

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**

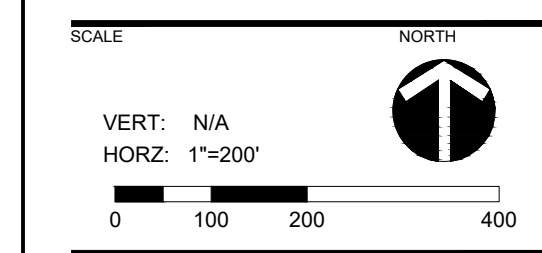
NORTHWOOD RAVIN  
558 E. BROOKLYN VILLAGE AVE.  
SUITE 120

DESIGN PROJ # 1022210

**REVISION / ISSUANCE**

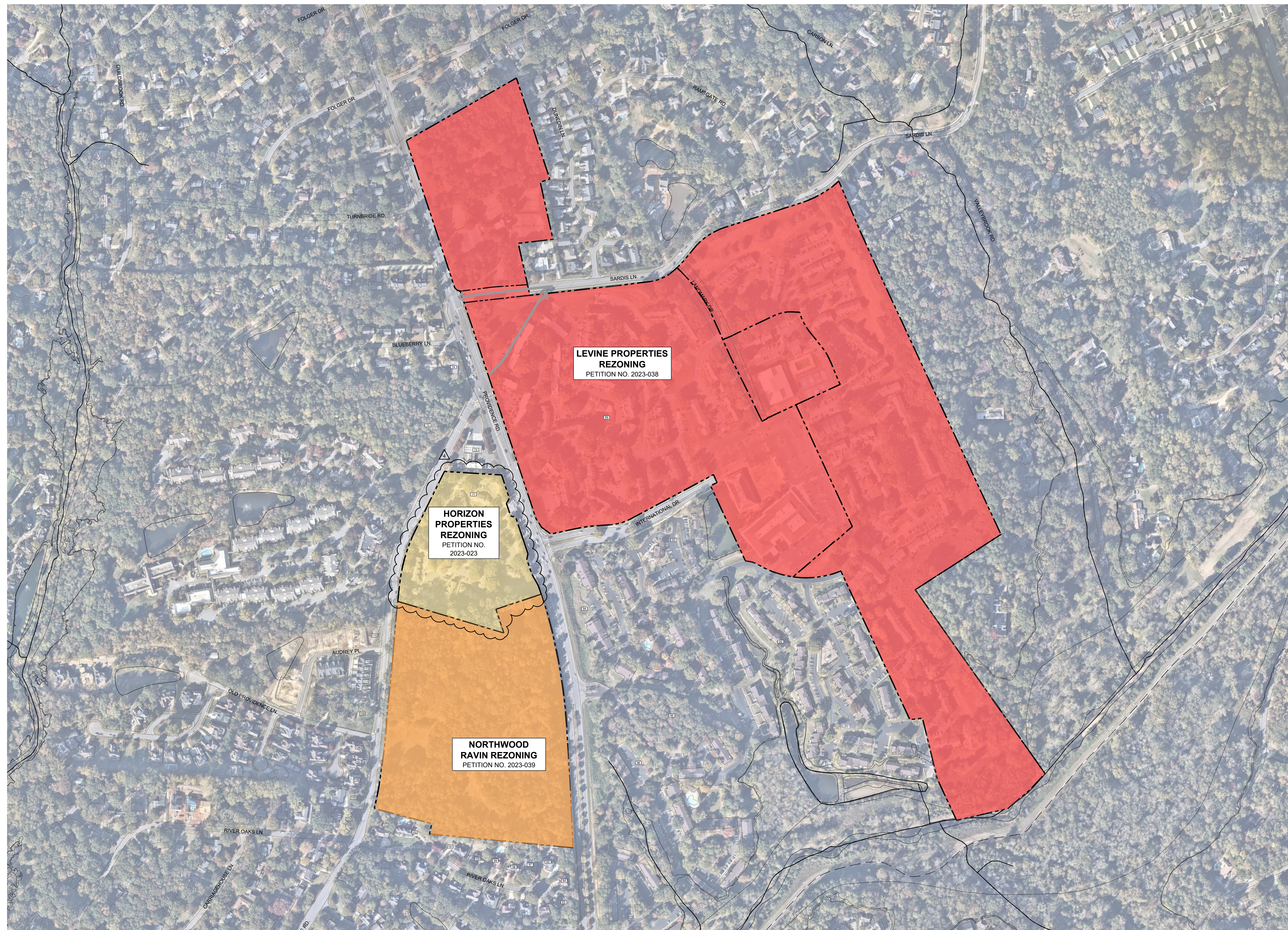
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	11.13.2023
3	REZONING SUBMITTAL	02.12.2024
4	REZONING SUBMITTAL	03.11.2024

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



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.

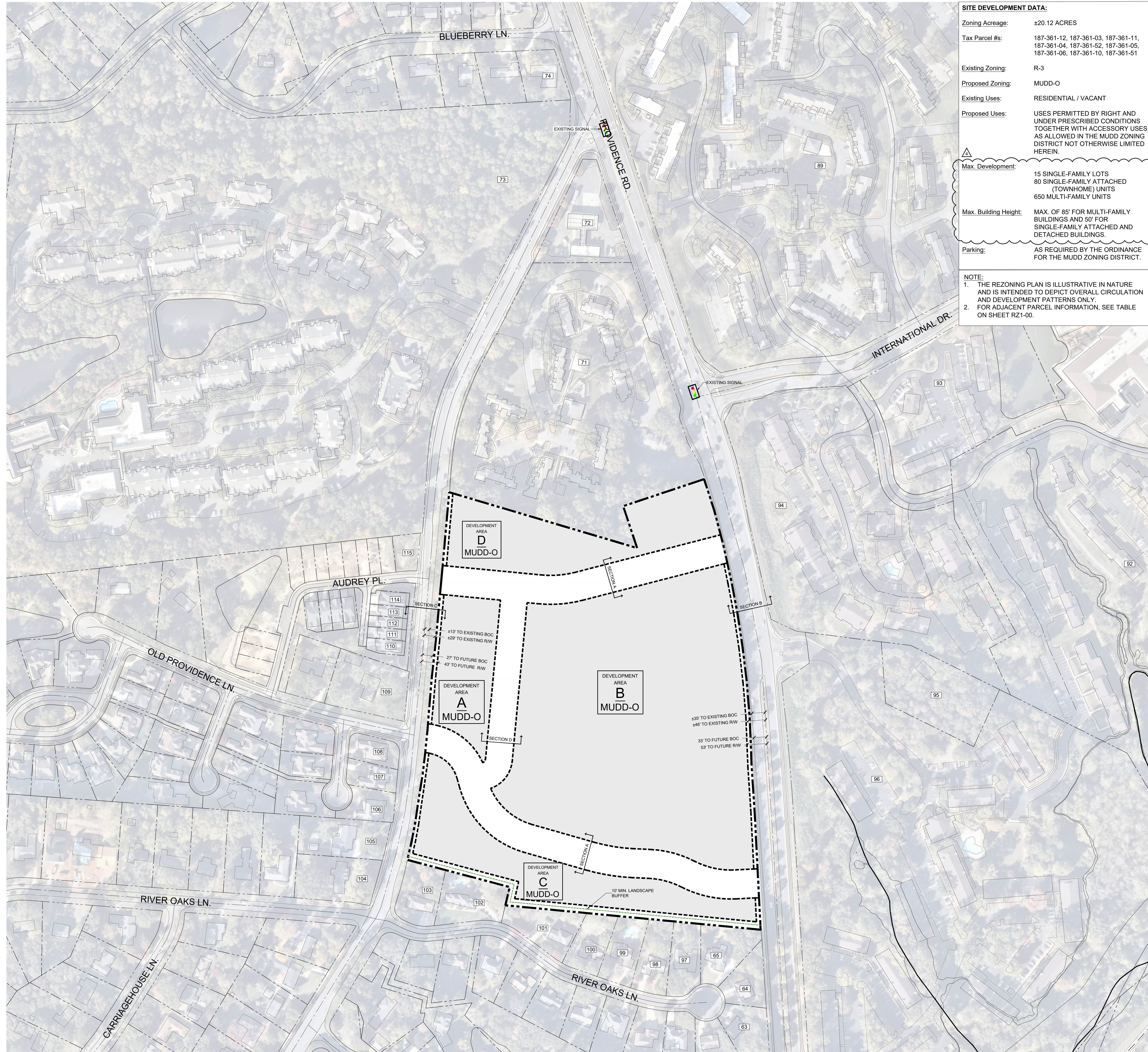
OPPORTUNITIES FOR FURTHER AND BROADER OUTREACH INTO THE COMMUNITY WILL TAKE PLACE SHORTLY IN ADVANCE OF THE FULL GEAR UP OF THE REZONINGS UNDER THE CITY REZONING PROCESS TO TAKE PLACE IN SEVERAL MONTHS.

**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





**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

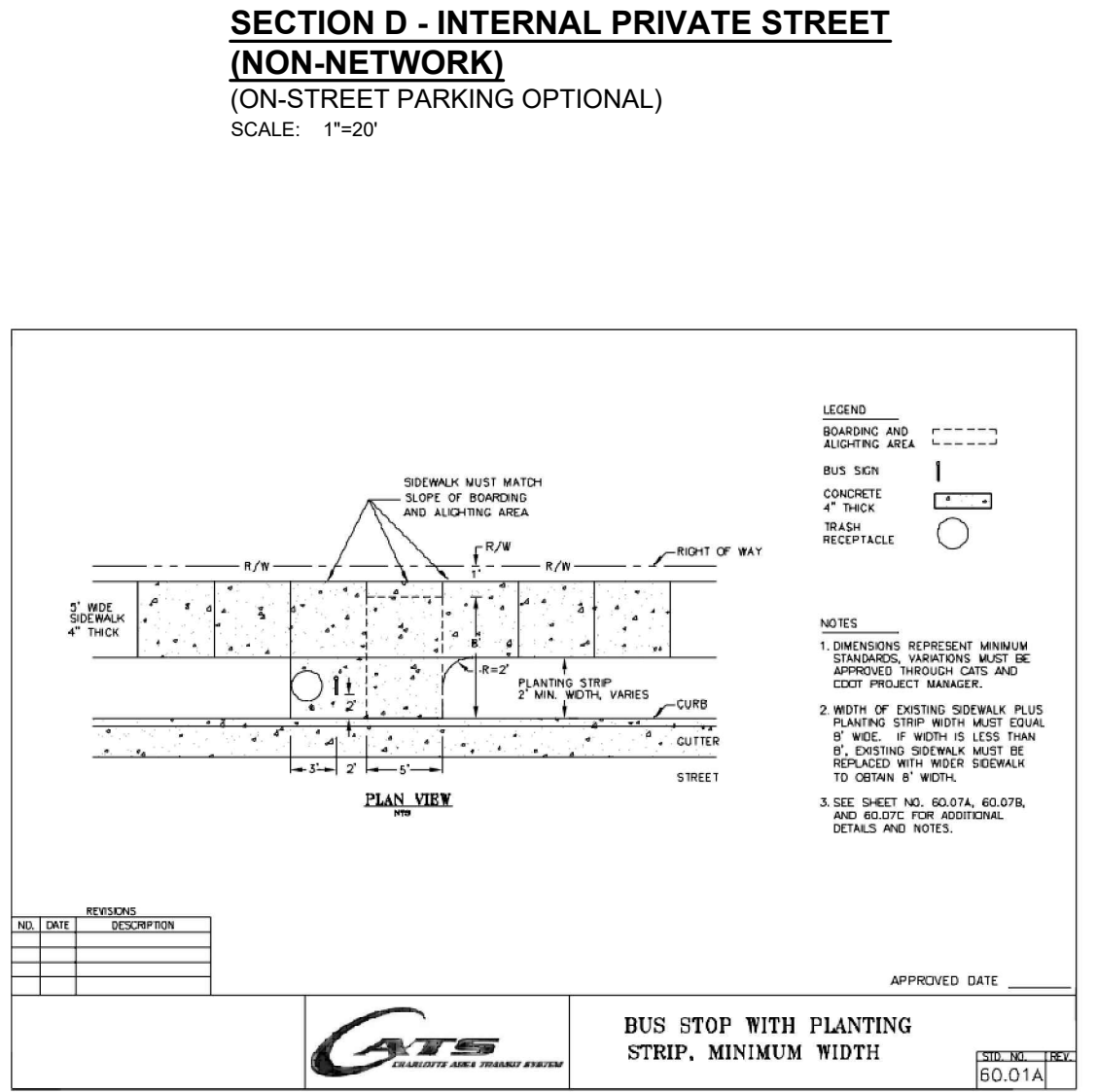
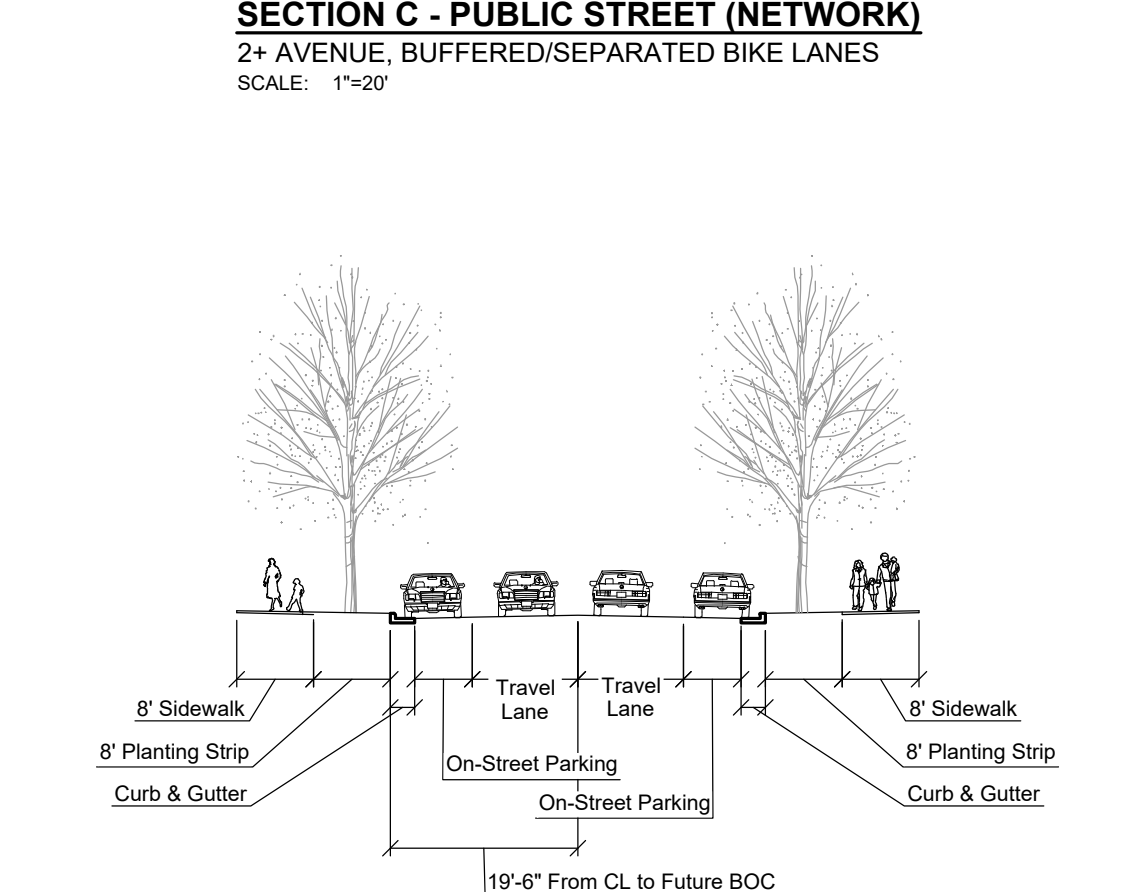
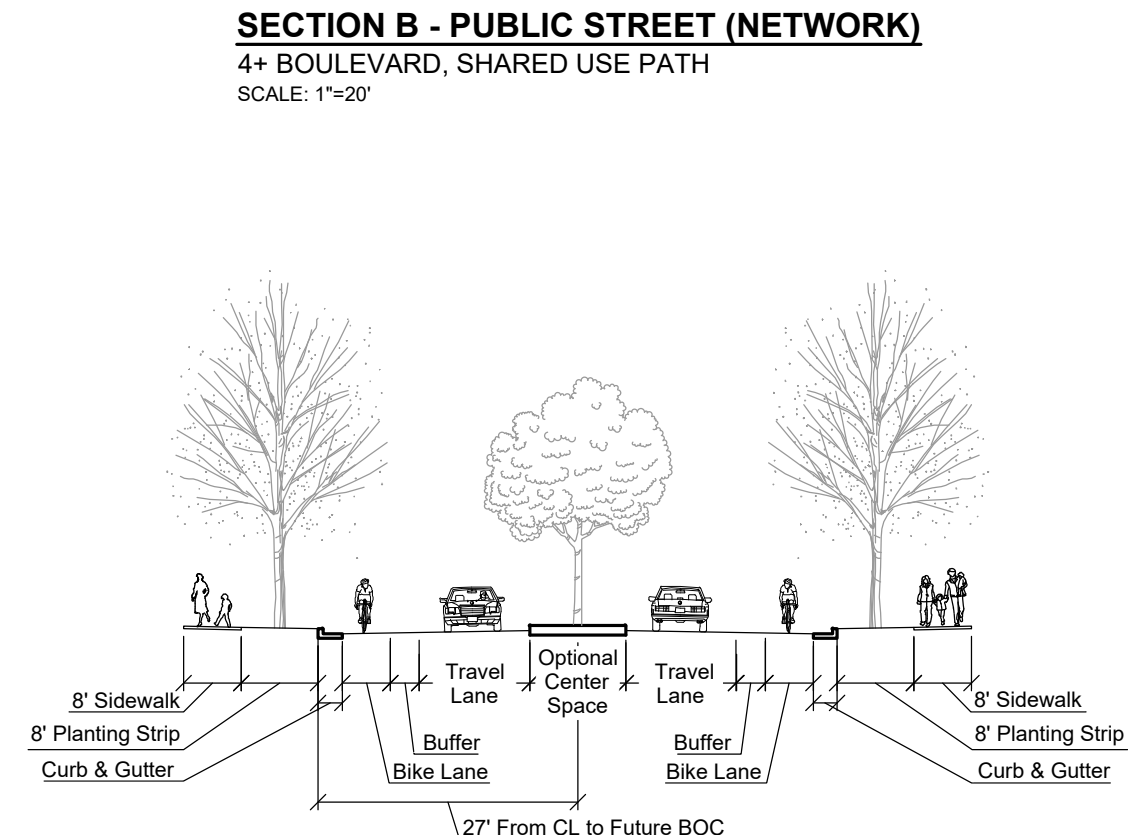
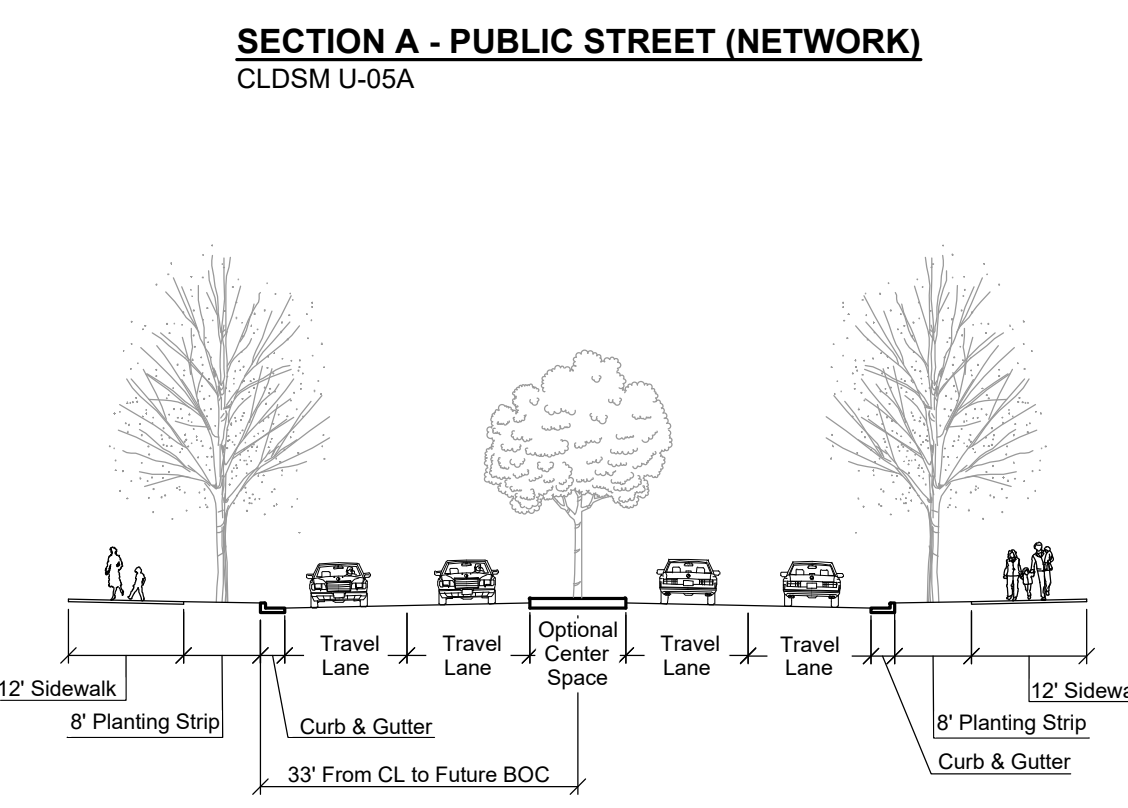
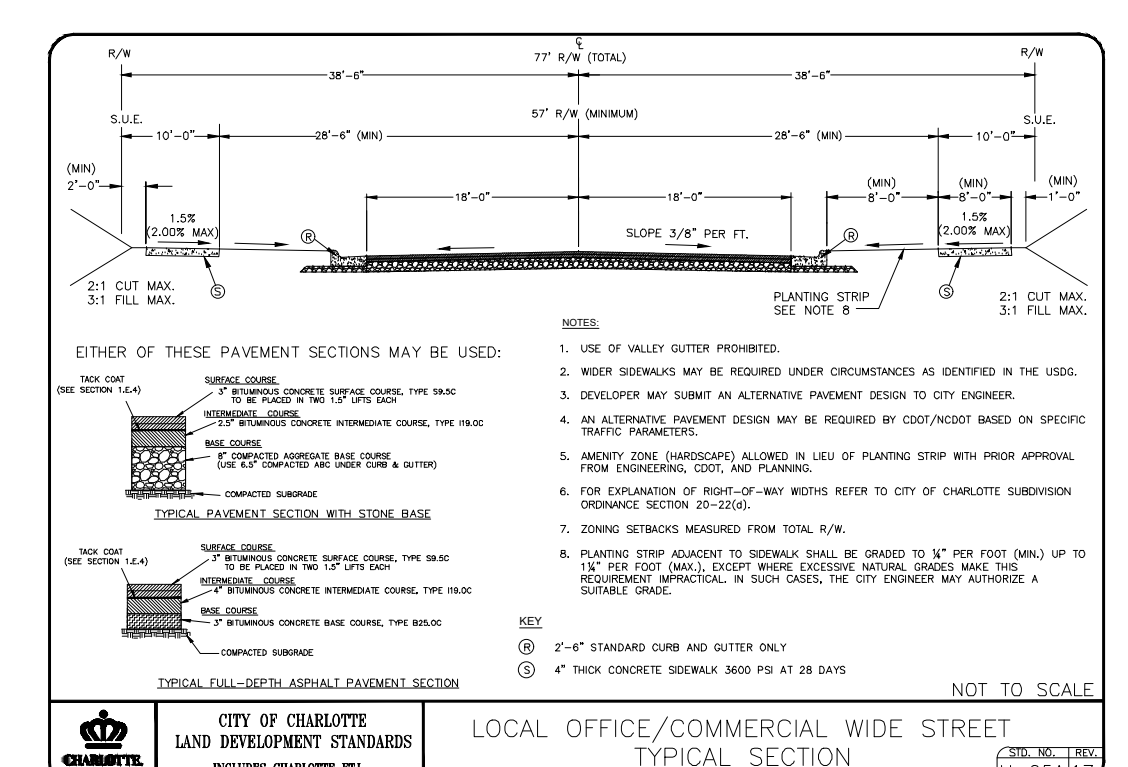
**Proposed Uses:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED HEREIN.

**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.

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2. FOR ADJACENT PARCEL INFORMATION, SEE TABLE ON SHEET RZ1-00.



**NOTE:**  
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REZONING PETITION NO. RZP-2023-039

REV 10/20

SCALE

NOT FOR CONSTRUCTION

**NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING**

NORTHWOOD RAVIN  
558 E. BROOKLYN VILLAGE AVE.  
SUITE 120

LANDDESIGN PROJ# 1022210

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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

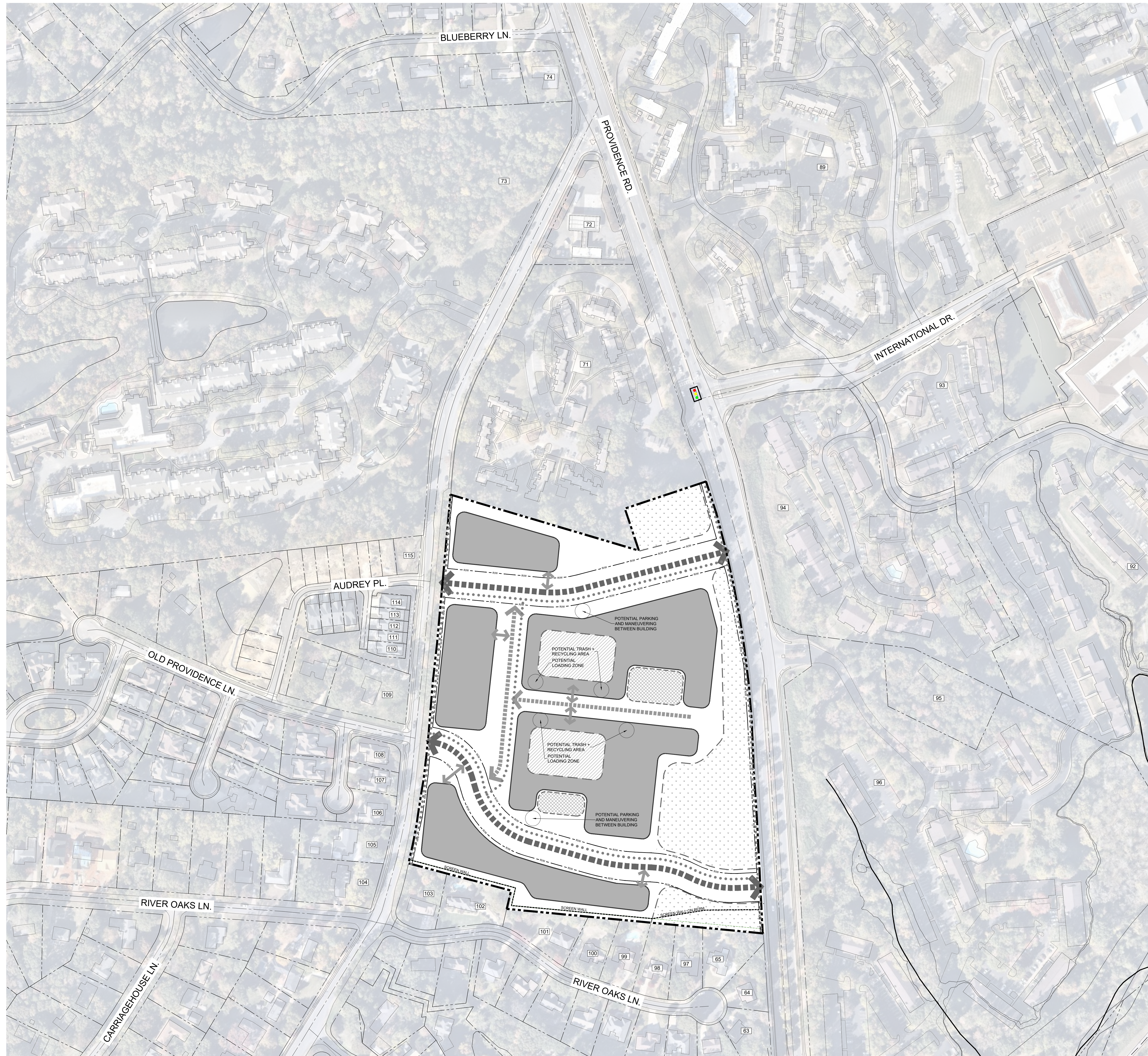
SHEET NUMBER

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 ●



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**NORTHWOOD RAVIN OLD PROVIDENCE ROAD REZONING**

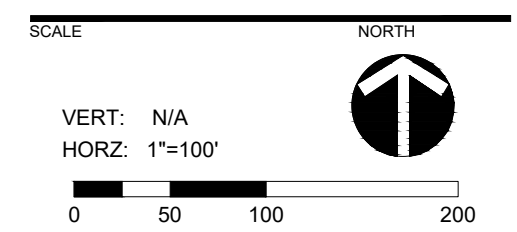
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SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

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

Site Development Data:

- Acreage: # 20.12 acres
- Tax Parcels: 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
- Maximum Development:
  - a. 15 Single-family lots;
  - b. 80 Single-family attached (townhome) units; and
  - c. 650 multi-family units
- Maximum Building Height: Maximum of ~~seventy~~ **eighty-five** (85) feet for multi-family buildings and fifty (50) feet for single-family attached and detached buildings
- Parking: As required by the Ordinance for the MUDD zoning district

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Northwood Ravin ("Petitioner") to accommodate development of a mixed residential community on an approximately 20.12-acre site located south of the intersection of Old Providence Road and Providence Road, north of River Oaks Lane, more particularly described in Mecklenburg County Tax Parcel Numbers 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 ~~(187-361-04, the "Site")~~
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of a mixture of residential uses as permitted under the MUDD zoning district.
- c. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance").
- d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Optional Provisions

- 1. Petitioner requests the ability to provide parking and maneuvering between buildings and streets where generally depicted on the Rezoning Plan. Any such parking/maneuvering will include enhanced landscaping screening.
- 2. Petitioner requests the ability to provide one parking space per public street for visitor drop off and parking.

III. Permitted Uses & Maximum Development

- 1. The principal buildings constructed may be developed with up to: 15 Single-family lots; 80 Single-family attached (townhome) units; and 650 Multi-family units.
- 2. Development Areas A, C, and D shall be limited to single-family attached and detached units.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. Petitioner shall complete the following traffic mitigation measures per the TIS:
  - 1. [Pending]
- c. Petitioner shall dedicate 53 feet of right-of-way from the Providence Road centerline.
- d. Petitioner shall dedicate 43 feet of right-of-way from the Old Providence road centerline.
- e. A Right-of-Way Easement Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An easement agreement must be approved by CDOT prior to construction/installation.
- f. The petitioner shall construct an 8-foot planting strip, and 8-foot sidewalk, or as otherwise coordinated with CDOT/NCOT during permitting to accommodate site environmental constraints, as approved by CDOT, on Old Providence Road per the Council-adopted Charlotte Streets map and the Council-adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.
- g. The petitioner shall extend the streetcape of the 8-foot planting strip and 12-foot multi-use path, or as otherwise coordinated with CDOT/NCOT during permitting to accommodate site environmental constraints, as approved by CDOT, along the subject property frontage on Providence Road.
- h. The petitioner shall construct an ADA compliant bus stop compliant with bus stop standard 60.01A to replace the existing stop at 5824 Providence Road. The final location will be coordinated with the developer during the permitting process.
- i. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set to two (2) feet from the back of sidewalk where feasible.
- j. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
- k. The petitioner needs to complete and submit the Right of Way Abandonment Petition form to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.
- l. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad South Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

V. Design Guidelines

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.
- b. Site lighting shall meet the requirements of the Zoning Ordinance.
- c. Signage shall meet the requirements of the Zoning Ordinance.
- d. Seating shall be provided as required by the Zoning Ordinance.
- e. Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties.
- f. Service Area Screening: All dumpster enclosure areas, refuse areas, recycling and storage shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complementary to the principal structure. Such design shall include a minimum 20% Preferred Exterior Building Materials or Class B buffer 10' in depth or more at all above grade perimeter not paved for access.
- g. **Design Standards Related to Stacked Multi-Family Residential Uses:**
  - 1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public street shall comprise a minimum of 30% of that building's entire facade facing such public street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
  - 2. Prohibited Exterior Building Materials: (a) vinyl siding (but not vinyl hand rails, windows or door trim) and (b) concrete masonry units not architecturally finished.
  - 3. Building Placement and Site Design: shall focus on and enhance the pedestrian environment through the following:
    - i. Buildings shall be placed so as to present a front or side facade to all public streets.
    - ii. Buildings shall front a minimum of 60% 40% of the total public street frontage on the site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
    - iii. Parking lots shall not be located between any building and network required public street.
    - iv. Driveways intended to serve single units shall be prohibited on public streets.
  - 4. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
    - i. Building sides greater than 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of six (6) feet extending through at least a full floor.
    - 5. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
      - i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
      - ii. Buildings shall be designed with a recognizable architectural base on facades facing public streets. Such base may be executed through the use of Preferred Exterior Building Materials or articulated architectural facade features and/or color changes.
      - iii. Building elevations facing public streets shall not have blank wall expanses greater than twenty (20) feet in three directions and architectural feature such as but not limited to banding, modulations or design features or materials provided to avoid a sterile, unarticulated blank treatment of such walls.
    - 6. Ground floor transparency (measured 3' to 10' from finished grade) shall be a minimum of 60% and upper floor transparency (% wall area of story) shall be a minimum of 25%.
      - i. Roof Form and Articulation: roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
        - 1. For pitched roofs the minimum allowed is 4:12 including buildings with a flat roof and parapet walls.
        - ii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest public street.
        - 7. Direct pedestrian connections will be provided on all buildings for all public frontages. The spacing of entrances shall not exceed 150 feet.
  - h. **Additional Design Standards for Townhome-Style Units:**
    - 1. Townhome units shall front the public/private streets. No garages or individual driveways of townhome units shall be directly accessed via public streets.
    - 2. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
    - 3. Usable porches or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
  - i. **Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer. Multiple five-unit buildings, if provided, shall not occur directly adjacent to each other:**
    - 5. Cornered units fronting public streets shall have enhanced side elevations with a front or rear stoop and/or porch or otherwise provide windows or other architectural details to limit the maximum blank wall exposure to ten (10) feet on each level of the unit. If a porch is utilized, it may be located on the second story of such unit.
    - 6. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.

VI. Landscaping, Open Space and Amenity Areas

- a. Petitioner shall provide a ten (10) foot minimum buffer planted to Class C standards along the southern property line as generally depicted on the Zoning Plan.
- b. Petitioner shall provide a six (6) foot masonry wall along the southern property line as generally depicted on the Zoning Plan. A berm shall be provided as depicted on the Zoning Plan along a portion of the wall.
- c. Petitioner shall provide open spaces throughout the Site per Ordinance standards. At a minimum, the Petitioner shall provide an amenity area, as generally depicted on the Rezoning Plan, which may include amenities, such as but not limited to, a combination of hardscape and softscape, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.
- d. Petitioner shall provide a pedestrian/bicycle connection to the existing McAlpine Creek greenway through the twelve (12) foot multi-use path along the site's frontage on Providence Road.

VII. Environmental Features:

- a. The Petitioner shall comply with the Post Construction Controls Ordinance. 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 submitted 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.
- b. The Petitioner shall comply with the Tree Ordinance.
- c. ~~Reserved tree preserve shall be permitted to be located anywhere within the overall master plan (rezoning petition 2023-039 and 3023-029).~~

VIII. Amendments to the Rezoning Plan

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

IX. Binding Effect of the Rezoning Application:

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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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PETITION NO.  
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PROJECT

NORTHWOOD  
RAVIN OLD  
PROVIDENCE  
ROAD REZONING

NORTHWOOD RAVIN  
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SUITE 120

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CHECKED BY: AM

SCALE: NORTH

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE  
DEVELOPMENT STANDARD  
NOTES

SHEET NUMBER  
RZ3-00