187-271-45	GREGORY TODD	TREBBI	N/A
107	187-271-44	MICHAEL SEAN	WELSON	N/A
108	187-271-43	LAURA	GAMMATTI	N/A
109	187-271-41	DONALD	SHIVES	N/A
110	187-274-05	MIRAN	SUTTON	N/A
111	187-274-04	MICHAEL	SULLIVAN	N/A
112	187-274-03	WINDSOR RESIDENTIAL GROUP LLC		N/A
113	187-274-02	RARPH	TESTA	N/A
114	187-274-01	KEVIN	ARMSTRONG	N/A
115	187-274-23	WINDSOR RESIDENTIAL GROUP LLC		N/A
116	187-351-03	LEVINE LIMITED PARTNERSHIP IV		N/A
117	187-351-04	LEVINE LIMITED PARTNERSHIP IV		N/A
118	187-351-05	LEVINE LIMITED PARTNERSHIP IV		N/A
119	187-351-06	DSL PROVIDENCE LLC		N/A

REZONING
PETITION NO.
RZP-2023-039

NOT FOR
CONSTRUCTION

NORTHWOOD
RAVIN OLD
PROVIDENCE
ROAD REZONING

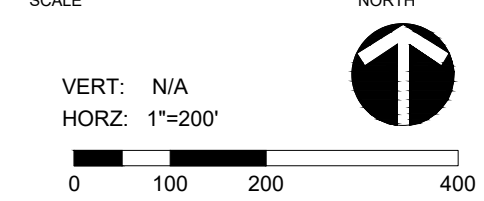
NORTHWOOD RAVIN
558 E. BROOKLYN VILLAGE AVE.
SUITE 120

DESIGN PROJ # 1022210

REVISION / ISSUANCE

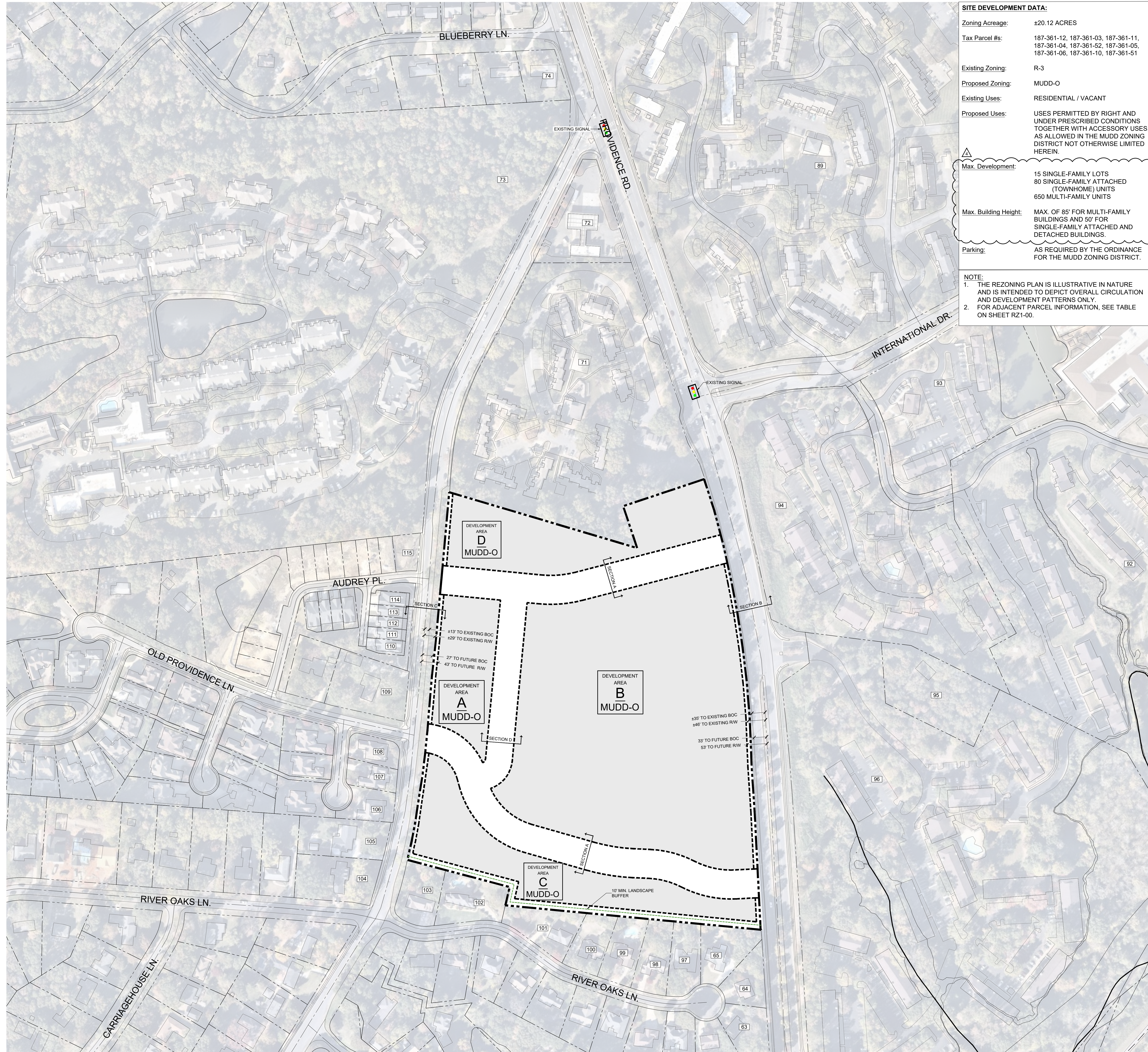
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DESIGNED BY: LD
DRAWN BY: MBH
CHECKED BY: AM



MASTER EXISTING
CONDITIONS PLAN

RZ1-00



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

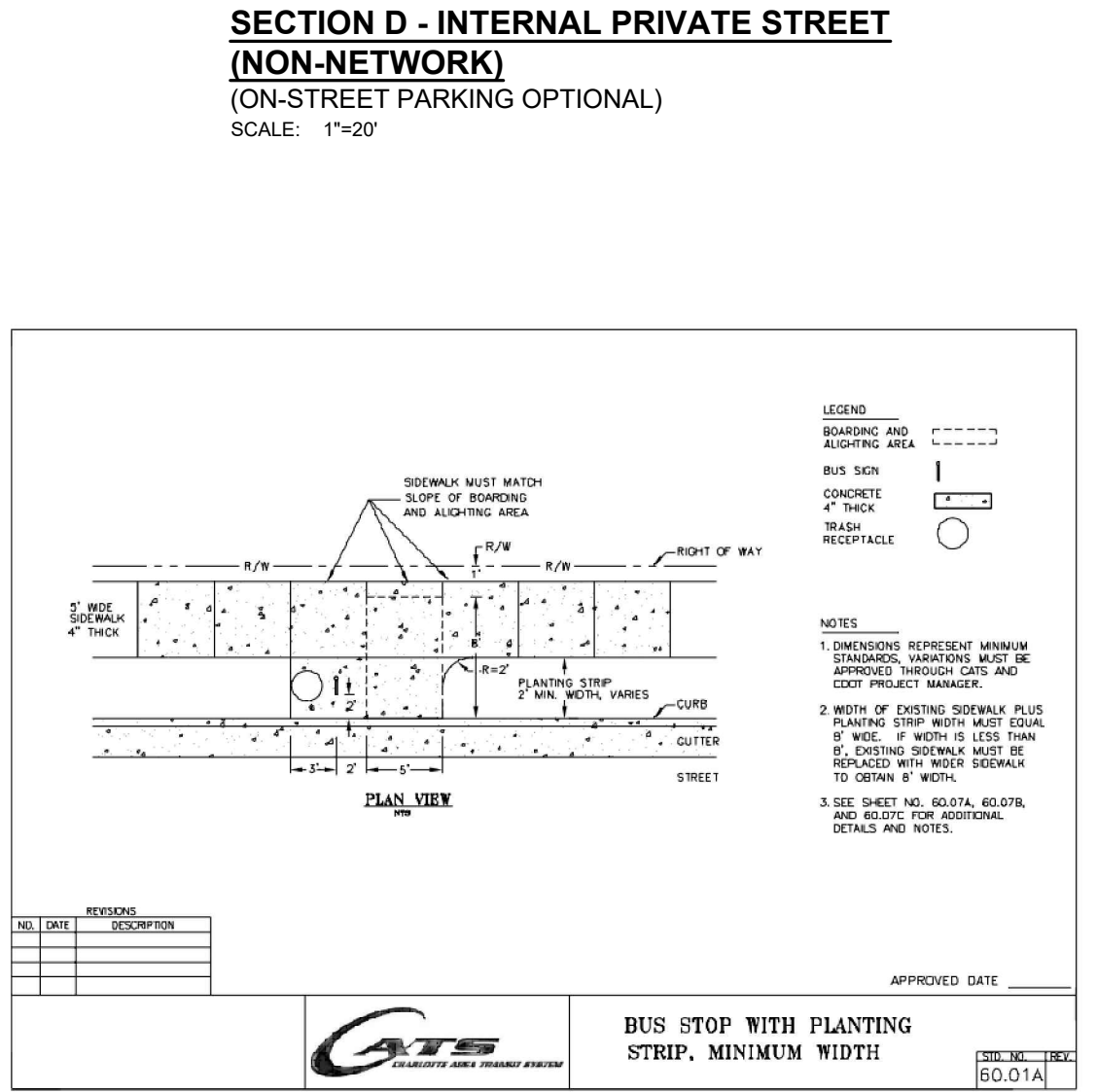
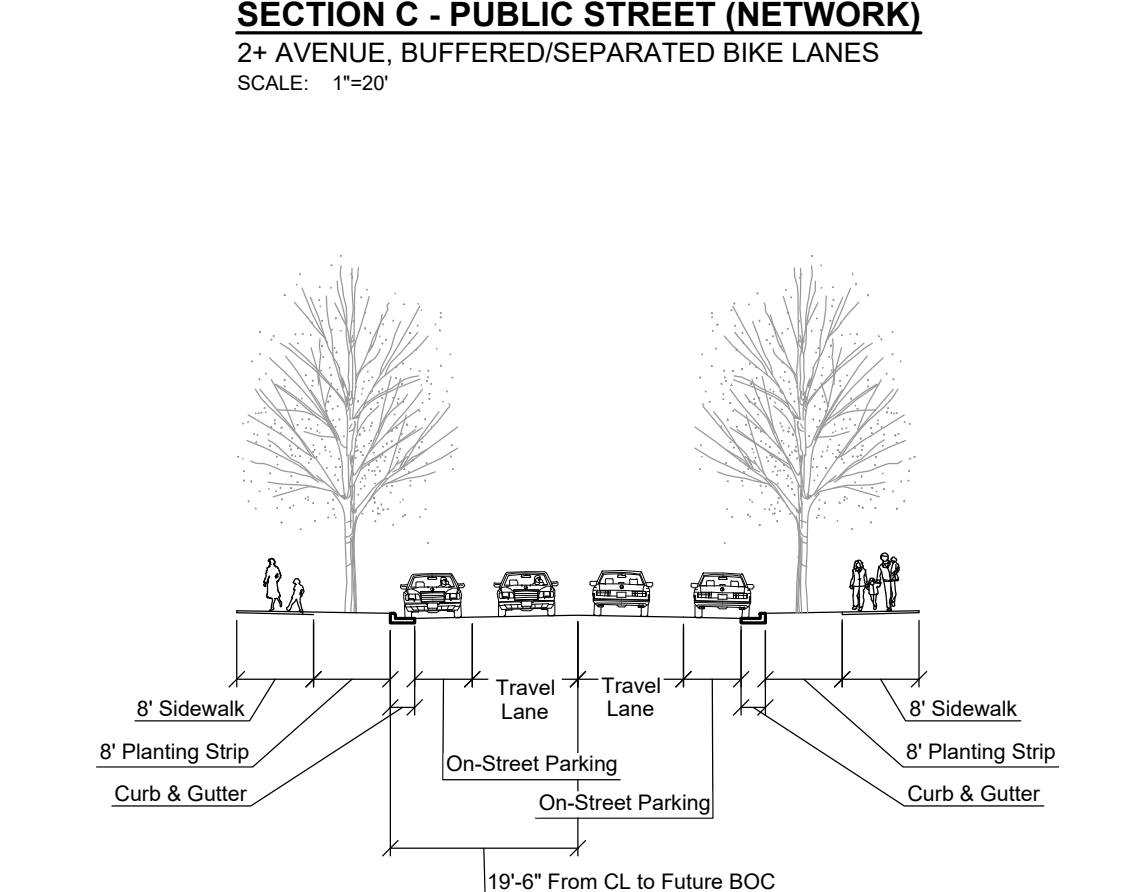
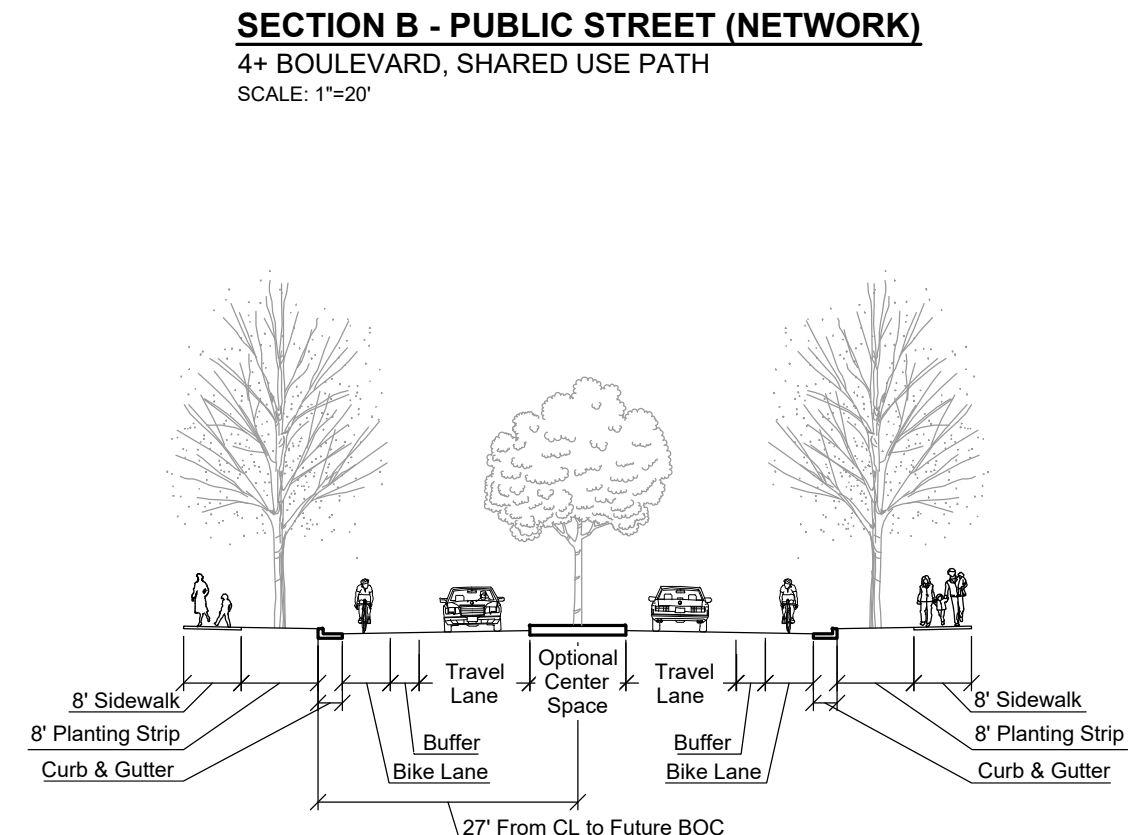
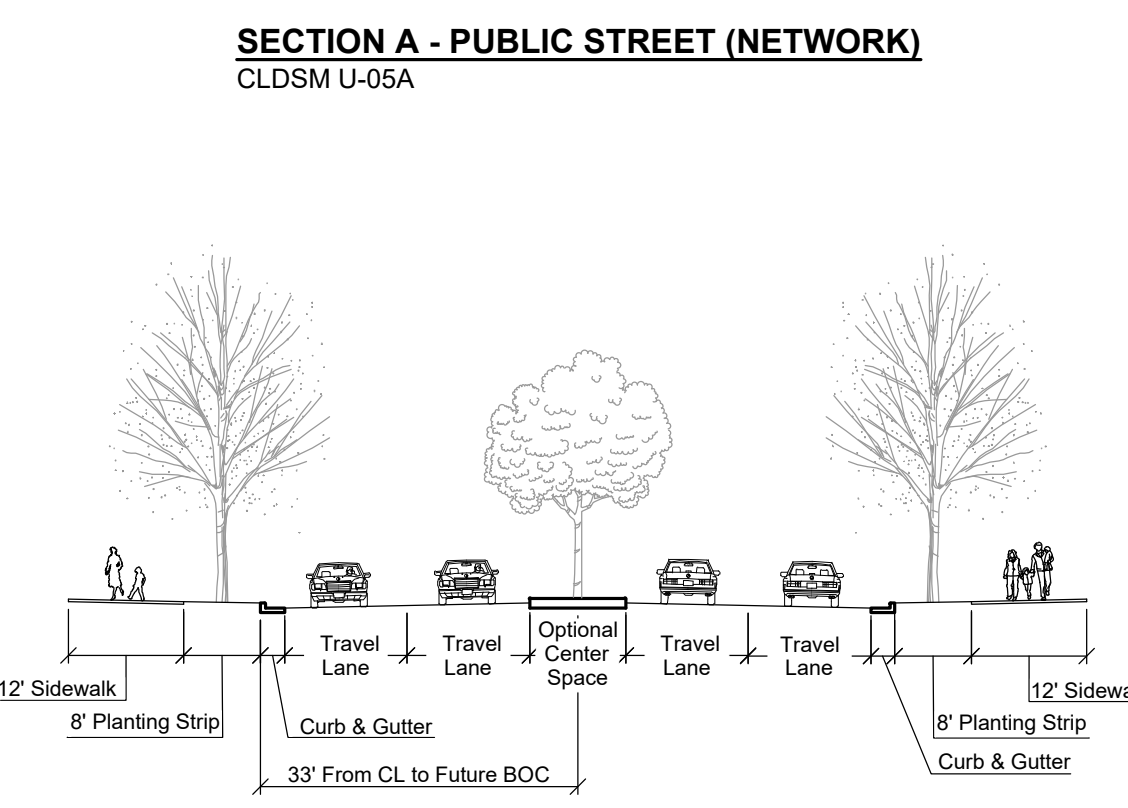
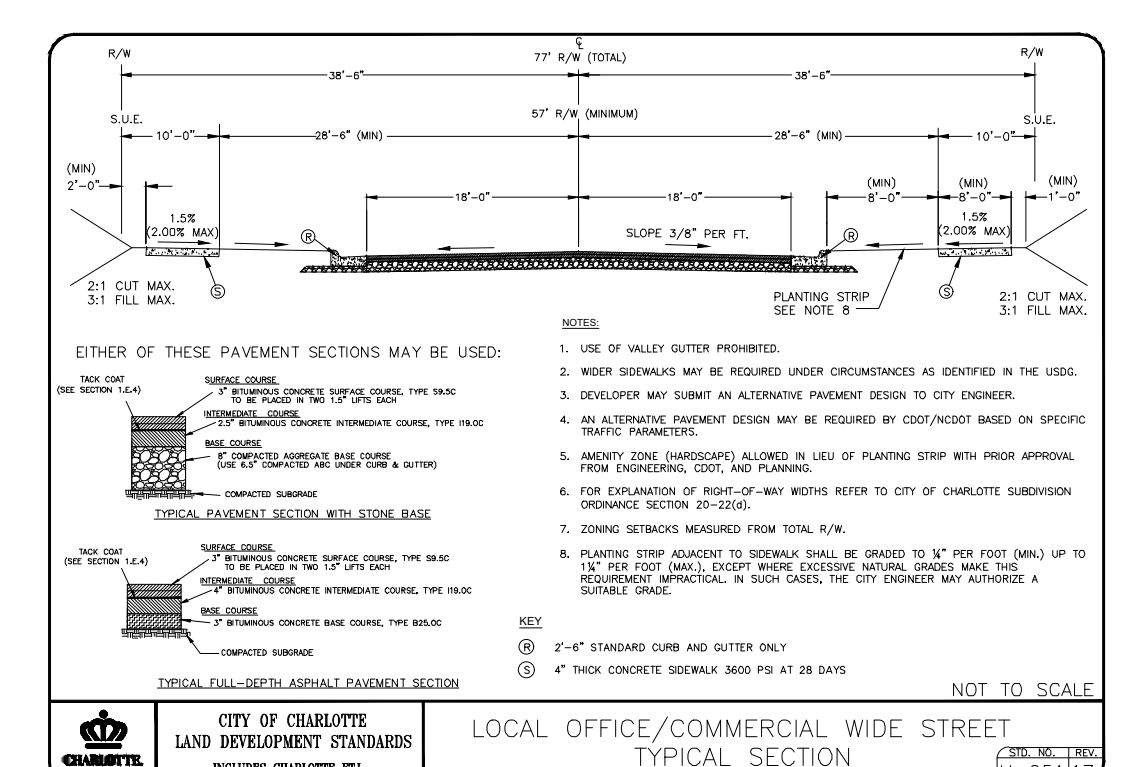
Proposed Uses: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED HEREIN.

Max. Development: 15 SINGLE-FAMILY LOTS
80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
650 MULTI-FAMILY UNITS

Max. Building Height: MAX. OF 85' 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:
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2. FOR ADJACENT PARCEL INFORMATION, SEE TABLE ON SHEET RZ1-00.



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

REZONING PETITION NO. RZP-2023-039

REV 00P

SEAL

NOT FOR CONSTRUCTION

NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING

NORTHWOOD RAVIN
558 E. BROOKLYN VILLAGE AVE.
SUITE 120

LANDDESIGN PROJ# 1022210

REVISION / ISSUANCE

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

SCALE: NORTH

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

0 50 100 200

SHEET TITLE

TECHNICAL DATA SHEET

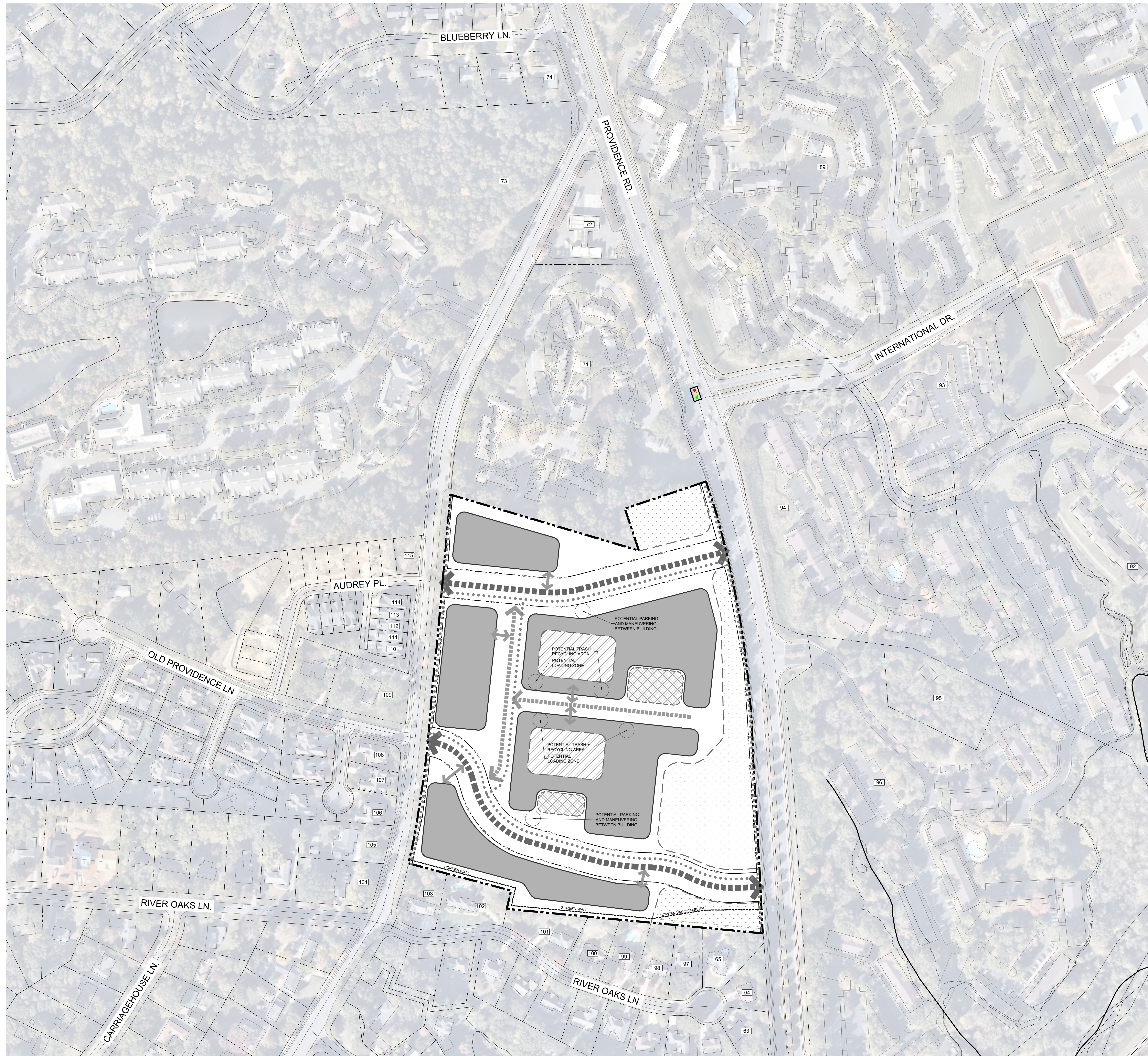
SHEET NUMBER

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.
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NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING

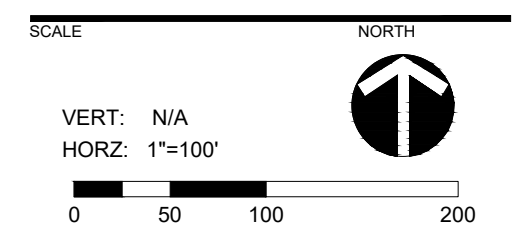
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DESIGNED BY: LD
DRAWN BY: MBH
CHECKED BY: AM



SCHEMATIC SITE PLAN

SHEET NUMBER
RZ2-01

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

